

TROLL'S KNOLL



PARKS & GREEN SPACES LEVY 2010 OPPORTUNITY FUND APPLICATION • APRIL 2, 2010

PROJECT INFORMATION

Project Name: *Troll's Knoll*
Project Type: *Development*
Location: *See Site Location Maps below*
Property Owner: *City of Seattle*
Neighborhood: *Fremont*

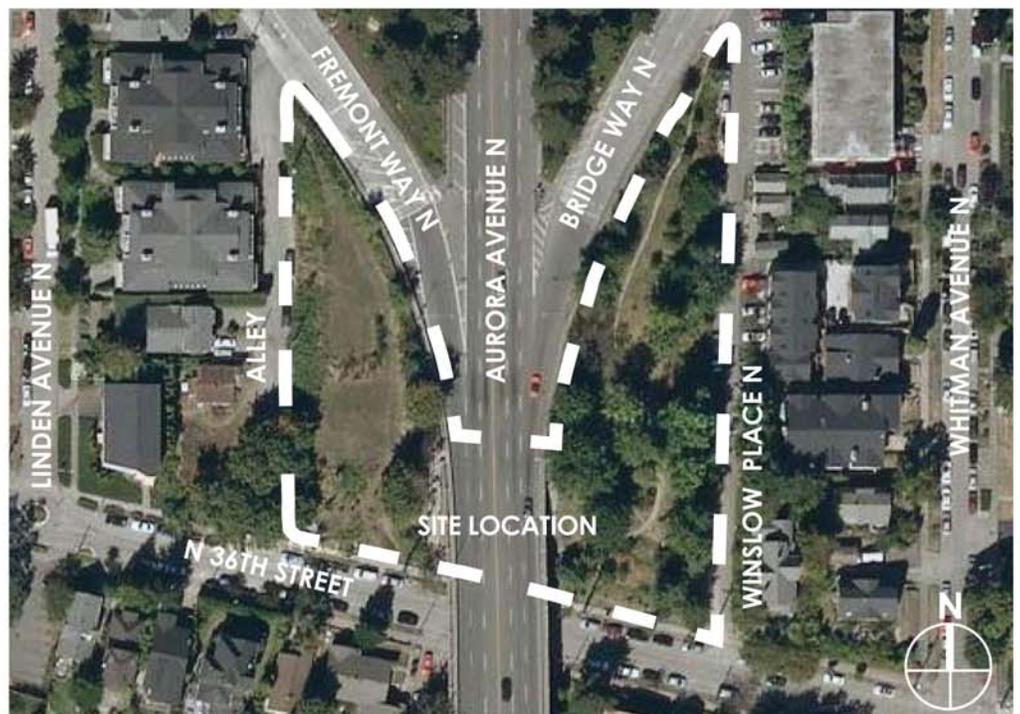
CONTACT INFORMATION

Proposal Organization: *Friends of the Troll's Knoll*
Contact Person:
Mailing Address:
Day/Work/Evening Phone: .
Home/Work E-mail Address:

PROJECT BUDGET

Requested Amount of Funding: \$683,564
Other Project Funding: \$12,000 Small and Simple Grant
Total Project Budget: \$695,564

SITE LOCATION MAPS



1. BASIC INFORMATION

a. Project Location:

The project site is located at one of Seattle's most beloved tourist destinations, the Fremont Troll. The site is located in the right-of-way at the north end of the Aurora Avenue Bridge between 808 N 36th Street and 916 N 36th Street and encompasses the green spaces on the east and west sides of Aurora Avenue each of which extend from N 36th St north to the bridge on- and off- ramps. The project site also includes the area under the bridge where the Fremont Troll sculpture resides.

b. Level of Readiness:

The site is owned by the City, therefore it is considered public space and no property acquisition is required. Friends of the Troll's Knoll (FTK) has developed a detailed concept design which, as stated below in the neighborhood involvement section, has been well vetted and has included input from the community since its inception. The August 2009 'Clean and Green' helped to clear the site of garbage and blackberries. In addition, the FTK has been awarded a Small and Simple grant that will be used to plant trees and remove blackberry roots in preparation for further development of the site. The FTK has also coordinated with the WSDOT project team for the Aurora Bridge Safety Barrier Project, who has committed to providing additional site improvements including invasive plant removal and tree planting.

c. Project Maintenance:

The proposed concept design focuses on creating flexible open space that can be programmed by its users and minimizes long term maintenance. The concept landscape design utilizes native plants which are both low maintenance and suited to the local climate. Open grassy areas will be 'meadowy' with wildflowers or 'eco-grass' to minimize long-term maintenance and mowing, while other areas will be landscaped with native trees or shrubs. The project budget includes automated irrigation for plant establishment and quick-couplers for future irrigation needs. The proposed community/ learning gardens will attract local residents which should greatly enhance safety and establish a corps of local residents invested in maintaining the site. Because the plan includes the removal of the existing blackberries and roots, this invasive species will require less and less yearly maintenance over the life of the project.

In addition to low maintenance design, the FTK will coordinate with the local Fremont businesses that currently organize clean-up events. The Fremont Arts Council will also continue with their responsibility as stewards of the Fremont Troll. The FTK is proposing wind turbines and solar panels for the site that will off-set energy requirements of the proposed pedestrian lights. These systems could potentially feed energy back into the grid while providing revenue for other maintenance needs.

d. Project Goals:

The primary goal of this project is to utilize existing public land to create a new park in the heart of Fremont. A maintained, safe park would benefit the community and foster better safety in the neighborhood. The west side of Aurora receives optimal summer sun and is a meadowy, open space while the east side has a more passive ambiance, shaded by dense trees that provide the feeling of a walk in the forest. As this public space is currently under-utilized, it would greatly benefit the community to transform the site into a safe and welcoming place.

Another goal is to create a model for the design of sustainable park space. Proposed sustainable design features include the use of recycled materials, native plants, minimal earth movement, tree retention, storm water management, solar panels and wind turbines.



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PARKS & GREEN SPACES LEVY 2010 OPPORTUNITY FUND APPLICATION

Finally, the design provides a critical pedestrian link to other areas of Fremont, particularly bus stops, the developing neighborhood business district in northern Fremont, B.F. Day School and Playground, the Burke-Gilman Trail and other neighborhood parks such as Gasworks Park and Fremont Peak Park.

2. PHYSICAL INFORMATION

a. Size of Site to be Developed:

The project site is approximately 1.75 acres (76,000 sq ft) which includes the area under the bridge occupied by the Fremont Troll. The concept design proposes to redevelop approximately 70% of the existing site; one quarter of which will be limited to removal of invasive plant species and re-planting.

b. Existing Conditions and Levels of Development:

This site is owned by the City of Seattle, however, WSDOT holds an easement to access the State-owned Aurora Bridge (State Route 99). In the past, WSDOT has used the west side of Aurora for the staging of vehicles and equipment while working on the bridge. WSDOT has told the FTK that if this site is developed into a park or community space, they will find another location to stage their crews. The FTK has confirmed this agreement through transportation planning, real estate services, maintenance and inspection departments within the State transportation offices. SDOT is also aware of this project through the FTK's efforts to secure the appropriate permits for the tree planting and blackberry removal efforts, as well as through communication about the FTK's intention to apply for parks levy funds.

About a quarter of the site is overtaken by blackberries which the August Clean and Green helped reduce. Their root crowns still need to be removed to eradicate this invasive species, however. Both sides of Aurora Avenue are partially lined with trees but they do not meet the community goal of attenuating noise and pollution. There are informal trails leading from south to north on both sides, however they require ADA and safety enhancements.

c. Adjacent Properties:

The project site is immediately surrounded by public right-of-way while the alleys that bound the site to the east and west are adjacent to a mix of single-family and multi-family housing and condos. The Fremont Baptist Church and B.F. Day School are both within two blocks of the site.

