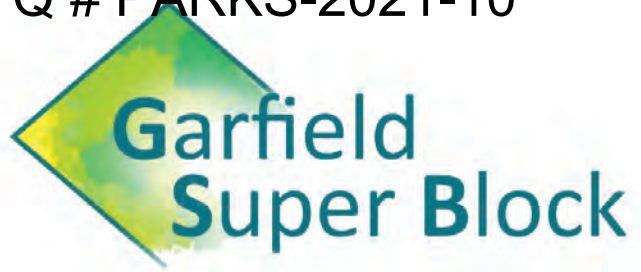


EXHIBIT B
RFQ # PARKS-2021-10

The logo for the Garfield Super Block project. It features a diamond-shaped graphic on the left with a green-to-yellow gradient. To the right of the graphic, the words "Garfield" and "Super Block" are stacked vertically in a bold, teal-colored sans-serif font.

**Garfield
Super Block**



**PARK & PROMENADE IMPROVEMENT PROJECT
PROJECT DESCRIPTION 3.5.2021**

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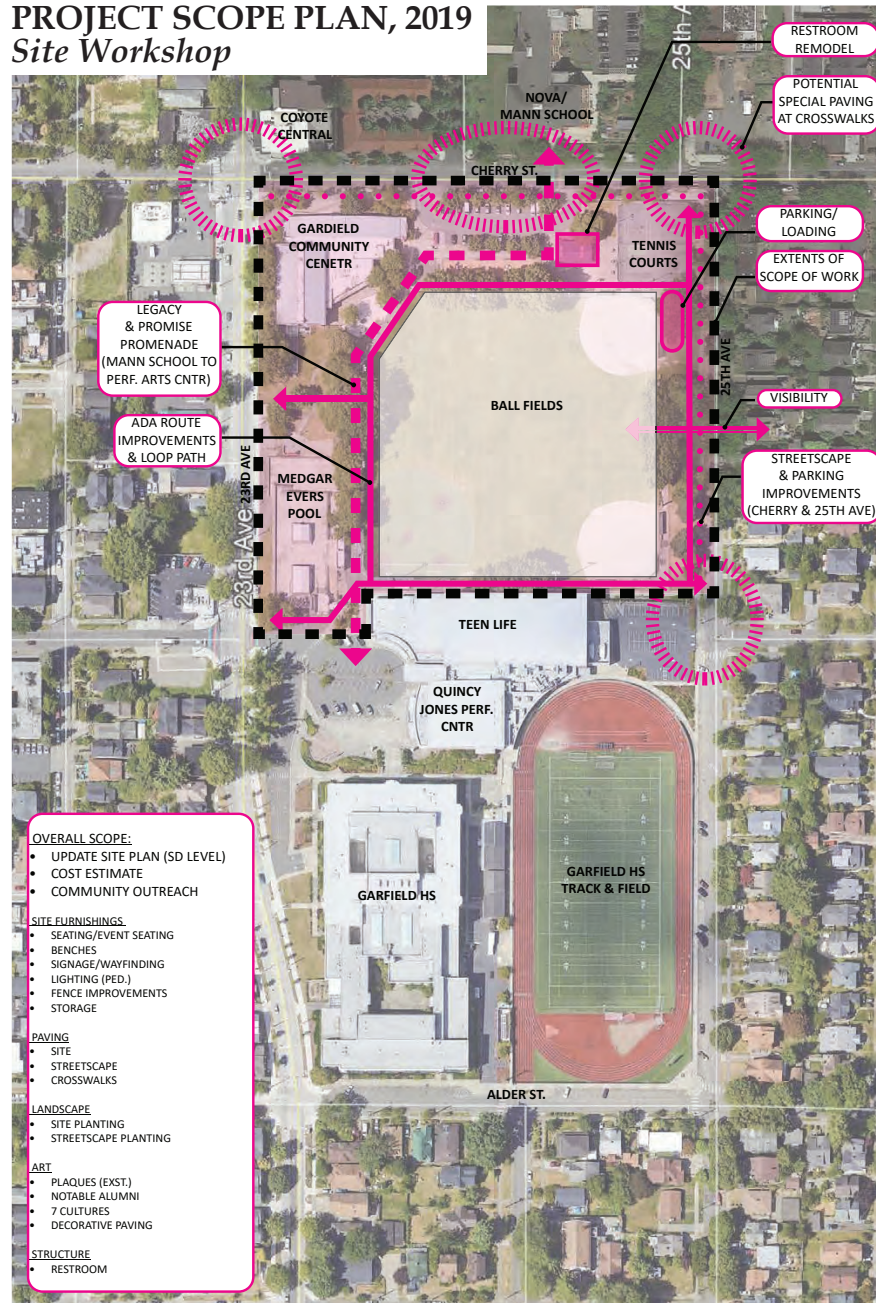
Cover Page

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PROJECT DESCRIPTION

PROJECT SCOPE PLAN, 2019 Site Workshop



Located at the heart of the Central Area, the Garfield Superblock is the community’s central gathering place as well as a historical City-wide destination. Known to some as “Little City Hall”, the space pulsates with a rich history of events, people, and moments, which continues today.

The block is comprised of the Garfield Community Center, Medgar Evers Pool, the Tennis Courts and adjoining Garfield Park, including the historic Garfield Ball Fields; the Teen-Life Center, the Quincy Jones Performing Arts Center; and Garfield High School and Track and Field. The community is known for its ethnic and racial diversity, being a historic platform of important civic events and cultural arts, and warm, welcoming hospitality during celebrations and in times of need.

The 2020 -2021 goal of the Garfield Superblock - Park and Promenade Renovation Project is to confirm and implement the unfinished renovation work of the 2005 Garfield Superblock Master Plan. This was a planning effort funded by the adjacent Garfield School renovation (completed in 2008).

The Project design addresses the two following recommendations from the Master plan that were never implemented:

Grounds Improvements: Site improvements throughout the park to help support the overall park and amenities use and activities.

A “Legacy and Promise Promenade”: Creation of a pathway that integrates art and amenities that reflect the immense cultural diversity and rich history of the Central Area.

COLLABORATORS & STAKEHOLDERS

Garfield Super Block Coalition

Ann Suter, *Pratt Fine Arts Center*

Esther Ervin, *Central Area Artist*

Karen Estevenin, *Executive Director, PROTEC17*

Nikki Watanabe, *Signal Architecture*

Robert Stephens Jr., *Central Area Cultural Arts Commission*

Sharon Khosla, *Fivedot Architects*

Stephanie Ingram, *Fivedot Architects*

TraeAnna Holiday, *Africatown and King County Equity Now*

Valentina Montecinos, *Montecinos Financial Consulting*



City Collaborators

Office of Economic Development

OPCD Equitable Development Initiative

King County

Seattle Parks Foundation

ARC

Seattle Parks and Recreation

Seattle Public Schools

Project Website:

www.garfieldsuperblock.org

Contact Email:

GarfieldSBC@gmail.com

Identified Stakeholders

Duwamish People Council

Temple De Hirsch Sinai

Black Heritage Society

James Washington Foundation

Central Area Cultural Arts Commission

Pratt Fine Arts Center

Wing Luke Museum

Dante Alighieri Society of Washington

Chief Seattle Club

Seattle Chinatown International District

Preservation and Development Authority (SCIPDA)

Garfield High School

Garfield Teen Life Center

Garfield Community Center

Historic Central Area Arts and Cultural District (HCAACH)

Garfield Campus Advisory Council

African American Veterans Group of WA State

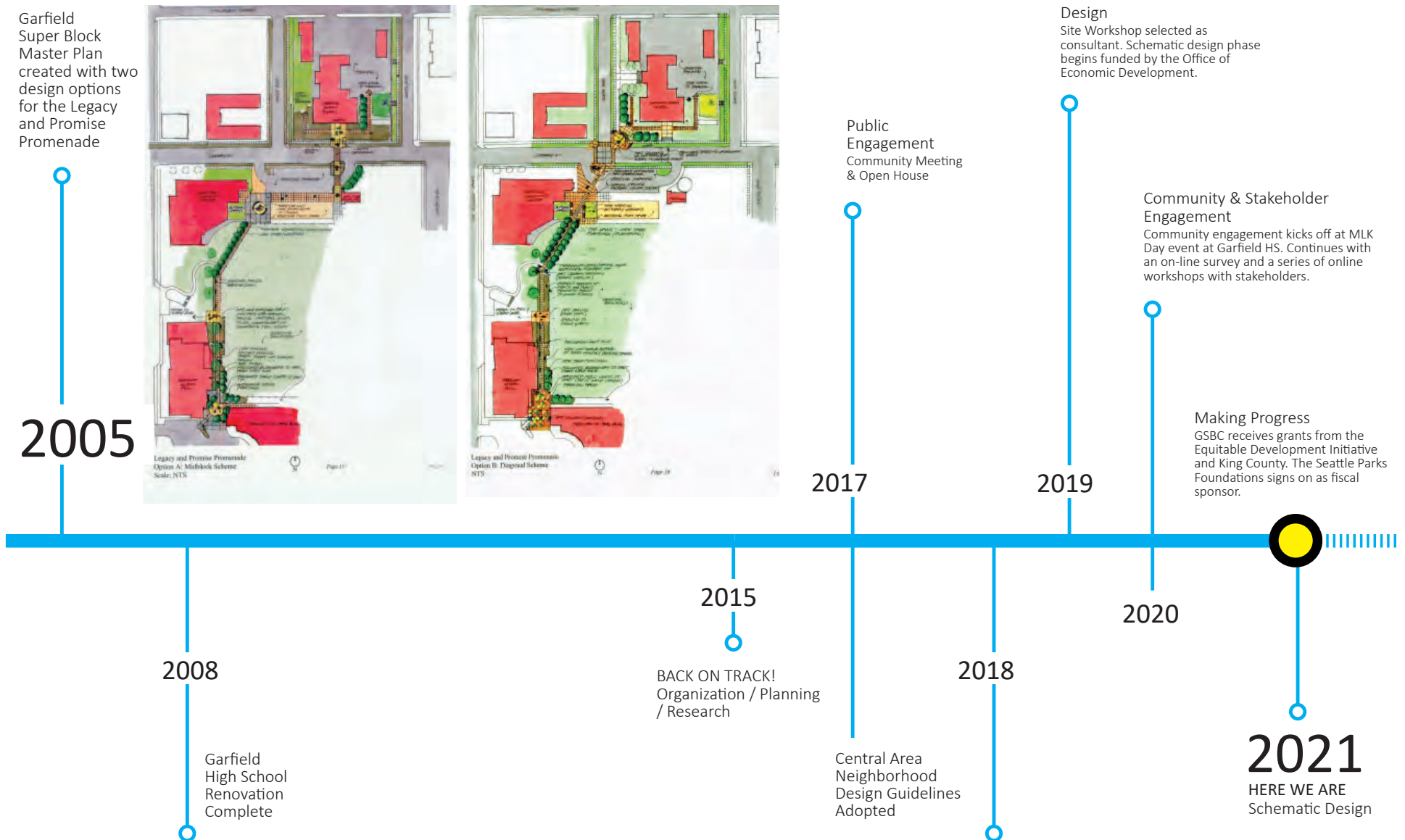
Filipino Community Center

Africatown

CAYA- Central Area Youth Association



PROJECT HISTORY



PROJECT HISTORY

1998 Neighborhood Plan:

- Garfield was named as a historic place in the neighborhood plan.

