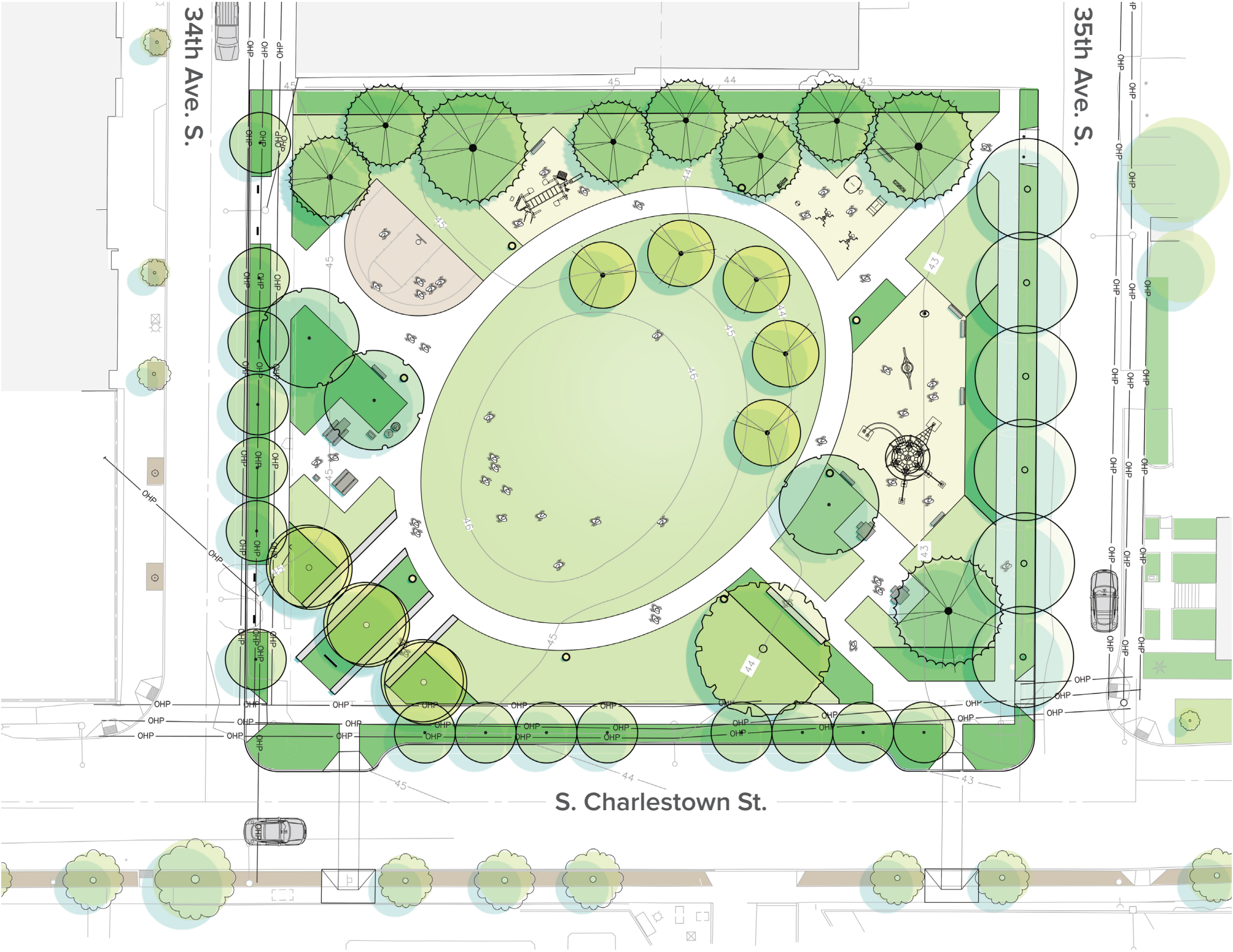




North Rainier Landbanked Park Development
Seattle Design Commission March 5, 2020