3. CITYWIDE PLANNING

a. Is this project consistent with an approved City and/or Parks approved plan? Which plans?

This project fulfills a key goal of the Fremont neighborhood plan introduced in 1999:

“Work with WSDOT to use public right-of-way to the east and west of the Troll and Aurora Bridge for a public Park. Work with WSDOT to develop a maintenance plan for the Troll site and proposed park (Adopt-a-Park Program?). Park would include both sides of Aurora Avenue N. Integrate proven safety measures in the development of the Troll Park space.”



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EXISTING SITE IMAGES

EAST SIDE



Looking south from Bridge Way during the Clean and Green



Looking south along Aurora guardrail from Bridge Way



Looking south along existing foot path



Looking south towards the "Knoll" and the Aurora Bridge



Looking south from the "Knoll" towards downtown and Mt. Rainier



Looking west towards Troll

WEST SIDE



Looking south from Fremont Way



Looking south towards Aurora Ave. and downtown



Site terracing



Mayor Nickels at the Clean and Green



Looking south towards N 36th St during the Clean and Green



Looking towards west side terracing from N 36th St

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b. Does the park address a park, recreation, or open space deficiency, or an underserved community?

Fremont is a growing community that needs more park space. Currently, the community does not utilize the green spaces adjacent to the Troll due to overgrown blackberries as well as other safety concerns. This project site is identified as a gap in the Seattle Parks and Recreation Open Space Gap Report 'Gaps in Usable Open Space' map. Moreover, the site is located in one of the areas identified by the Department of Neighborhoods as a funding priority for the P-Patch portion of the Seattle Parks and Green Spaces Levy.

c. Is this project in an area experiencing growth, particularly an urban village or urban center?

The project site is within one of Seattle's designated Urban Center Villages/ Hub Villages with recently completed and new construction occurring in the vicinity. The area immediately surrounding the project site is zoned L-1 and L-3 and is encircled by commercial zoning, allowing for continued growth in the neighborhood.

4. NEIGHBORHOOD INVOLVEMENT AND SUPPORT

a. Is this project a unique opportunity that will be lost if action is not taken now?



July 15, 2009 Neighborhood Meeting at the Troll

This project is an opportunity to enhance the surroundings of a worldwide icon. The Fremont Troll is a recognized Seattle landmark receiving over 100,000 visitors per year. Writers from the NY Times, the LA Times, the Chicago Tribune as well as many other worldwide travel and arts publications have highlighted this work of art. Moreover, it has been featured on "The Tonight Show," the Weather Channel, Univision Television and a variety of major motion pictures.

Developing the site into a park will improve the beloved Troll's surroundings and better reflect Fremont, encouraging visitors to stay in the area and visit other sites and businesses. Since the installation

of the Troll over 20 years ago, developing the adjacent green spaces into a viable park has been a goal of the Fremont neighborhood. Several community efforts have attempted improvements at the site but the FTK's extensive outreach efforts have laid the groundwork for greater success. During the past two years, the FTK has garnered support from key community stakeholders such as the Fremont Neighborhood Council, the Fremont Chamber of Commerce, the Fremont Arts Council, Fremont Troll Artist, the Fremont Rotary and local residents. In addition, WSDOT and various City of Seattle departments have voiced support for this project. In fact, WSDOT has been actively consulting with the FTK regarding their current Safety Barrier Project.

The momentum created by this broad based support generates a unique opportunity for the City to finally realize this goal.

b. Please describe how the project demonstrates a high degree of neighborhood involvement and support, or demonstrated need.

The FTK has received wide support from the local community. By knocking on doors, coordinating several neighborhood meetings and presenting the project to local community groups (noted above), the FTK has received feedback and support from a diverse and representative group of the Fremont community. In terms of wider municipal support, the City of Seattle utilized the Clean and Green in 2009 to build momentum for the Troll's Knoll Park, which has gained the support of former Seattle Mayor, Greg Nickels.