2004-2006: Design and Community Engagement for the Garfield High School Renovation and Surrounding grounds.

- During this two year process, The Garfield Building Renovation Committee held monthly meetings to involve community members, stakeholders, and educators in the design of the high school building renovation and surrounding area. Meetings were open to the community, and the group presented its findings to the school Board.

2005: As part of the Garfield School Renovation Design , a Master Plan for the site was created.

- The theme of “Legacy and Promise” - past, present and future was developed to tell the story of the seven ethnic groups of the central area.
- The term “Garfield Super Block” (GSB) was coined to describe the area.
- The City of Seattle’s Master Plan issued a Master Use Permit (Application #2401480) to continue the renovations of Garfield Super Block.

2008: Garfield High School Renovation Completed

- High School Renovation completed
- Despite strong community support the following projects were never completed as promised.

1. Art and History integration via the Legacy and Promise promenade
2. Park grounds improvements
3. Parking improvements



MASTERPLAN DESIGN A, 2005
Midblock Scheme

PROJECT HISTORY-CONT.

2013-2017: Back on Track- Reorganization

- In 2013, the 23rd Avenue - Advisory Core Team (23rd Ave ACT), was created. Comprised of a diverse group of community stakeholders the team engaged in committee work to begin the revival of the outstanding GSB projects as part of an upgrade to the 1998 Neighborhood Plan. The group created an action plan coupled with zoning upgrades that focused on three nodes: Jackson, Cherry and Union. As part of this effort, multiple projects were funded with City grants, including block parties, parks improvements, and lighting studies.
- Multiple open community meetings were held. Outreach was coordinated in partnership with the City of Seattle to gather input and broaden community involvement.
- In 2014 the Central Area Design Guidelines Coalition was created to work on establishing Central Area neighborhood design guidelines to be adopted into code and applied to the existing citywide design guidelines. In creating the guidelines, boundaries for where these new guidelines were applied shifted the existing board boundaries allowing a new central area board to be created. The new boundary follows the historic Redlined District that was established in the 1960's.
- 23rd Ave ACT evolved into an action-oriented group, which then morphed into the Central Area Collaborative and the Historic Central Area Arts and Culture District (HCAACD), both of which are still active.
- The Garfield grounds and campus were established as historic placemakers by the HCAACD.

- The Central Area Cultural Arts Commission and Garfield Advisory Council, have worked consistently leading this work and participating/overseeing work. They convened and presented the 2005 Master plan to the City Council in 2016-2017. In order to continue the work, they applied for an OED grant in 2018 and were awarded the grant in 2019.

2018: Central Area Design Guidelines Adopted and New CA board Created

2019: GSB Coalition created.

- The coalition is made up of various stakeholders that are active in the Central Area and have been part of the work leading up to this project. The GSB Coalition used the grant money from OED to hire a Landscape Architect to update and refresh the master plan created in 2005.
- The GSB Coalition works alongside the hired design consultant to ensure past community outreach is implemented in the updated plan. The group is also working to establish city collaborators to begin gaining support and recognition for this critical project.

2020: Schematic Design for Phase 1 is completed.

- Seattle Parks Preview is Completed.

Dec. 2020: Partnership with Seattle Parks Foundation as fiscal sponsor is established

Grant History

- 2019 Office of Economic Development: \$25,000
- November 2020: Office of Planning and Community Development- Equity Development Initiative: \$50,000

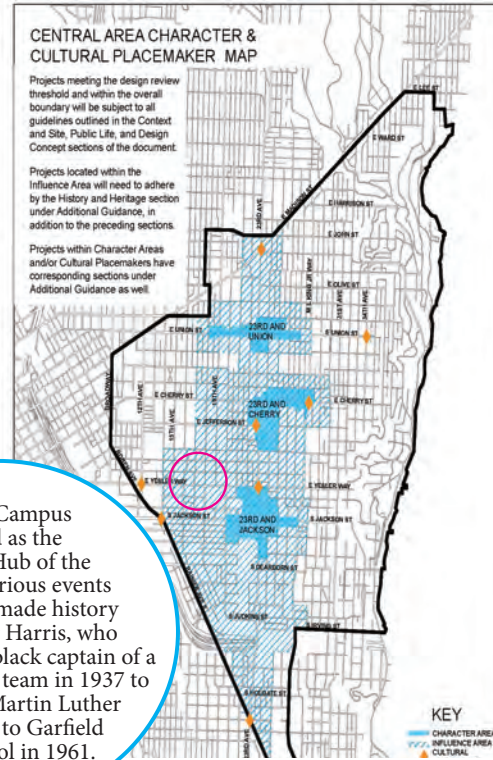
CULTURAL HISTORY

Garfield High School has a long history of arts and activism.

“Garfield High School has been and continues to be a significant contributor to the unique development, heritage and diverse cultural character and promise of the Central District.”
Seattle Landmarks Preservation Board Designation Report

“We’re ensuring this project gives reverence to the cultural heritage that has been the fabric of the American melting pot.”
TracieAnna Holiday

“We are not just creating a place for folks to play in... But we are creating a place/ space and environment where we can see a reflection of ourselves...while enjoying “THAT” space...”
-Robert Stephens Jr.



The Garfield Campus is considered as the Cultural City Hub of the Central area. Various events and people have made history here from Homer Harris, who became the first black captain of a Big Ten Football team in 1937 to Reverend Dr. Martin Luther King Jr's visit to Garfield High School in 1961.



GARFIELD HIGH SCHOOL Notable Alumni



Homer Harris
athlete



Fred Bassetti
architect



Quincy Jones
musician



Jimi Hendrix
musician



Mary McCarthy
author



Irwin Caplan
cartoonist



Debbie Armstrong
athlete



Clarence Acox
musician & director
of the Garfield High
School Jazz Ensemble



Yasser Seirawan
chess champion



Minoru Yamasaki
architect



Ted Rand
illustrator

COMMUNITY CONNECTIONS

The Central District has strong historical ties with the following cultural communities:

1. Duwamish
2. Jewish
3. Black/African American
4. Japanese
5. Chinese
6. Filipino
7. Italian

As the surrounding neighborhood changes rapidly, this project aims to share and memorialize the stories of these communities. Through art and community engagement, this park will be both an anchor for the past and commitment to a diverse future.