11.21.19 Design Commission Comments on Preferred Alternative

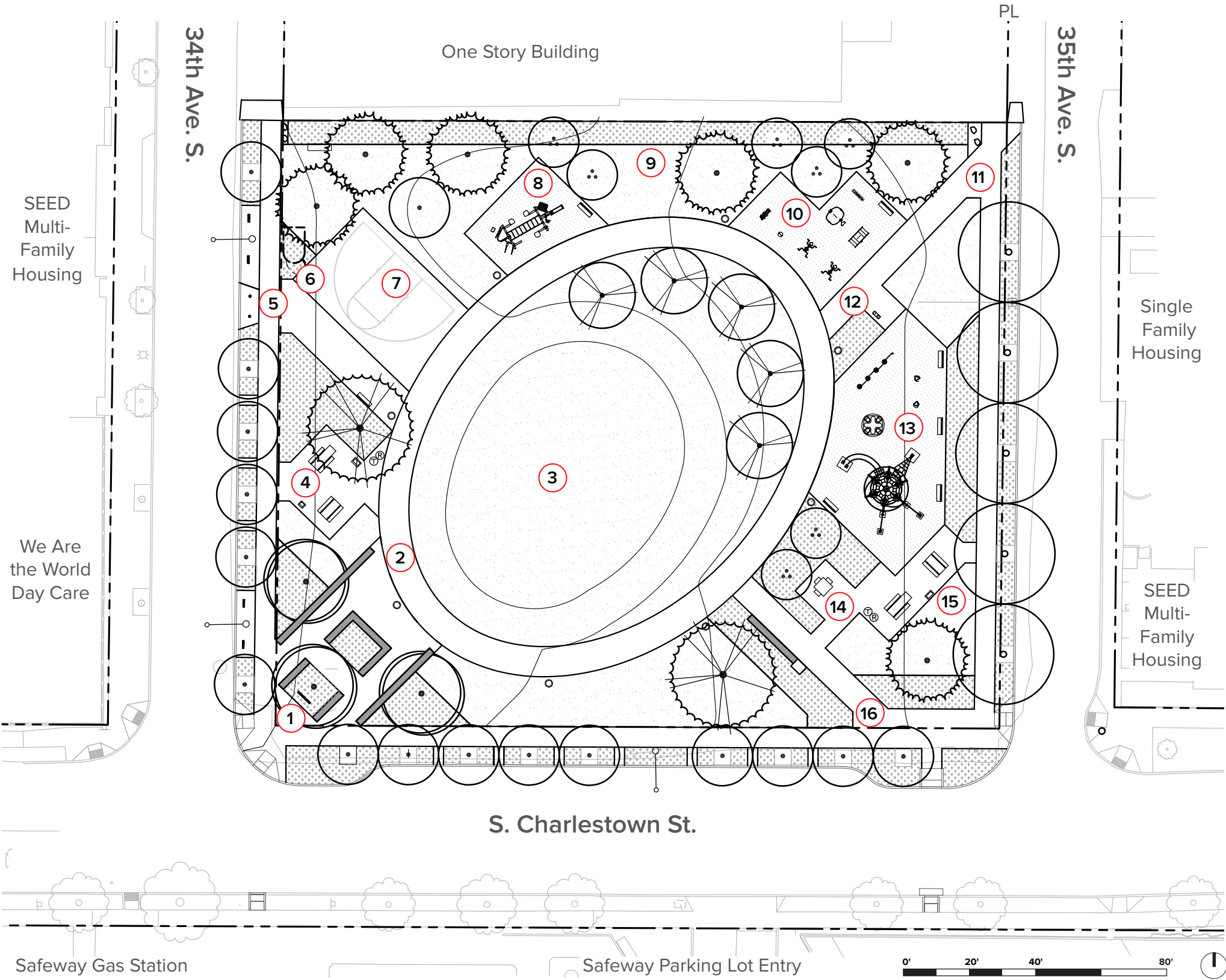


Overall the Commission appreciated the design update and how the project team responded to previous concerns as well as the project team’s approach to community engagement.

The SDC appreciated changes in programmatic elements and layout, sustainability approach, and the simplicity of the materials palette. The SDC voted, 10-0, to approve the schematic design phase with the following recommendations:

- A Consider larger gathering spaces for family sized events.
- B Continue to explore design options for the northern edge of the park including programming and planting that will provide a connection to future development.
- C Consider adding a drinking fountain near play areas, to support active elements within the park.
- D Seek opportunities for art and culture integration into the park that reflect community identity and goals.
- E Think about naming of the park to reflect the history and culture of the neighborhood.
- F Work with SDOT on opportunities to integrate cultural elements into sidewalk and crosswalks.
- G Work with SDOT to implement crosswalks and other traffic calming measures on Charlestown to provide pedestrian friendly connections between the park and the commercial development.
- H Consider sustainability in the selection and placement of site furnishings.

Park Site Plan



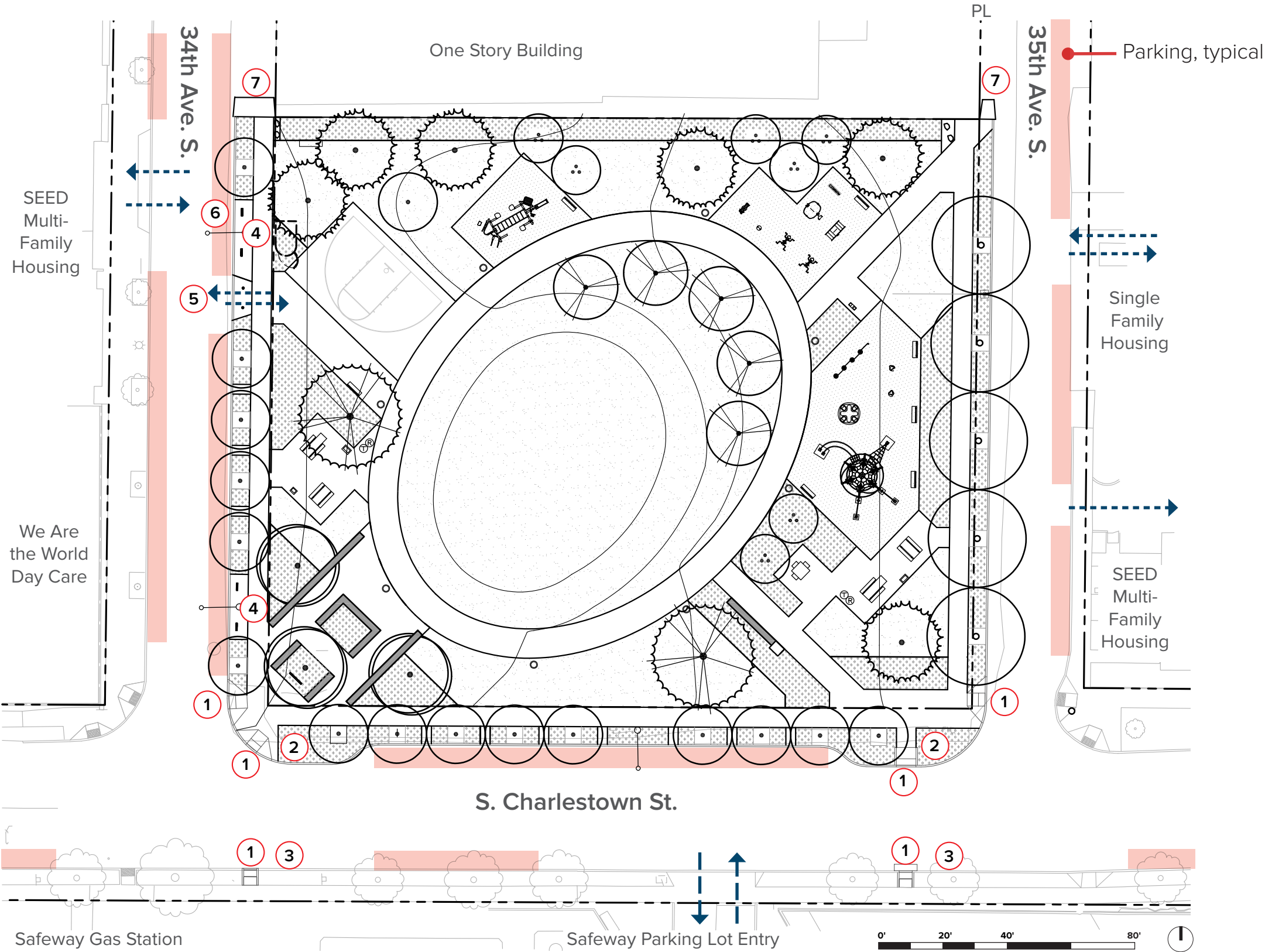
SDC Comments:

- A** Family Gathering
- B** Northern Edge
- C** Drinking Fountain
- D** Integration of Art + Culture
- E** Naming of the Park
- F** Cultural Elements in ROW
- G** Traffic Calming on Charlestown
- H** Sustainability for Site Furnishings

Legend

- 1** Main Entry Garden with Seating
- 2** Loop path
- 3** Central Green
- 4** Picnic Area with Barbecues
- 5** NW Park Entry/ Service Entry
- 6** Potential Future Portland Loo Location
- 7** Three-Point Basketball
- 8** Adult Exercise
- 9** Potential Future Entry
- 10** Adult Exercise
- 11** NE Park Entry
- 12** Drinking Fountain (additive alternate)
- 13** Children's Play, Ages 2 +
- 14** Games table
- 15** Picnic and Barbecue
- 16** SE Park Entry

Right-of-Way



SDC Comments:

- F** Cultural Elements in ROW
- G** Traffic Calming on Charlestown

All street frontages are undeveloped Neighborhood Access and Pedestrian Master Plan Priority Investment Network. 34th Ave S and S Charlestown St are Neighborhood Greenways.