Feb. 22, 2010 Neighborhood Meeting

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The FTK's on-line survey about the proposed park has received over 1000 visits with 92 completed surveys. Of the completed surveys, 44% said they would be interested in gardening, 71% people said they would be interested in occasionally volunteering and 39% of these people said they would be interested in long term stewardship of the site.



Feb. 2, 2010 Speaking to the Fremont Nbrhd. Council

To encourage ongoing community involvement, the FTK proposes numerous strategies including climbable landscaping, gardening spaces and clean-up parties. Other proposals encourage community involvement during the development stages such as volunteer events for tree planting and the construction of the cob tool-shed. Such efforts may promote community 'ownership' of the site. The FTK has also created a Facebook page to keep the community informed on the site's progress.

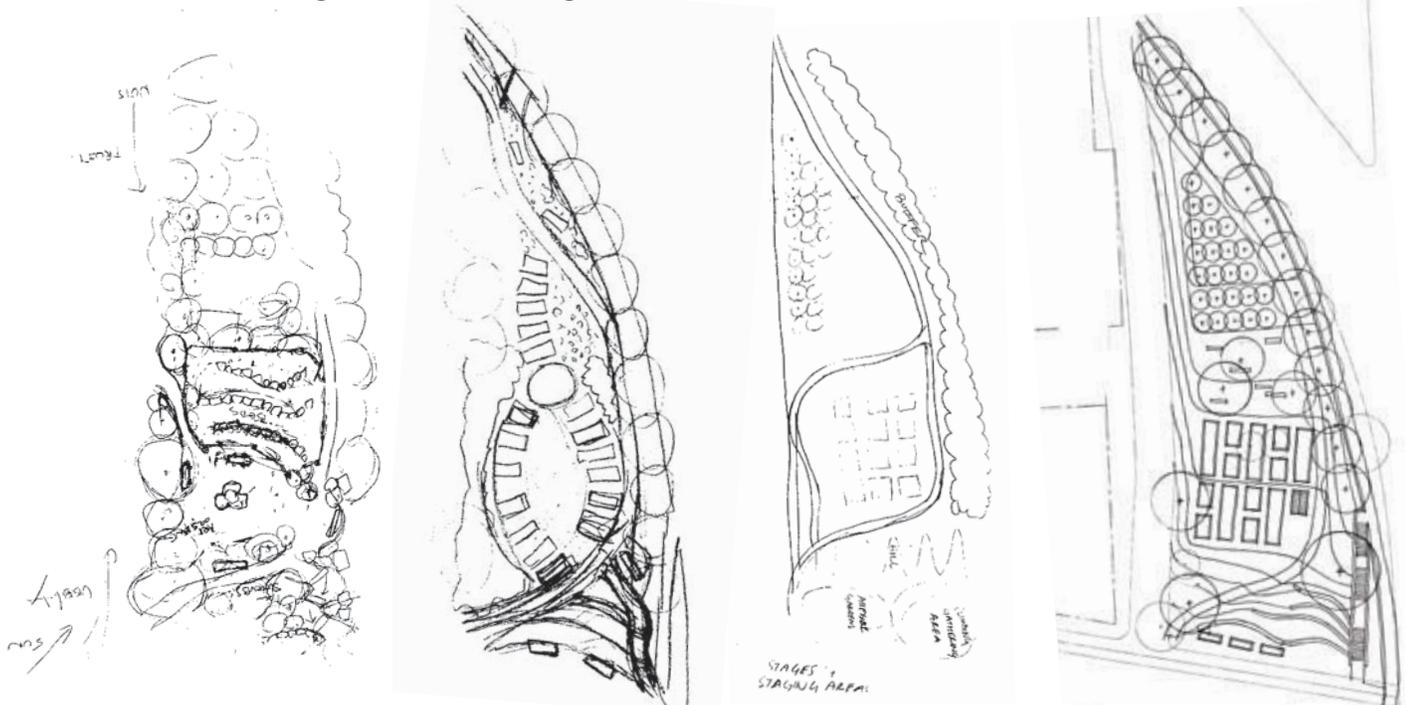
c. Creative Design

The community of Fremont and the arts, in all forms, are inextricably linked. As such, the FTK would like to continue the theme of art throughout the site. It will explore various art opportunities with the Fremont Arts Council, which will be the organization to vet any additional artwork. In addition to artistic cohesiveness, the 'mixed use' concept design plans for a variety of activities—a strategy that has proven successful for other public parks.