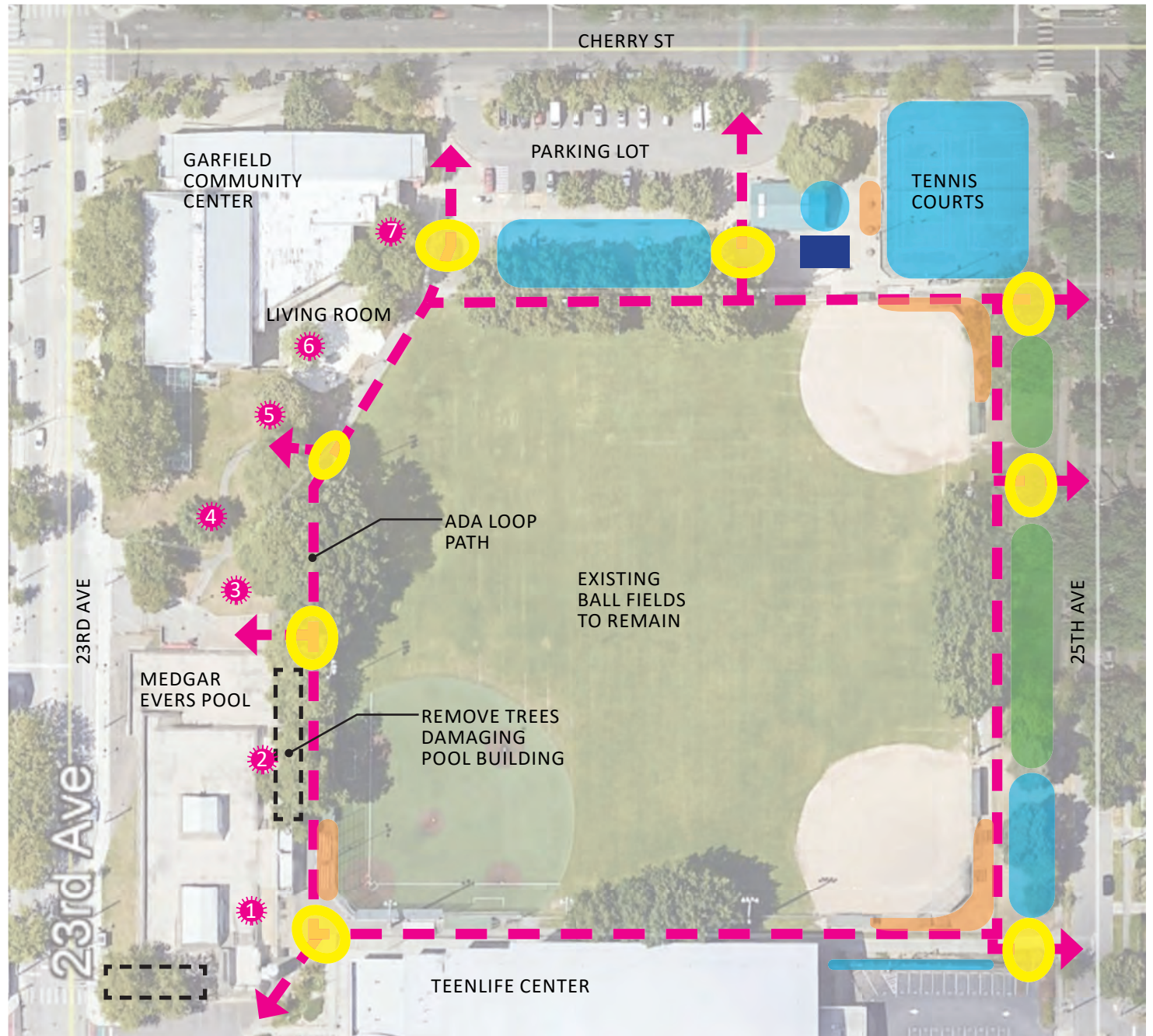
EXISTING SITE CONDITIONS



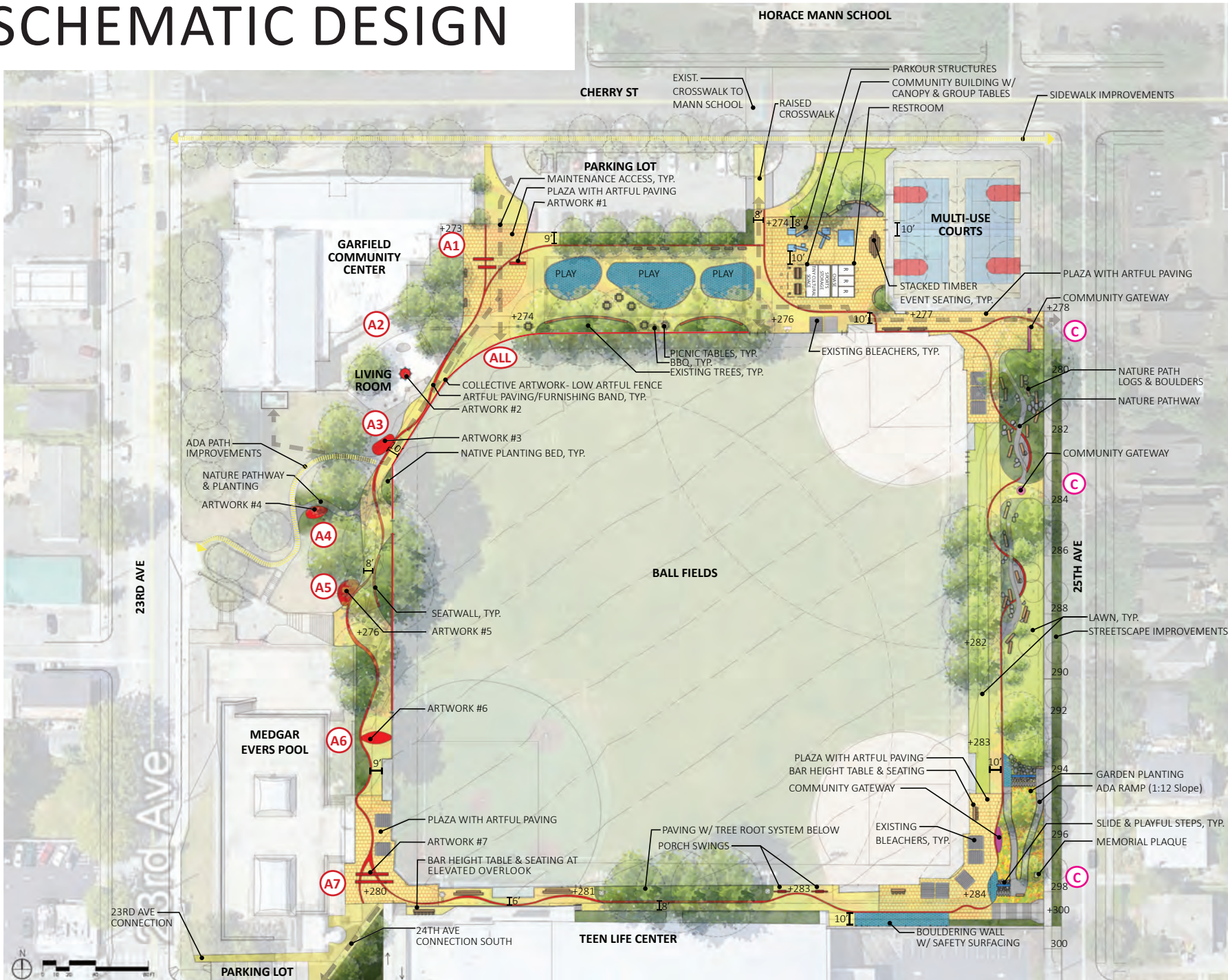
CURRENT DESIGN - CONCEPT DIAGRAM

LEGEND

- COMMUNITY GATEWAY
- PLAY
- NATURE PLAY
- GAME SEATING
- RESTROOM
- PROMENADE LOOP
- ART LOCATION



SCHEMATIC DESIGN



CURRENT DESIGN-PLANTING



Lawn



Pacific NW Natives



Garden Planting



Streetscape Planting