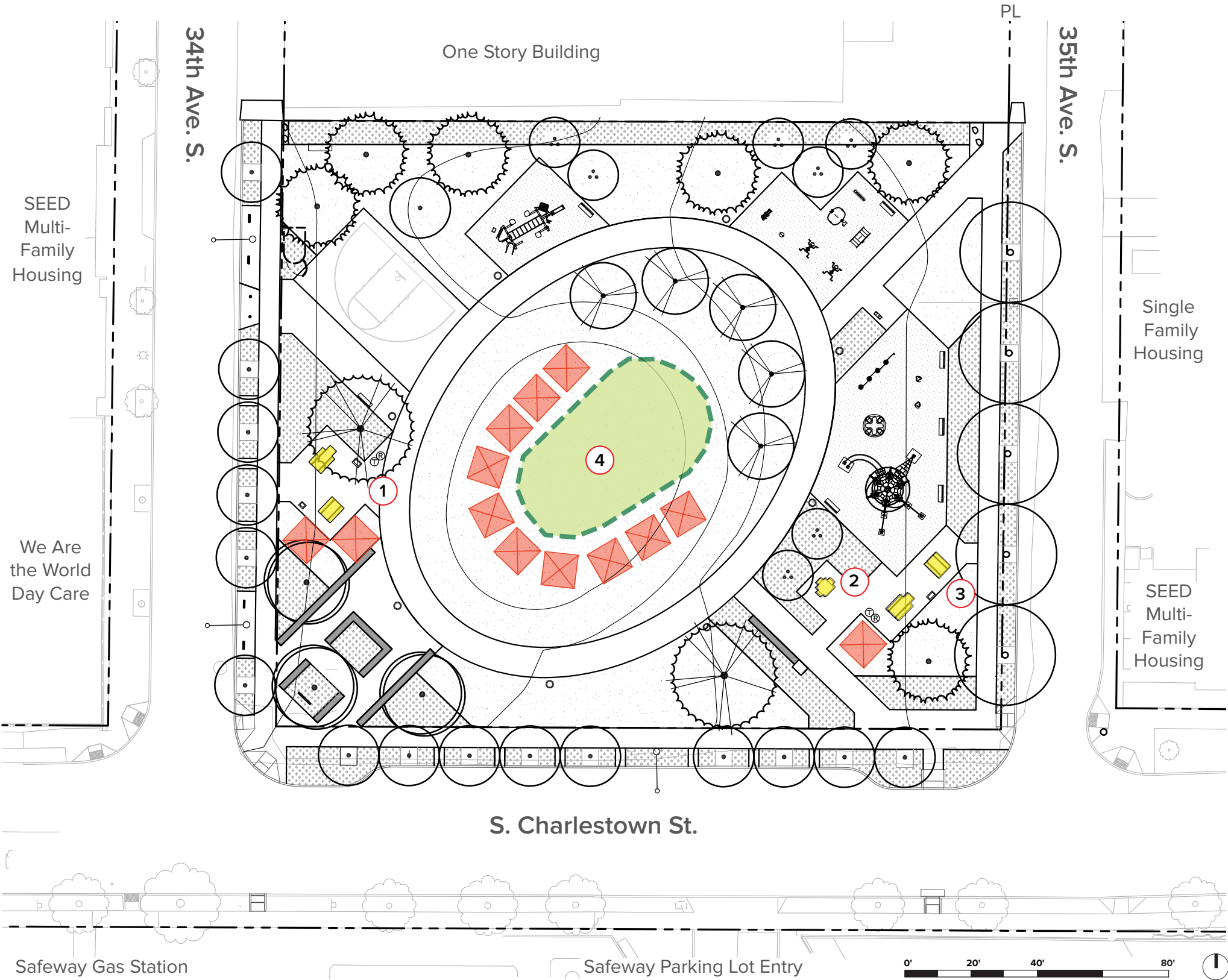
Proposed improvement on all street frontages include curb and gutter, a minimum 5.5' planting strip with street trees and understory, and a minimum 6' sidewalk.

Curb bulbs on both sides of S Charlestown Street provide traffic calming and connect to the commercial core. SDOT will fund curb bulbs on the south side of the street as part of this project (in development).

Legend

- 1** Accessible Curb Ramps
- 2** Curb Bulbs for Traffic Calming
- 3** Curb Bulbs in Development with SDOT (not shown)
- 4** Bike Racks
- 5** Service Entry with Removable Bollards
- 6** Restricted Parking for Maintenance
- 7** Grade Transition to Potential Informal Walkway by SDOT

Site Use Diagram: Family Picnic



SDC Comments:

A Family Gathering

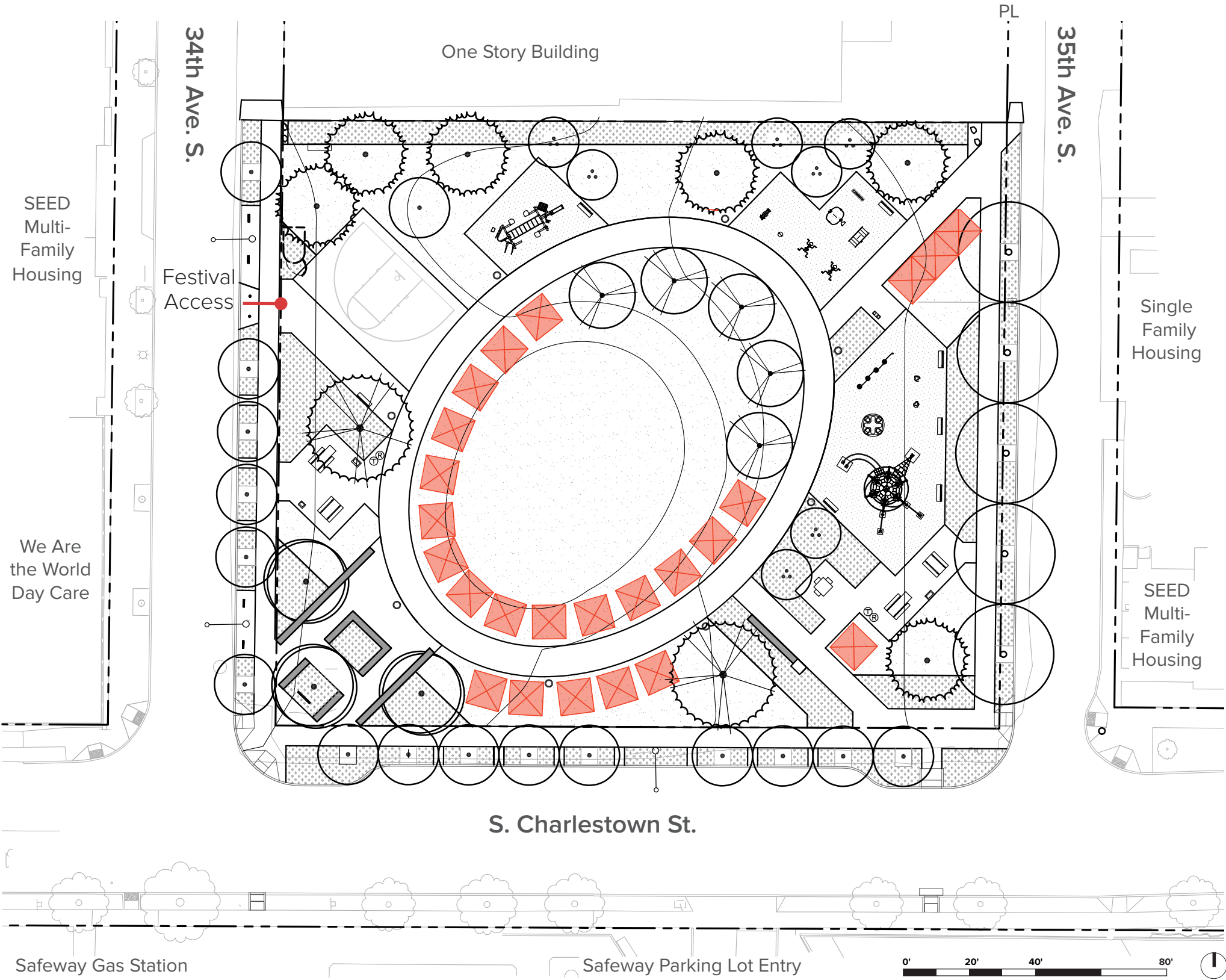
Family picnics and barbecues are a high priority for the neighboring residents as many of the nearby apartment complexes do not allow barbecues.

A variety of options are available for family picnics, including permanent facilities and adjacent lawn areas for additional canopies or activities.

Legend

- 1 Two picnic tables with seating for 14, including 2 wheelchair spots; 2 barbecues and capacity for 2 adjacent canopy structures or spill out on lawn south of pavement.
- 2 One games/picnic table seating for 4, including 1 wheelchair spot
- 3 Two picnic tables with seating for 14, including 2 wheelchair spots; 1 barbecue and 1 adjacent canopy or spill out area
- 4 Large open space for large picnic event with 10+ canopies with area for play or gathering in the center.

Site Use Diagram: Community Gathering



In Support of Community Gathering

The park is designed to accommodate community events in response to public input for gathering space.

Shown here are festival canopies, ten feet by ten feet.

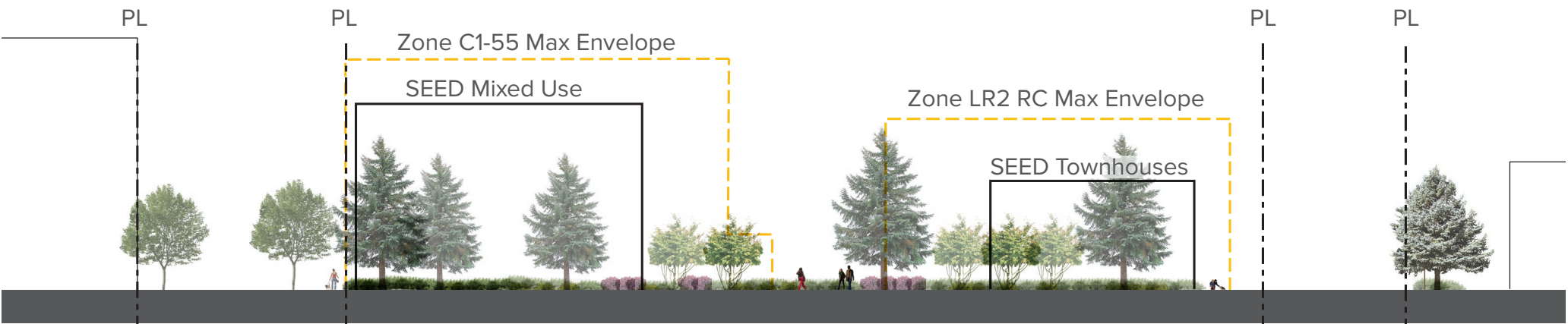
Thirty tents can be easily accommodated in the park along pathways without disrupting other park uses.

The loop trail is 9 feet wide to accommodate crowds.

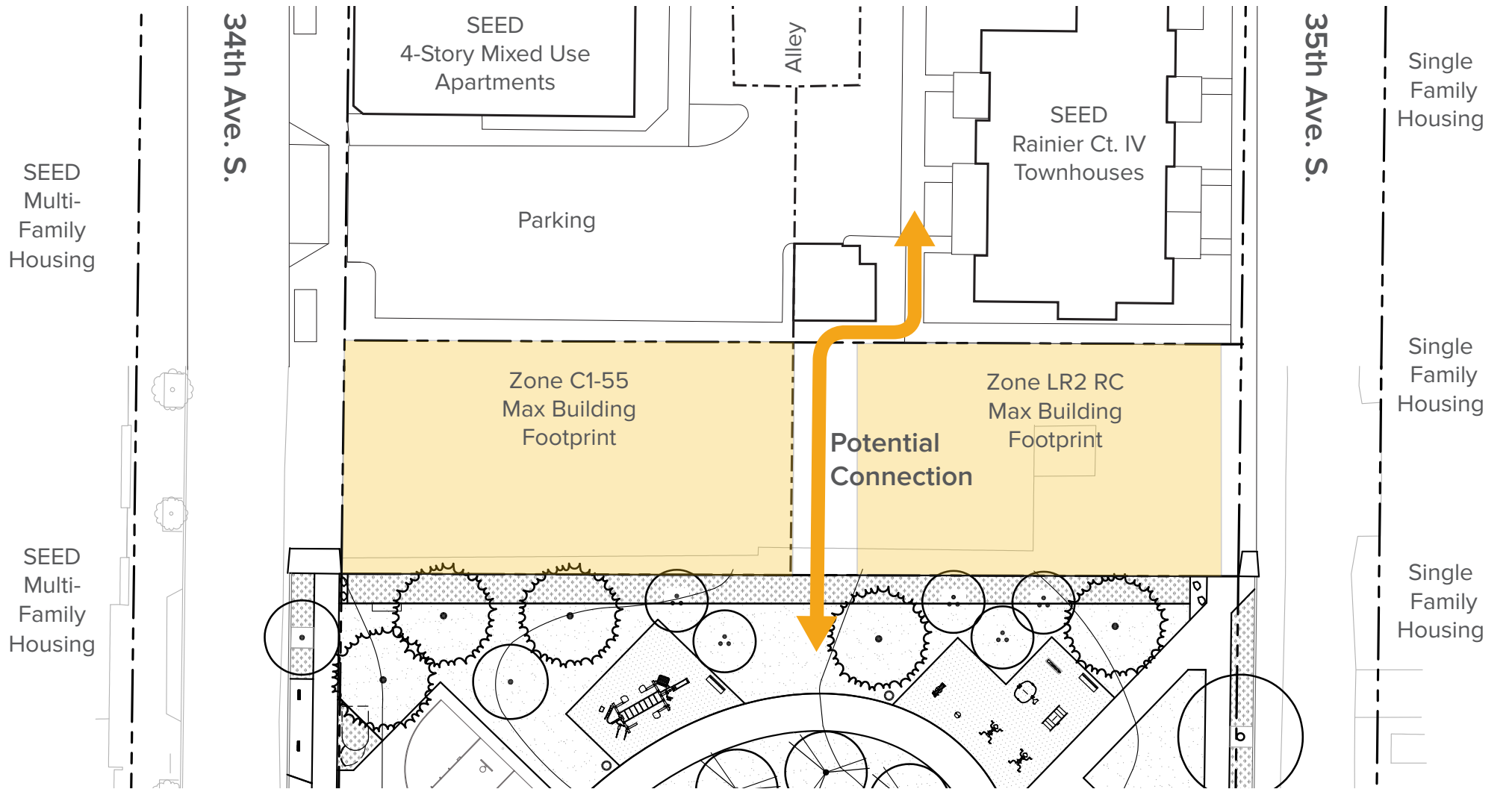
Vehicular access is provided from 34th Avenue NW to assist with festival set up and take down activities.