Both sides of the site will have ADA access from the north end where the site is more level. The southern portion of the site and area surrounding the Troll will have access along the public sidewalk. Playing off of the Fremont "Center of the Universe" sign in downtown Fremont, we would like to include way finding signage to direct park visitors to nearby neighborhood destinations.

As several theatre groups use the Troll as a backdrop, enhancing their 'stage' was considered when developing the concept design. Electrical boxes are proposed on both sides of the Troll for theatrical productions to supplement the existing electrical infrastructure that should remain in place. Terracing at the Troll will provide pedestals for the-

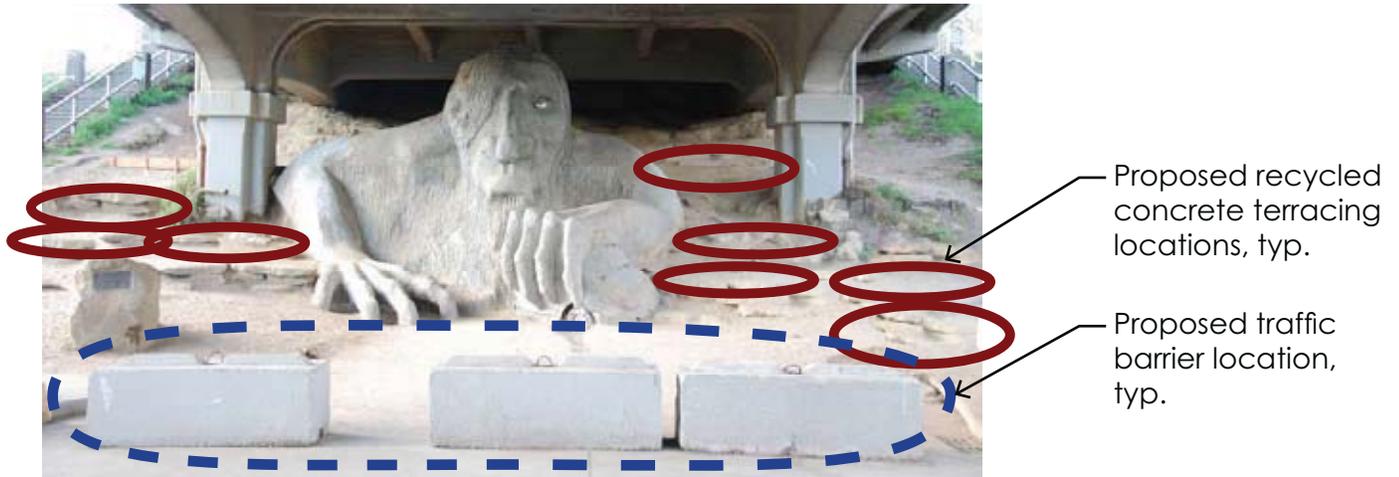
Sketches from August 18, 2009 Design Charette



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ater players and their audiences, in addition to reducing soil erosion. Similarly, the landscaping and use of rocks and terracing at the south end of the site near the Troll will extend this interactive theme. It is important to note that The Fremont Troll artwork encompasses the entire site under the north end of the Aurora Bridge between the stairs and north of N 36th St. Maintaining the rustic look of the terracing and the street barricades is vitally important to the continued integrity of the artwork, therefore, any change to this area requires Artist approval and oversight via the Fremont Arts Council. The FTK will help coordinate this relationship between the City and the Fremont Arts Council.