Potential Trees for Removal



2:1 Replacement Trees

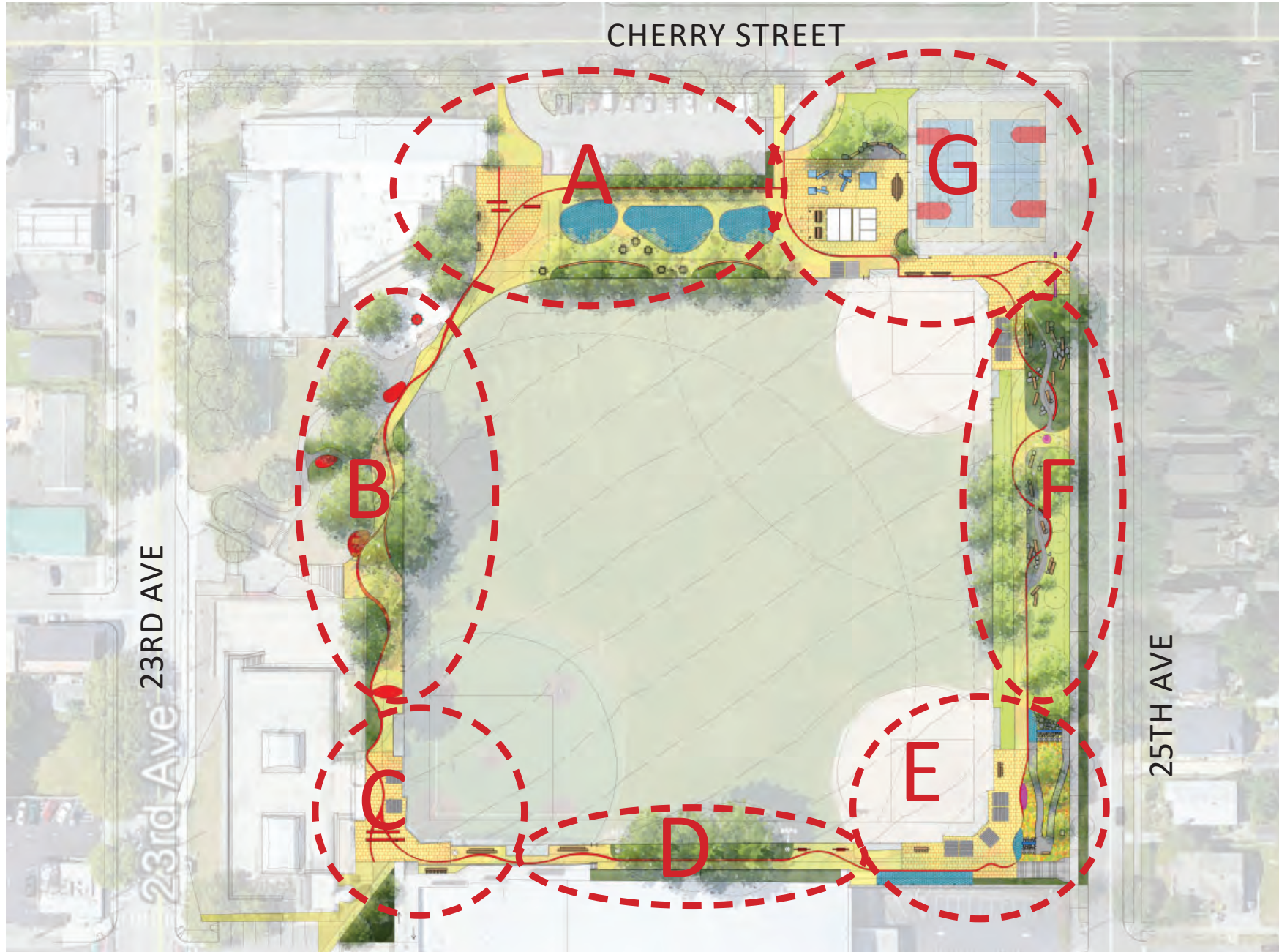


NATIVE PLANTING



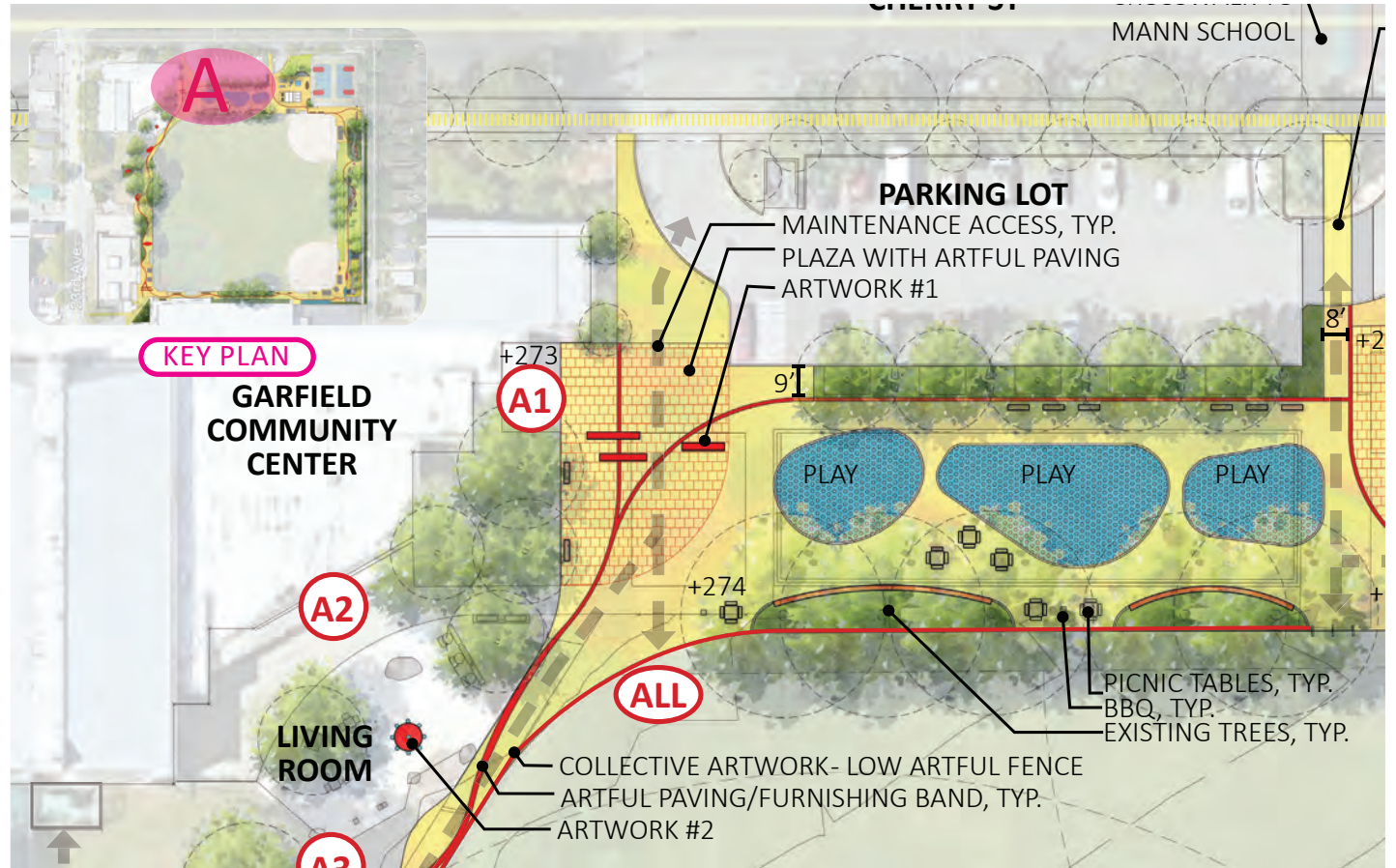
GARDEN PLANTING

CURRENT DESIGN-ENLARGED AREAS





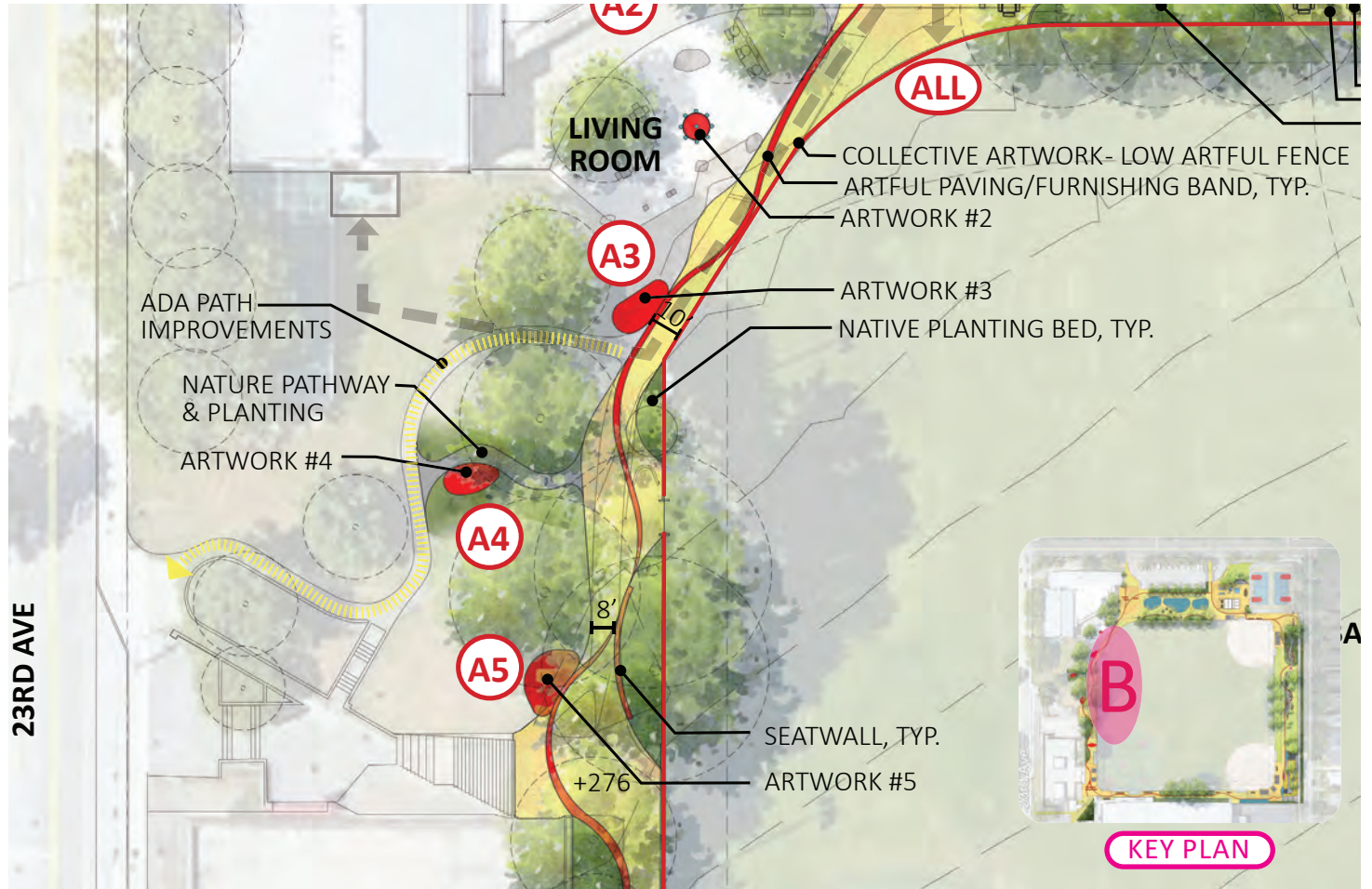
EXISTING CONDITIONS



EXAMPLES OF ART INTEGRATED INTO SHELTERS AND FENCING



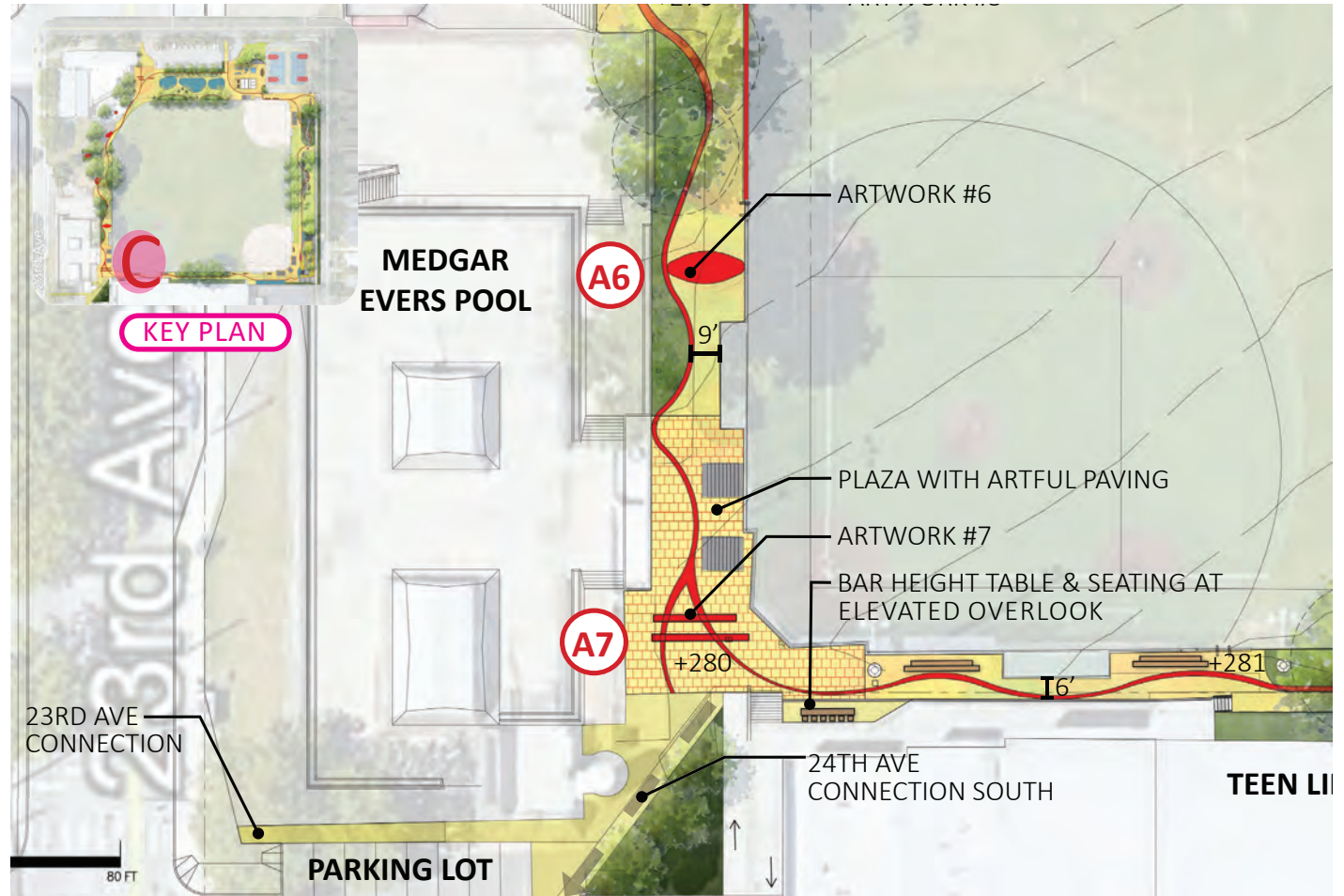