Electricity can be provided in association with the pedestrian lights.

Northern Edge of Park



Elevation



Plan of Northern Edge



SDC Comments:

B Northern Edge

Planning for the future

The northern edge of the park is designed to accommodate a potential future development on the lot north of the park. Further north than this is the SEED housing development.

The lot to the north is currently for sale. SEED and Parks are in discussion about possible collaboration to develop the parcel as additional SEED housing and park space.

The northern edge of the park is opened up in the middle in anticipation of a 8' wide pedestrian path coming from the north and aligned with the central alley of the SEED development. The area is unprogrammed to remain flexible to accommodate future needs.

The planting along the northern park will be mid to low understory planting with a combination of deciduous and evergreen trees, limbed up to allow sight lines for safety.

Stormwater Approach

Existing Conditions

With separated storm and sanitary sewer systems, stormwater is discharged into Lake Washington, a designated receiving water. As the downstream drainage system is not capacity constrained, flow control is not required.

Permitting

Full drainage review will be required per City of Seattle stormwater requirements to assure compliance to the maximum extent feasible.

Infiltration investigation

Per the City’s GIS map, the project area requires geotechnical infiltration investigation, but because of existing contaminated soils, infiltration is not feasible and infiltration testing will not be required.

Soils are contaminated with chromium, metals, arsenic and petroleum products. The petroleum impacts were primarily around the underground heating oil storage tank on the west side of the park.

Development Strategy

Due to the knotweed infestation at the site, existing soil will be removed to a 4-foot depth and replaced with fill and topsoil.

Flow control (detention) is not required. Water quality treatment of stormwater is not required for the on-site work since no pollution-generating hard surfaces are proposed.

On-site Stormwater Management (OSM) will focus on flow attenuation with best management practices (BMPs) such as

soil improvement, tree planting, and perhaps non-infiltrating bioretention. Pervious pavement is not feasible due to soil contamination.

OSM will also be required for the ROW work. Flow control (detention) and water quality treatment for these areas are also not required. Flow attenuation will be achieved with soil improvement and tree planting.

Permit review later this year will determine the final BMPs to be implemented.



Compost Enriched Soils



Trees within 20 feet of pavement



Non-infiltrating Bioretention

Planting Design Goals and Approach

The planting design uses native and adapted plants to provide seasonal interest and spacial definition while anticipating our changing climate. Future climate is expected to have drier summers, wetter winters and be warmer in general.

A variety of trees are proposed--large, small, evergreen and deciduous, with emphasis on spring flowering and fall color.

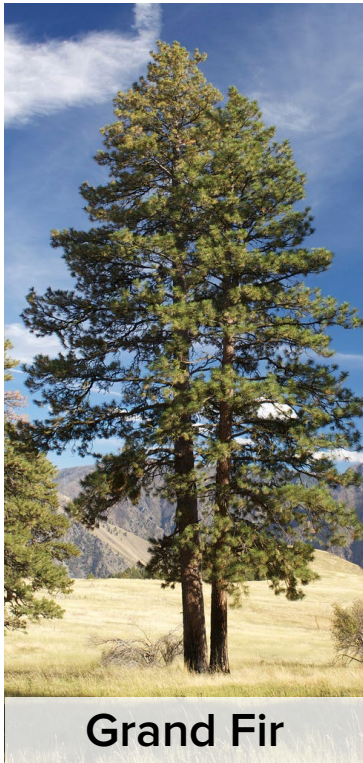
Use primarily drought tolerant plants to lessen demand on water resources.

Provide landscape plantings that withstand the rigors of use found in urban parks.

Design a landscape that can be managed within the maintenance capacity. Provide ample tree canopy to absorb rain water and reduce the heat island effect.

Amended soils to increase water storage capacity and infiltration, as well as to support plant growth.

The Right-of-Way zone must meet SDOT standards for street tree species and spacing.



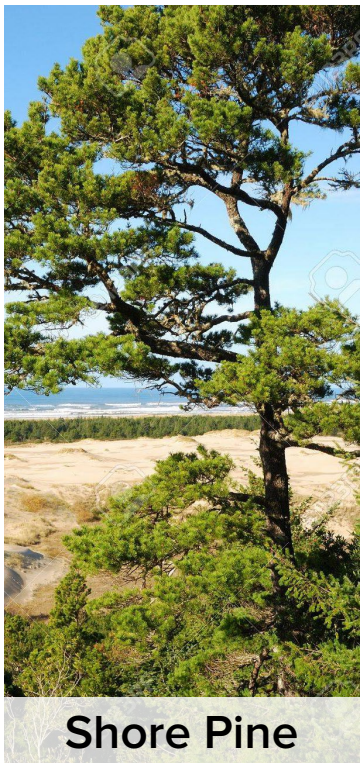
Grand Fir



Japanese Black Pine



Incense Cedar



Shore Pine



Scarlet Oak



Zelkova



Ginkgo



Persian Parrotia



Snowbell



Sourwood



Eastern Redbud



Vine Maple

Planting Design: Understory

The understory provides framing of the park use areas and the right-of way while maintaining views for safety.