Fremont Troll Improvements Proposed by the Fremont Arts Council



The Fremont Troll: © Steve Badanes, Will Martin, Ross Whitehead, 1990. Photo: Corey Scherrer

The current concept design has incorporated sustainable design features. The FTK has worked with local lighting, wind turbine and solar panel suppliers as well as Seattle City Light to discuss options and determine what is feasible for the site. This concept design proposes LED pedestrian lights that require significantly less energy than traditional lights. The FTK anticipates that the solar panels placed on the proposed garden shed will likely provide enough energy to power these LED lights. Wind speeds at the north end of the site—the highest and windiest location—have been found sufficient for the proposed wind turbines. These turbines will be on a separate electrical meter, feeding energy back to the grid as part of the renewable energy production incentive system. Situated on tall, highly visible poles, the unique look of the turbines will be cohesive with the unconventional appeal of the Fremont neighborhood as well as the safety barrier fence. As wind turbines are not a common green technology in the Seattle area, incorporating them into the design will highlight this emerging technology, and contribute to the status of the Troll’s Knoll Park as a model for sustainable park space.



August 18, 2009 Design Charette

d. Sustainable Principles

Where feasible, existing trees will be preserved to help decrease stormwater runoff through interception, transpiration and increased infiltration. This will contribute to other environmental benefits including improved air quality, carbon sequestration, reduced heat island effect, pollutant removal and habitat preservation. A tree phasing plan is proposed to gradually replace trees that are at the ends of their life cycles. Building on the efforts of our predecessors, a majority of the proposed plants will be native that will require less maintenance and contribute to the local wildlife.

Community gardens are proposed to provide local, fresh produce, flowers and native plants, as well as to draw people into the park. The FTK has been communicating with representatives from similar gardening projects along major

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roadways and will apply some past lessons learned regarding pollution concerns related to edible foods. Another gardening opportunity is to utilize the space for native plant learning gardens for neighbors and the students at B.F. Day School. The proposed addition of trees along the Aurora Bridge guardrail will help create a buffer for pollution as well as noise. Finally, the siting of the community gardens at the far from the Troll will encourage visitors to enter the park and traverse the entire site.

Pervious materials, such as crushed gravel, are proposed with rain gardens to infiltrate and retain stormwater on-site. Recycled materials, such as broken concrete for the retaining walls and in the gabions, as well as the wood log benches from felled trees are proposed. In addition to using recyclable materials, the solar panel and the wind turbines (noted above in the creative design section) will support sustainable principles.



Proposed wind turbines and tree buffer along Aurora Avenue

5. BUDGET AND FINANCE

a. Budget/Funding:

See the attached budget for details about anticipated project costs. The FTK also plan to pursue P-Patch Partnerships to support the community garden aspect of this project. While the P-Patch program primarily offers administrative support, the FTK will be seeking additional P-Patch development funds offered by the Parks and Green Spaces Levy who are accepting suggestions during early fall of 2010. The FTK is also interested in working with the Green Seattle Partnership to help steward the trees planted through Small and Simple grant monies. Again, one of the ways we would like to supplement the costs of this project and the ongoing maintenance is to install wind turbines and solar panels that can feed back into the grid as a revenue off-set.