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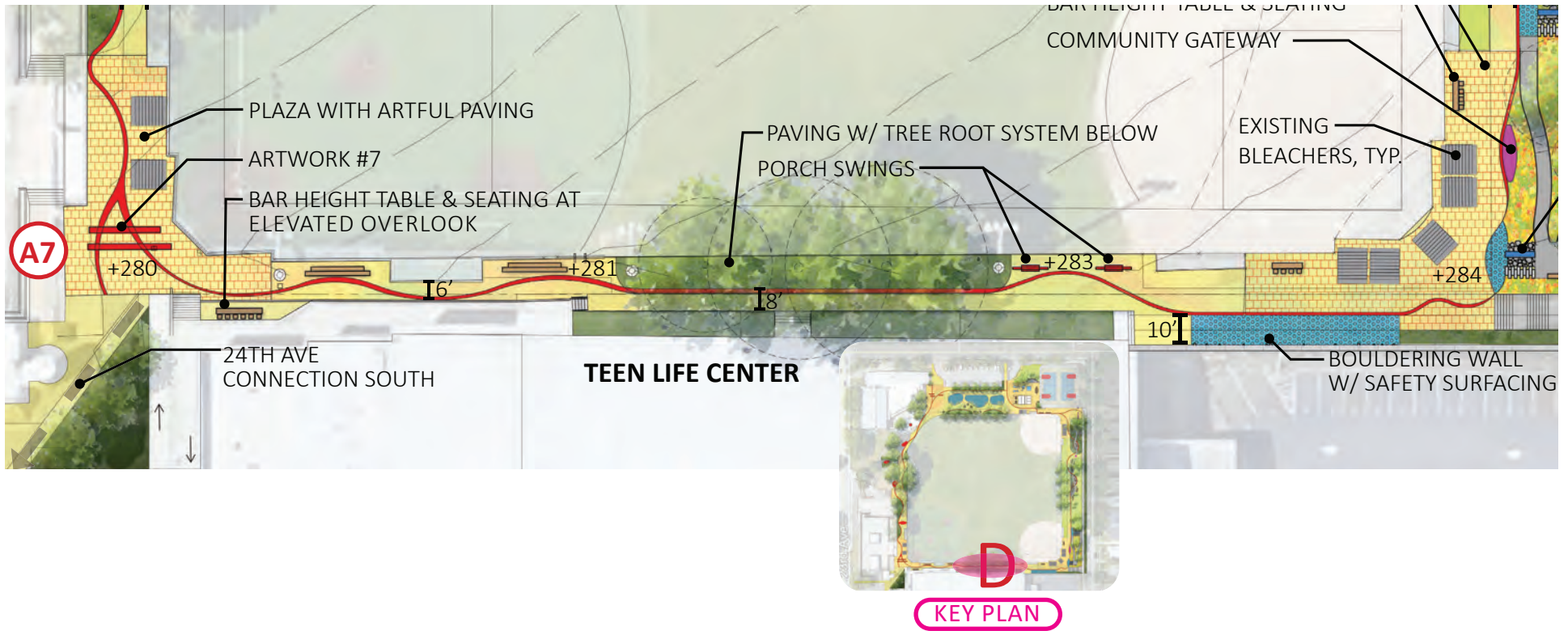
EXAMPLES OF DECORATIVE PAVING AND SEATING



EXISTING CONDITIONS



EXAMPLES OF DECORATIVE PAVING



EXISTING CONDITIONS

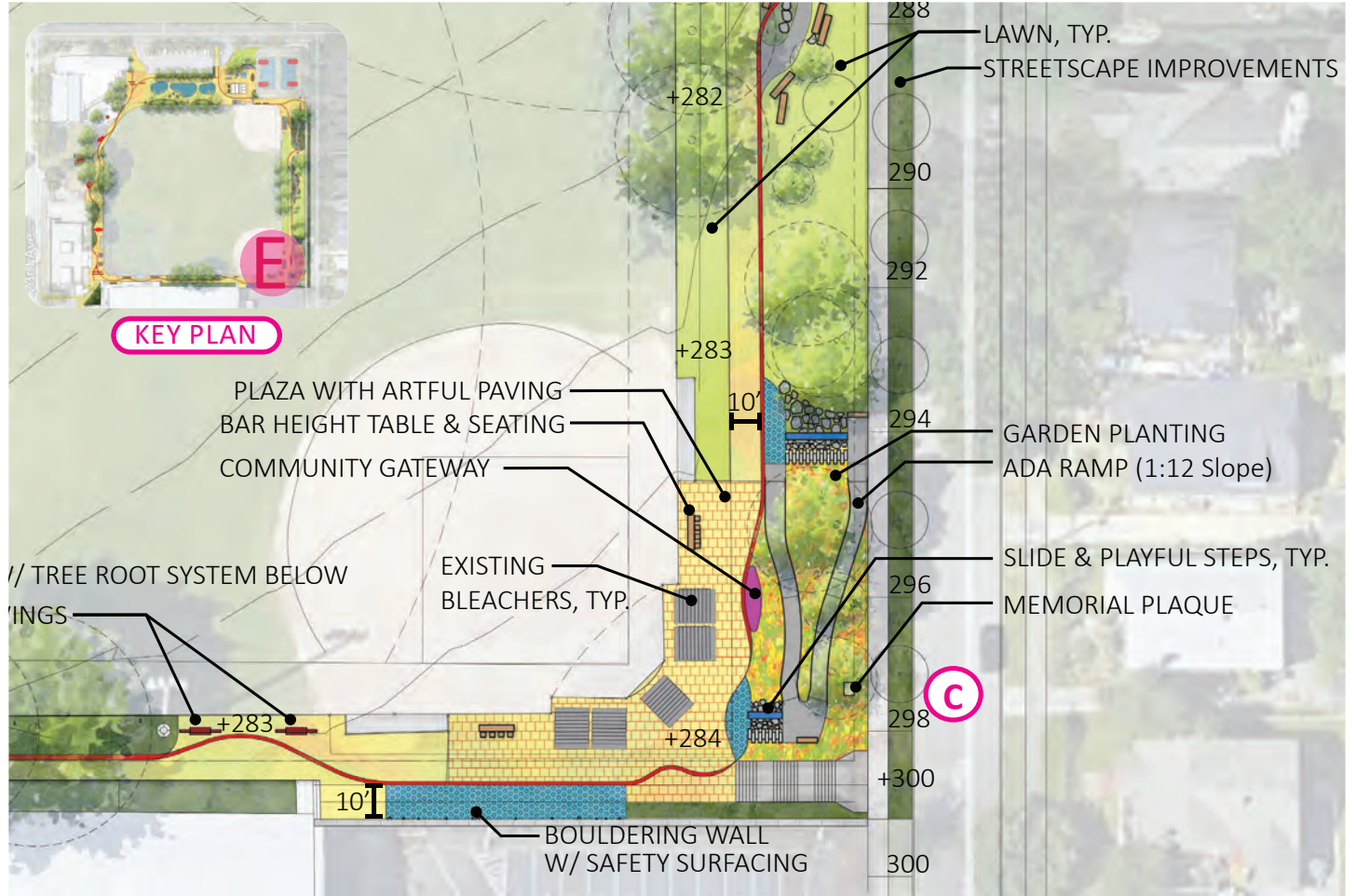


EXAMPLES OF SEATING





EXISTING CONDITIONS



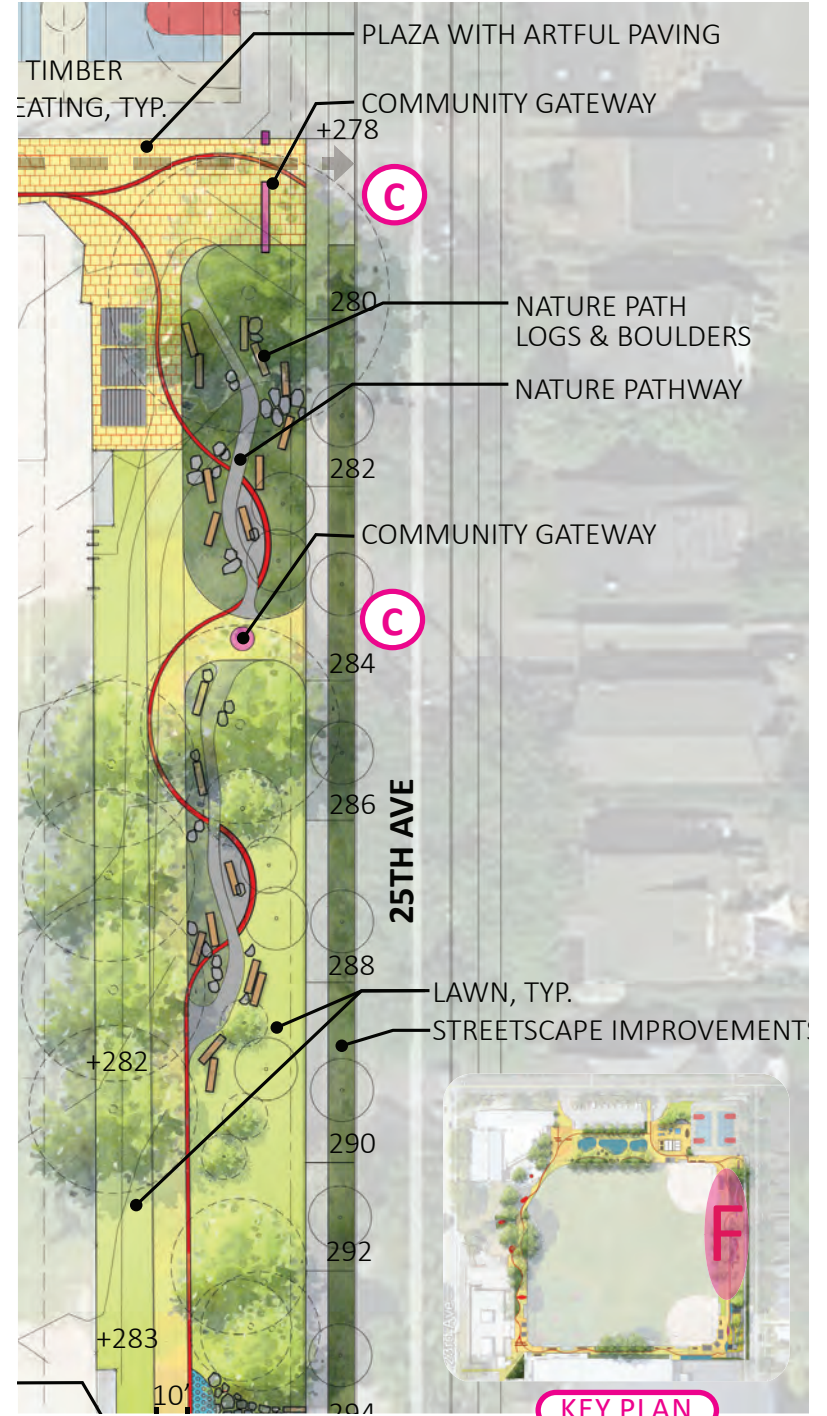
EXAMPLES OF CLIMBING WALL AND HILL SLIDE