Chosen species are low maintenance, drought tolerant and provide visual interest and seasonal variety.

"Bold Planting" was a popular option in the first public meeting. To meet this objective, the following variety of plants are proposed:

Edible species such as blueberries and rosemary.

Native and adapted plants such as sword fern, Oregon grape, and red barrenwort.

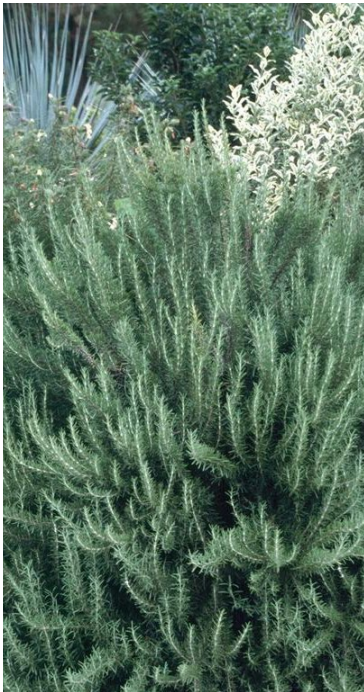
Flowering plants such as witch hazel and daffodils.

Textural variety such as bear's breach and yew.

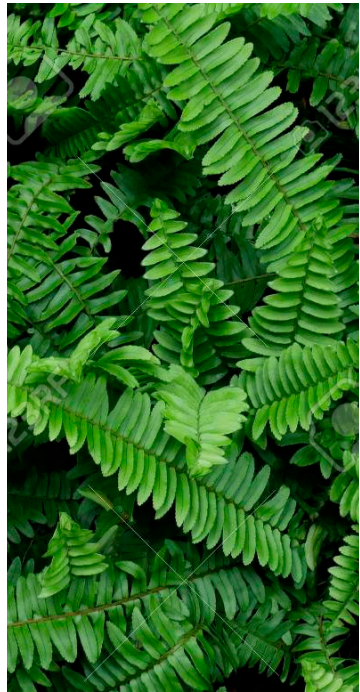
Foundation planting for year-round structure such as David's viburnum.



Blueberry



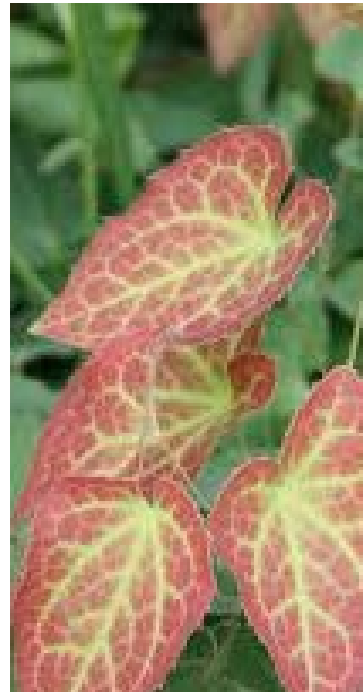
Rosemary 'Arp'



Sword Fern



Oregon Grape



Red Barrenwort



Witchhazel



Daffodil



Lavender



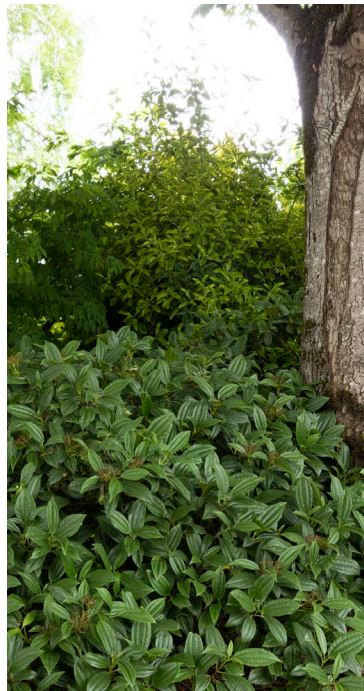
Blue Oat Grass



Bears Breech



Japanese Yew



Viburnum

Materials Palette

Play

The play elements provide diverse experiences that support age appropriate physical and social development for children 2 years + up.

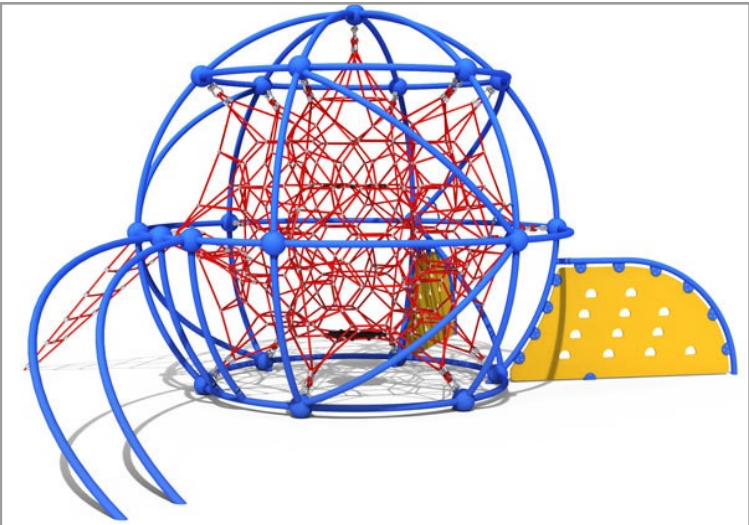
Play equipment and surfacing is durable and made of recycled and recyclable materials.

They encourage movement, balance, spinning and climbing that support vestibular, proprioceptor and big muscle play as well as fine motor skill development. All of the elements support imaginative and social play.

The open lawn allows room for running, group games or individual play.

The proximity to adult spaces and ample seating provide good supervision and parental involvement while supporting socialization between parents. The nearby picnic and games tables support large group activity.

Play turf under equipment will provide safety surfacing and is highly infiltrating for stormwater.



Dynamo Asteroid Assembly



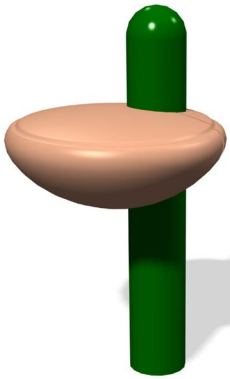
All Ages Open Lawn Play



Graduated Chin-Up Bars

SDC Comments:

H Sustainability for Site Furnishings



Toddler E-Pod



Spinner

Materials Palette

Adult Exercise

Kaiser Permanente has provided a grant for adult exercise in the park due to high interest of the neighboring population, including seniors.