PROJECT BUDGET

ITEM	QTY	UNIT	UNIT COST	ITEM TOTAL	OVERALL SUBTOTAL
Design Costs					
I. GENERAL - Survey, Professional Design/Plans and Permitting/Parks Review					
Survey	1	ls	\$5,000	\$5,000	
Professional Design/Plans	1	ls	\$50,000	\$50,000	
Permitting/Parks Review	1	ls	\$6,500	\$6,500	
			<i>Design Subtotal</i>		\$61,500
Construction Costs					
I. GENERAL/SUPERVISION - Parks Project Manager					
Parks Project Manager	1	ls	\$25,000	\$25,000	
			<i>General/Supervision Subtotal</i>		\$25,000
II. SITE PREPARATION - Mobilization					
Mobilization	8%	ls*		\$30,830	
(* 8% of construction costs only)			<i>Site Preparation Subtotal</i>		\$30,830
III. DEMOLITION & TESC					
Erosion and Sediment Control	1	allow	\$6,000	\$6,000	
Clearing and Grubbing (incl. tree and blackberry removal)	1	ls	\$15,000	\$15,000	
			<i>Demolition and TESC Subtotal</i>		\$21,000
IV. EARTHWORK					
Excavation and Hauling	450	cy	\$25	\$11,250	
Import and Embankment	50	cy	\$25	\$1,250	
Fine Grading	1,200	sy	\$10	\$12,000	
			<i>Earthwork Subtotal</i>		\$24,500
V. STORM DRAIN					
Area Drain	2	ea	\$500	\$1,000	
Cleanout	1	ea	\$500	\$500	
Catch Basin, Type 241	1	ea	\$2,500	\$2,500	
Storm Drain 12" PVC	250	lf	\$50	\$12,500	
Connect to public storm drain	1	ea	\$500	\$500	
			<i>Storm Drain Subtotal</i>		\$17,000
VI. UTILITIES - Water and Electrical Service					
Water Service Connection	2	ea	\$250	\$500	
Water Service Line	200	lf	\$35	\$7,000	
Water Meter (include meter fees)	2	ea	\$3,000	\$6,000	
Pedestrian Lighting and Electrical Service	1	allow	\$25,000	\$25,000	
			<i>Utilities Subtotal</i>		\$38,500
VII. PAVING AND SITE WORK					
Garbage and Recycling Receptacles	4	ea.	\$600	\$2,400	
Gravel Pathway	85	cy	\$35	\$2,975	
Timber Steps	1	ls	\$5,000	\$5,000	
Handrail	40	lf	\$100	\$4,000	
3' Gabion Wall -with recycled concrete	370	lf	\$30	\$11,100	
Recycled Concrete/Rock Wall	385	lf	\$30	\$11,550	
Wood/Log Bench	3	ea	\$1,000	\$3,000	
Boulders/Boulder Seating	10	ea	\$200	\$2,000	
Seattle Parks Rainbow Signs	4	ea	\$500	\$2,000	
Wayfinding (signage)	6	ea	\$200	\$1,200	
Site art	1	ls	\$25,000	\$25,000	
			<i>Paving and Site Work Subtotal</i>		\$67,825
VIII. LANDSCAPING AND IRRIGATION					
Tree Conifer - 6' ht.	4	ea	\$200	\$800	
Tree Deciduous - 2" caliper	25	ea	\$300	\$7,500	
Tree Deciduous - 6' ht. multi-stem	10	ea	\$125	\$1,250	
Soil	275	cy	\$45	\$12,375	
Compost	70	cy	\$45	\$3,150	
Mulch	50	cy	\$45	\$2,250	
Shrubs and Groundcovers	7,500	sf	\$8	\$60,000	
Seeded Area - native grass seed mix	17,000	sf	\$0.20	\$3,400	
Irrigation, mid-range rotor zones	10,000	sf	\$1.25	\$12,500	
Irrigation, quick-coupling system	1	ls	\$5,000	\$5,000	
			<i>Landscaping and Irrigation Subtotal</i>		\$108,225
IX. GREEN INFRASTRUCTURE					
Wind Turbines	6	ea	\$14,000	\$84,000	
Solar Panels	1	ls	\$10,000	\$10,000	
			<i>Green Infrastructure Subtotal</i>		\$94,000
X. COMMUNITY/LEARNING GARDEN					
Raised Planter Beds	22	ea	\$200	\$4,400	
Soil	165	cy	\$45	\$7,425	
Cob Tool Shed (including concrete pad)	1	ea	\$1,500	\$1,500	
Rain Barrel	4	ea	\$100	\$400	
Composting Bins	3	ea	\$50	\$150	
Mulched Paths	10	cy	\$45	\$450	
			<i>Community/Learning Garden Subtotal</i>		\$14,325
XI. FREMONT TROLL IMPROVEMENTS					
Troll Terracing - with recycled concrete	1	ls	\$12,400	\$12,400	
Troll 4-Plug Electrical Outlets	2	ea	\$1,000	\$2,000	
Troll Traffic Barrier	3	ea	\$2,000	\$6,000	
			<i>Fremont Troll Improvements Subtotal</i>		\$20,400
CONSTRUCTION AND DESIGN COST SUBTOTAL					\$523,105
Tax 9.5% x Construction Costs					\$41,477
30% DESIGN CONTINGENCY					\$130,982
TOTAL ANTICIPATED COSTS					\$695,564