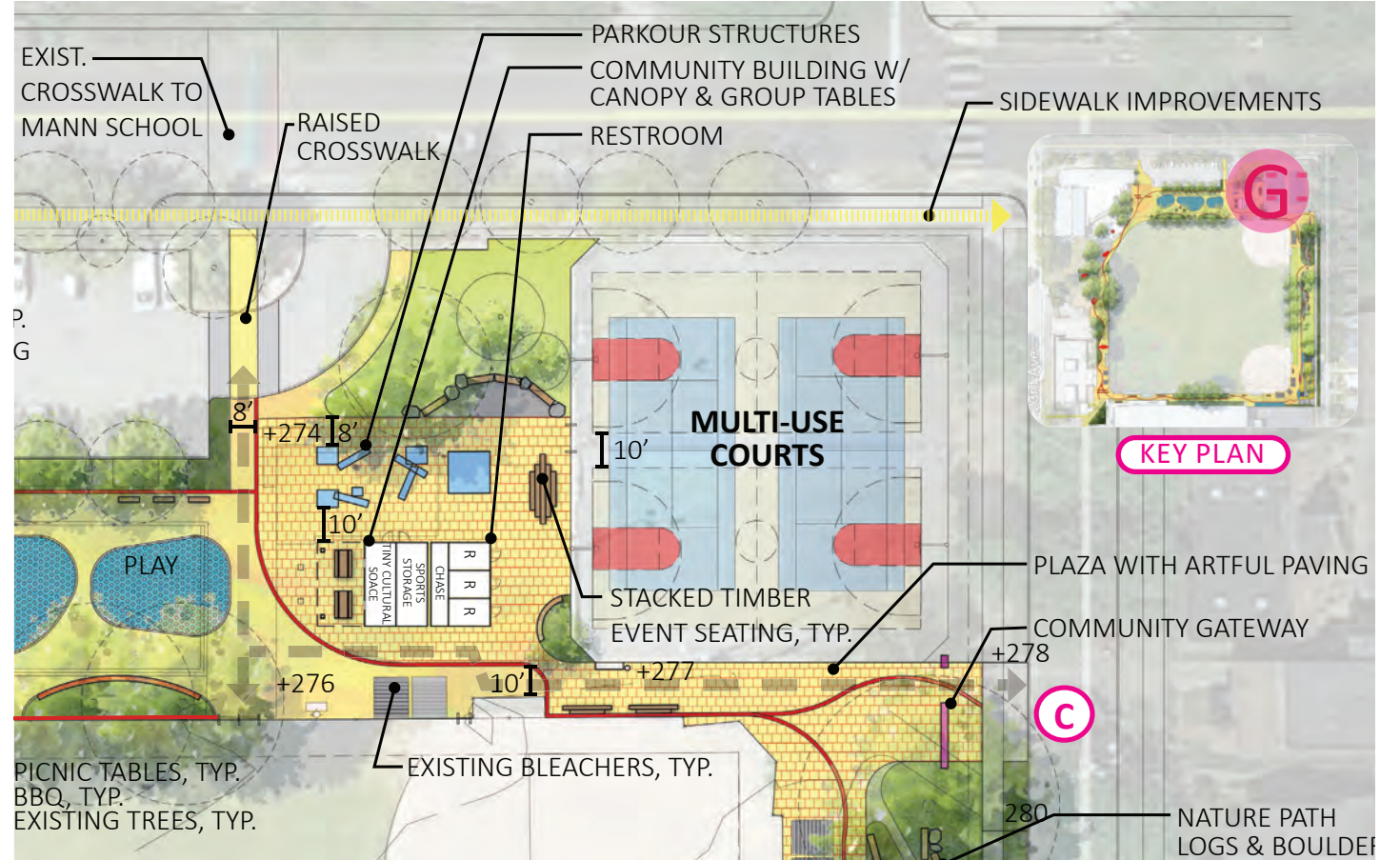


EXISTING CONDITIONS



EXAMPLES OF NATURE PLAY AND PLAY INCORPORATED INTO PATHS





EXISTING CONDITIONS



EXAMPLES OF ARTIST PAVING AND RESTROOM BUILDINGS

ART INTEGRATION

Art will play a major role in connecting to the seven cultures* that make up the history of the Central Area. The artwork will depict the stories of those culture and other significant events* that happened in the CA.

The GSB coalition intends to collaborate with community groups early on so that the art is a unique and integral part of the overall design. Seen as an extension to the murals in Garfield Highschool, art along the Promenade will tell the history of the Central Area in a chronological way as you move through the site. All the artwork will have site constraints as this project is entirely outdoors. There will be individual and collaborative art pieces.

The Coalition is in the process of creating guidelines for how the art will be integrated and how artists will be selected. The Coalition does not intend to initiate a public call for artists, but instead, to work closely with community groups and stakeholders from the seven cultures listed to identify artists. We will also be calling upon the young people of the Central Area to help depict their hopes and dreams for the future.

*Examples of Historical events to be represented:

1. Chief Sealth Mother's People life in the area
2. 1850 US Treaties that pushed Duwamish out of Area to reservations
3. William Grose Founder of Seattle Central Area
4. Seattle's red lining
5. Data about the purchase of the park and high school from the Henry Yesler Estate



THE HISTORY WALL IN GARFIELD HIGH SCHOOL

ART VISION

To engage with the seven different cultural groups that are historically represented in the area, including the (1) Duwamish (2) Jewish (3) Black/African American (4) Japanese (5) Chinese (6) Filipino (7) Italian to create a series of artworks that tell the history of the area and reflect the pride in its cultural background.



○ Gateway Artwork



○ Fence Art



○ Water Feature



○ Sculptural Furnishing



○ Groundplane Artwork



○ Sculptural Furnishing



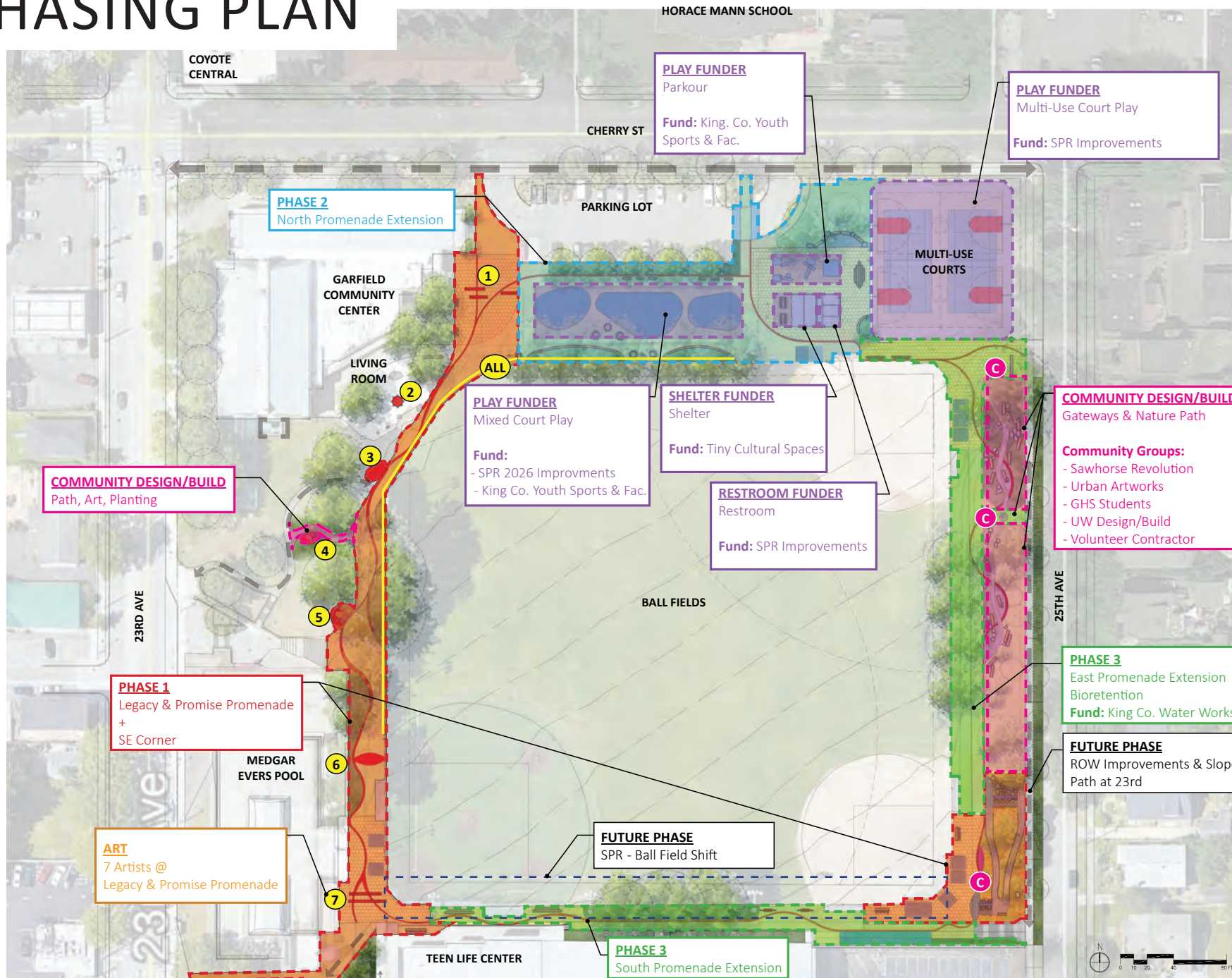
○ Groundplane Artwork



○ Gateway Artwork



PHASING PLAN



COST ESTIMATE SUMMARY

PRELIMINARY COST ESTIMATE - Based on Schematic Design

TOTAL PROJECT BUDGET* \$6.1 million
(Includes Design and Construction Fees)