A balance of exercise equipment has been chosen to appeal to all fitness levels, from those undergoing rehab to skilled athletes. Consultation with a physical therapist helped assure a well balanced array of options for the whole body.

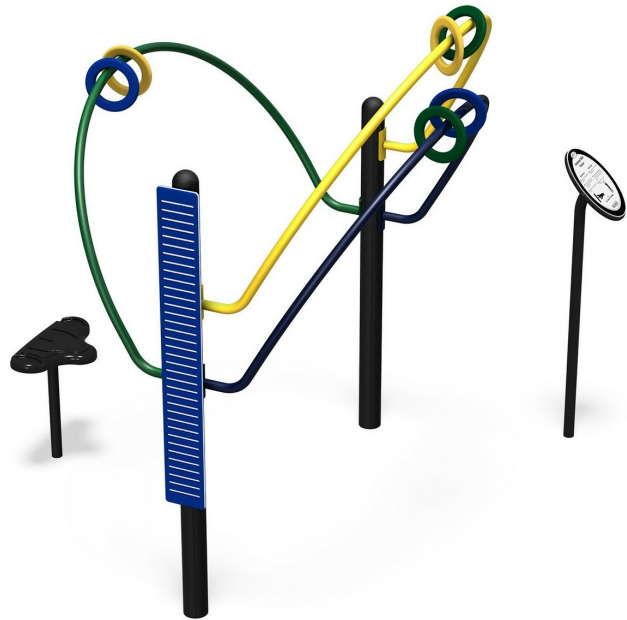
The Thrive 450 station allows for multiple uses at once, and is located near the basketball court to allow users to work out before and after ball play.

The individual stations can be used in multiple ways, and are located together in the northwest corner of the park. The close proximity to the children's play area allows easy supervision for parents who want to exercise while their children play.

Seating is provided in these areas for resting between exercising.



Thrive 450



Skill Trainer



Balance Board



Accessible Vertical Press



Balance Plank Station



Accessible Chest Press

SDC Comments:

H Sustainability for Site Furnishings



Cardio Walker



Joint Use Chin-up Station



Assisted Step Trainer

Materials Palette

SDC Comments:
H Sustainability for Site Furnishings



Benches



Picnic Tables



Picnic / Games Tables



Trash/Recycling Receptacles



Concrete Pathways



Artificial Play Turf



BBQ Grills



Bike Racks



Bollards



Water Fountain



Pedestrian Pole Lights

Cultural Expression and Inclusion



The cultural elements in the park will represent the highly diverse North Rainier residents, comprised of:

- 42% Black,
- 18% Asian/Pacific Islander,
- 18% White,
- 12% Mutiracial,
- 10% Hispanic and
- 1% Native American.

Materials have been translated into 8 languages which span the globe.

Cultural inclusion in the park requires working with the neighboring community to generate relevant expression of their cultures. Meetings will take place in Spring 2020 to test ideas presented here and to determine the final form of cultural inclusion.

The theme presented represents the metaphor of the fabric of society being comprised of a many valued cultures coming together to enjoy the park.

Proposed media include 8 banners mounted on the pedestrian pole lights which surround the central lawn, and pavement patterning at each entrance to the park.

BANNERS FEATURING ICONIC FABRIC MOTIFS FROM MULTIPLE CULTURES

Images represent design motifs and patterns iconic to the various cultures represented in the neighborhood

The banners are a cost effect media, which can be changed through time as desired to continue to represent this evolving neighborhood.



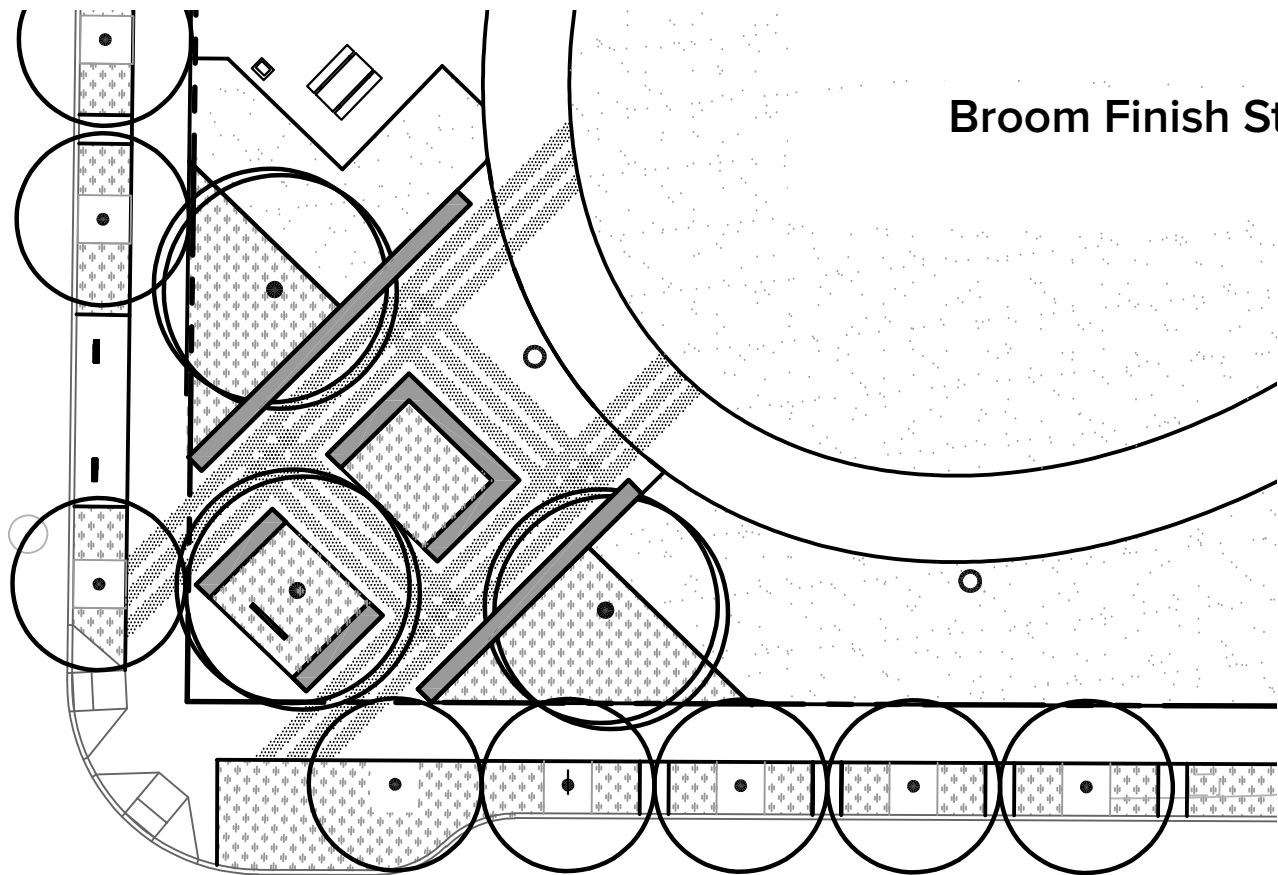
SDC Comments:

- D** Integration of Art + Culture
- F** Cultural Elements in ROW

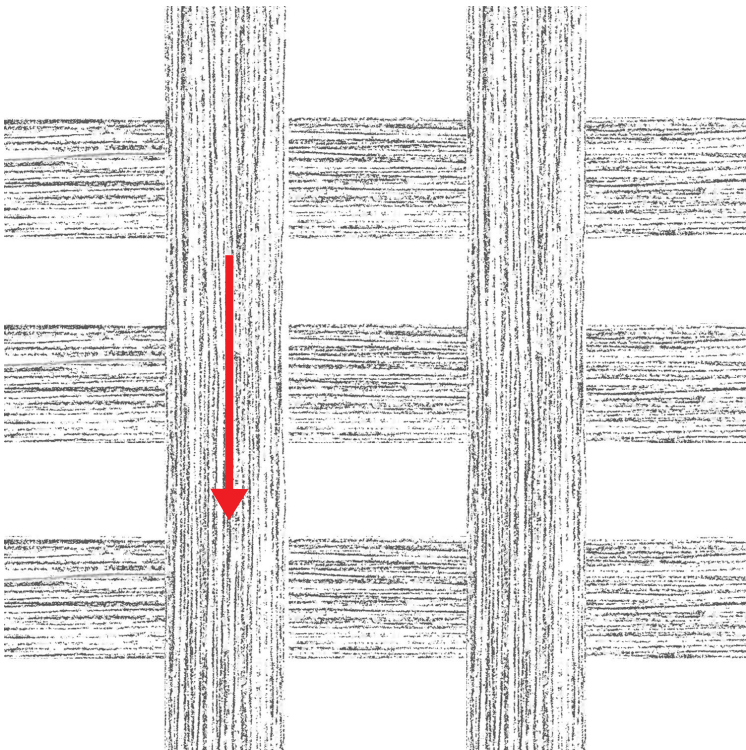
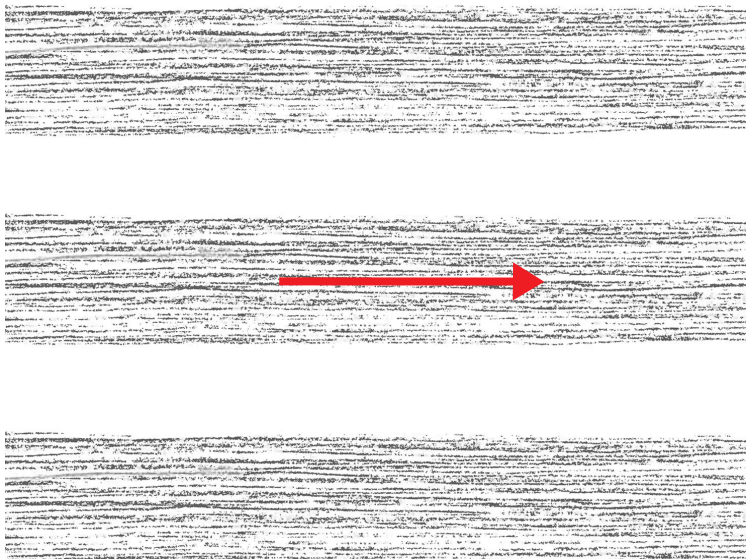
Cultural Expression

The theme of weaving or fabric can be expressed at the entries with specialty pavement.

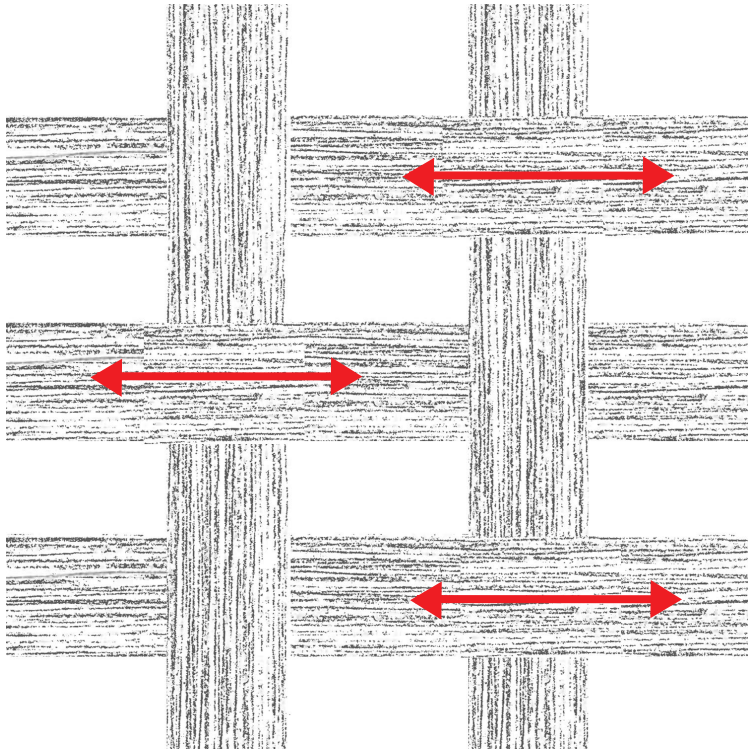
A deep broom finish integrated into the pavement between the seat walls at the main entry invites street-side pedestrians into the park, and extends through to intercept the loop trail.



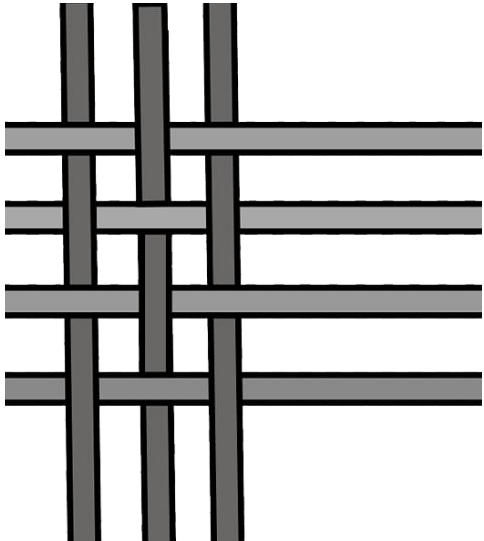
Broom Finish Step 1



Step Two



Step Three



- SDC Comments:**
- D** Integration of Art + Culture
 - F** Cultural Elements in ROW