PRELIMINARY CONSTRUCTION SCHEDULE

Phase	Start	End
Design	Sept 2020	December 2021
Permitting	Dec 2021	Jun 2022
100% Construction Documents	Mid-Aug 2022	Sept 2022
Bidding & Contracting	Nov 2022	Jan 2023
Construction	Feb 2023	Aug 2023

*This is preliminary budget based on a schematic design and does not fully incorporate the art scope.



FAQ'S

Who's going to pay for this?

In alignment with the past agreements primary funding will be through The City of Seattle. Further funding will come from a combination private grants and donations. Fundraising efforts will be led and organized by the GSB Coalition. Possible funding sources include: The City of Seattle and Seattle School District, Garfield Alumni, local businesses, and local and national grant funds.

What will this cost?

Preliminary cost estimates put the project costs at approximately \$5.5 M. This estimate is using current construction costs.

Will the ball fields be affected?

The actual fields will not be affected. The fence, the outer perimeter and the grounds surrounding the outside of the perimeter may be improved.

How will the artists get selected?

The GSB Coalition is currently creating a process to select a team of artists. The plan is to have artists from each of the 7 ethnic groups participate in a holistic art plan for the park that is integral to the overall design. Curation will be overseen by members of the GSB Coalition who have extensive experience in public art installation and are involved in other community projects.

Will the new design be wheelchair accessible?

Yes. It is one of our main goals to make the park much more accessible all the way around the ball fields.

How can I help?

Please contact the GSB Coalition to find out how you can help. Help can range from financial donations to donations of skill and time. If your interested, contact the GSB Coalition at GarfieldSBC@gmail.com.

Will programs at the community center be affected?

This project will enhance programming at the Community Center, with improved outdoor space, and provide history and context to the community users.

Will the pool be affected?

The landscape plan incorporates grounds improvements around the pool building. The pool building itself will not be affected and use of the pool will not be interrupted.

Where can I get the most current information?

Please visit our website at www.garfieldsuperblock.org

In order to provide feedback, please visit our survey at <https://www.surveymonkey.com/r/K8J5J8D>



SUPPORTING DOCUMENTS

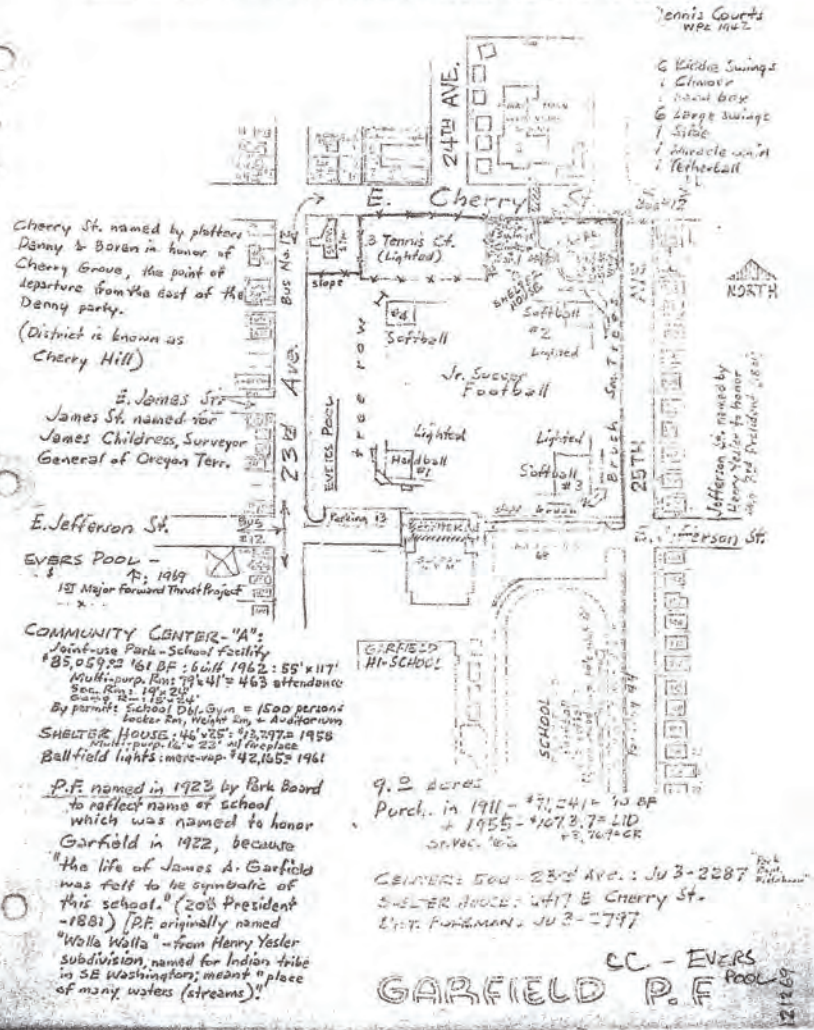
The following Supporting documents provide background documentation about the super block and the masterplanning process:

1. Garfield Park history and the Duwamish People
2. Notes from Meeting with the City of Seattle establishing the Garfield Super Block and noting improvements to be completed.
3. Notes from Feb. 2021 Proview Presentation with Seattle Parks and Recreation

1.

EVERS POOL: upon community petition in 1969, named to honor **MEDGAR WILEY EVERS**; 1925-1963; native of Mississippi farm land, he loved to hunt and fish, and roam the fields and woods; firm believer in the State's future; left high school to serve in England and France with the Army in WWII; entered Alcorn Agr. & Mech. College to become a serious student, football & track star, president of junior class, on debate team, chair, edited campus newspaper & yearbook, majored in business administration; listed in "Who's Who in American Colleges." Guided by his father's example "he stood up and was a man", became Field Director of the NAACP in the arena of Civil Rights Revolution of 1963, being a series of sitings in buses, schools, public offices, restaurants & then demonstrations & riots to bring an end to racialism; "one of the great efforts to Human Dignity." He became a hero, not because he died, but because he seemed to live with the mounting probability of violent death and refused to turn aside. Because his life so symbolized the struggle of a whole people to be free, he was shot in the back from ambush outside his home following a Rally; by a white man, the first major sipping following the School Integration Decision of the Supreme Court. He was buried in Arlington Cemetery. His alleged slayer was tried, but freed by hung jury, & investigated by a Congressional Committee.

Following a pact made between them, Charles took up his brother's cause and was elected the first Negro Mayor of Fayette, Miss, whose population was a Black majority. Sitting as city Judge and appointing 3 Black chief of Police, his administration enforces equality of all before the law and seeks to build a new economic life for all citizens.



Departure Committee Recommendation

The Garfield High School Development Standards Departure Advisory Committee recommends approval of the following departures with conditions:

Application #2401480

Page 11 of 17

Setback. It was moved and seconded that the committee recommends approval of the setback for the new addition of 12 feet along the north property line, which is less than the 15 to 25 feet required by the Seattle Municipal Code. The motion passed 8 to 0.

Bus Loading. It was moved and seconded that the committee recommends approval of the departure for bus loading on 25th Street as currently signed. The vote was 6 to 2.

Building Height. It was moved and seconded that the committee recommends the approval of the building height departure up to 60 feet for the new addition. The motion passed 8 to 0.

Parking. The Garfield citizens advisory committee on departures recommends approval of the parking departure of 340 on-site spaces in that 82 on-site parking spaces will be provided along with the following conditions:

1. The School District will improve the pathway (from the main building) to the north of the site to connect to the crosswalk (across Cherry Street) to the Horace Mann site and that the Horace Mann site will be stripped for the maximum amount of parking; And that
 2. The School District, the City, and the district community councils will work in concert to develop a master plan for the Garfield campus (bounded on the north by Cherry Street, the south by Alder Street, the east by 25th Avenue, and the west by 23rd Avenue) to include by not be limited to improving the streetscaping, lighting, and landscaping; And that,
 3. In mitigating the construction impacts, the School District will undertake a survey of the nearby neighbors on the perimeter of the Garfield campus to determine the conditions that need to be addressed; And that
 4. The School District will work with the district community councils to bring about parking on both sides of 25th Avenue between Jefferson and Cherry Streets.
- The motion passed 4 to 1. In response to the conditions indicated above, a consultant was hired to develop a master plan for the Garfield campus. The first public meeting was held on October 16, 2004 to, to discuss issues input and suggestions for the master plan. The report was then drafted and was re-reviewed with the community

capacity, the level of service (LOS) is anticipated to remain at LOS B during the a.m. peak period (7:00 a.m. to 9:00 a.m.) and LOS C during the p.m. peak period (2:00 p.m. to 3:00 p.m.), which is within the acceptable range for the City of Seattle (LOS D).

Noise generated by continued parking in surrounding neighborhoods is expected to remain similar in amount and time to the current condition. Noise associated with pedestrians talking as they travel to and from parked cars and the sounds generated by the cars themselves would continue to be experienced in nearby residential areas in similar amounts and at similar times to the current conditions.

5) Impacts on housing and open space. There would be no impact of granting this departure request on open space. Because the school site abuts single-family homes, there are existing impacts on those homes adjacent to the site related to off-site parking. These impacts would continue.

B. Need for Departure

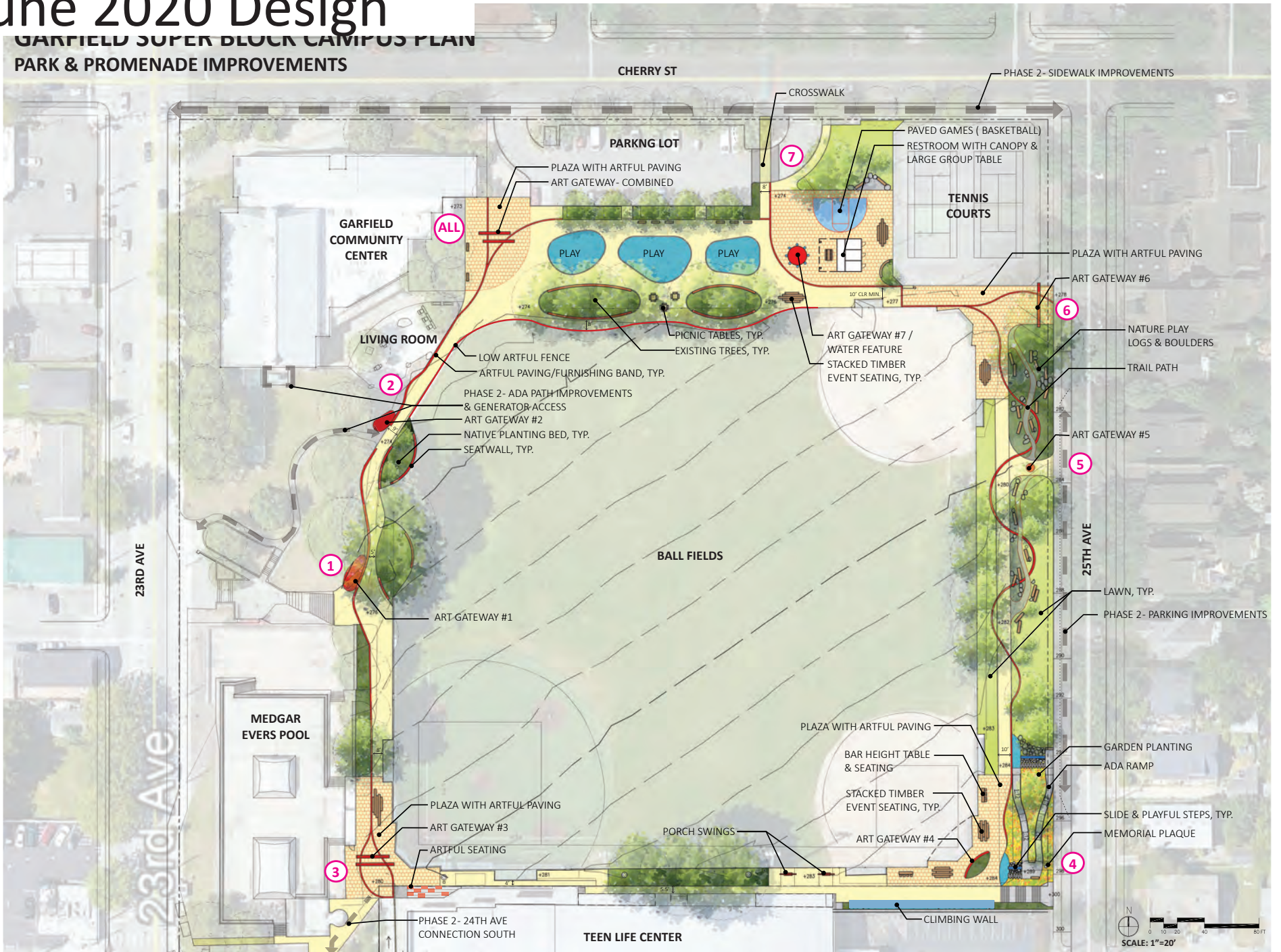
A departure from the code requirement of 382 spaces is needed for several reasons. The topography and size (8.9-acre site) of the site make it too small to accommodate 382 spaces on-site in surface lots without compromising other necessary facilities at the school. The Hearing Examiner's ruling on the Appeal of the Garfield High School Supplemental EIS (November 24, 2004) resulted in a condition requiring an increase in the number of on-site parking stalls being provided (from 82 to 99 stalls).

As discussed below, the Departure Committee recommended approval of the departures to parking provided that:

1. The School District will improve the pathway (from the main building) to the north of the site to connect to the crosswalk (across Cherry Street) to the Horace Mann site and that the Horace Mann site will be striped for the maximum amount of parking; and that
2. The School District, the City, and the district community councils will work in concert to develop a master plan for the Garfield campus (bounded on the north by Cherry Street, the south by Alder Street, the east by 25th Avenue, and the west by 23rd Avenue) to include but not be limited to improving the streetscaping, lighting, and landscaping; and that,
3. In mitigating the construction impacts, the School District will undertake a survey of the nearby neighbors on the perimeter of the Garfield campus to determine the conditions that need to be addressed; and that
4. The School District will work with the district community councils to bring about parking on both sides of 25th Avenue between Jefferson and Cherry Streets. The conditions listed have been met and have been accepted in the School Development Standards Departure Advisory Committee's Final Report and Recommendations issued by the Department of Neighborhoods (August, 2004).

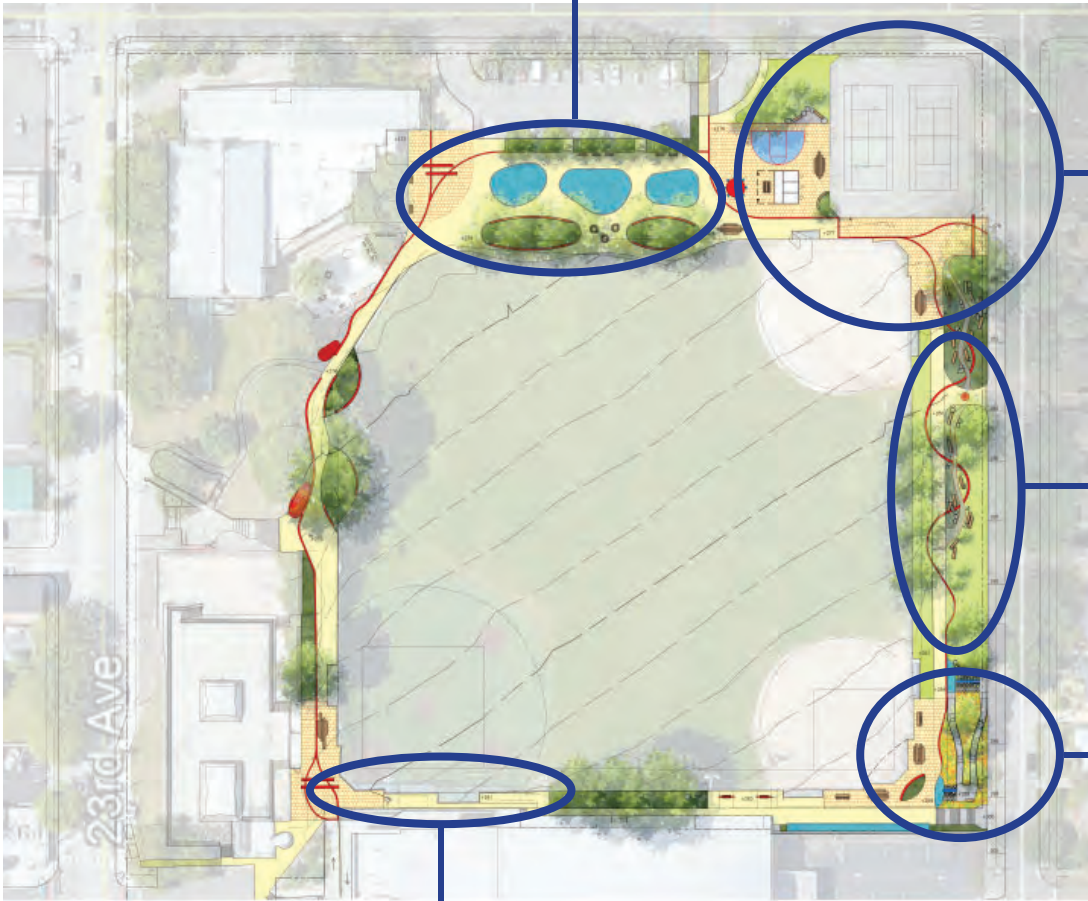
June 2020 Design

GARFIELD SUPER BLOCK CAMPUS PLAN PARK & PROMENADE IMPROVEMENTS



Proview Comments

Play area pockets may be too small and could prevent free play movements
 Buffer between parking and play is more important than between play and fields
 Artful fence needs to be compatible with ballfields (location and materiality)



Look at multi-uses at tennis courts
 Show recently installed bleachers
 Maintain storage for grounds crew and ball-fields

Prevent parking in planting strip on 25th
 More trees and planting on east slope
 Artful band through lawn and planting is problematic
 Logs & boulders instead of nature play

Prefer ADA path to start at top of stairs
 Look at safety zones for slides, climbing & porch swings
 Show recently installed bleachers

Show recently installed bleachers
 Elevated boxes may be tripping hazards

Need to maintain maintenance routes to Community Center, Generator & Fields
 Preserve existing tree canopy

Community Feedback

Art or Water Feature
in the Living Room

Full basketball court
More picnic tables and bbqs
Parkour



Put more resource to widening the south pathway
to provide a full loop experience
Continue the artful paving band on the south

Improve lighting
Art that is visible from the street
Coordinate with 23rd Ave wayfinding & signal box art
Is there an opportunity for Parkour
Opportunities with next ballfield renovation?

Improvement Priorities