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SITE DEVELOPMENT PLAN



Legend

See Page 11 for Reference Images

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REFERENCE IMAGES



① Community garden shed with solar panels



② Community/learning garden raised beds



③ Site art



④ Gabion wall with native plants



⑤ Rockery for climbing and sitting / gathering space/ entrances



⑥ Native wildflowers and grasses with foot paths



⑦ Wind turbines (6)



⑧ LED Lights (5)



⑨ Log bench (3)



⑩ Crushed gravel path



⑪ Low-maintenance grass field for informal play, sun bathing, etc.



⑫ Fremont Troll Improvements



⑬ Rain garden (1)

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March 16, 2010

Opportunity Fund
Oversight Committee
City of Seattle Parks and Green Spaces Levy
Seattle Parks and Recreation
800 Maynard Ave S, Suite 300
Seattle, WA 98134

To Whom It May Concern:

On behalf of The Fremont Neighborhood Council, I am writing in support of the Troll's Knoll project that is being submitted for the Parks and Green Spaces Levy Opportunity Fund. We support this project as a welcome improvement to our neighborhood.

The Friends of Troll's Knoll have attended Fremont Neighborhood Council meetings on October 25, 2009 and February 22, 2010, to seek our opinion and provide updates on the progress of the project. Updates to the Council have included a review of the proposed conceptual design, a summary of the community outreach program, and opportunities to provide feedback.

We feel the creation of a public park within the spaces adjacent to the Troll and SR 99 will provide a great amenity to the neighborhood, providing much needed open space, improving connections to upper Fremont, and supplementing open space in our urban village.

In conclusion, we fully support the efforts of the Friends of the Troll's Knoll as they seek levy funds to enhance this area.

Cordially,

Norma Jones

Norma Jones
President, Fremont Neighborhood Council

3518 Fremont Ave N #111 – Seattle WA 98103-8814 – www.scn.org/fnc
E-mail: fnc@sc.org

1000 1ST AVENUE, SUITE 1000
SEATTLE, WA 98101-3239
PHONE: 206.462.1000
FAX: 206.462.1001
WWW.FREMONTNEIGHBORHOODCOUNCIL.ORG

THE OAKS HILL
800 20370
SEATTLE, WA 98105-0270

UNIVERSITY OF WASHINGTON
COLLEGE OF ENVIRONMENTAL AND CONSTRUCTION SCIENCES
DEPARTMENT OF ARCHITECTURE

March 30, 2010

Opportunity Fund
Oversight Committee
City of Seattle Parks and Green Spaces Levy
Seattle Parks and Recreation
800 Maynard Ave S, Suite 300
Seattle, WA 98134

To Whom It May Concern:

It is my pleasure, on behalf of the Fremont Troll artists, to write a letter in support of the Troll's Knoll project that is being submitted for the Parks and Green Spaces Levy Opportunity Fund. The Friends of the Troll's Knoll has kept me updated and I support their endeavors as a welcome improvement to the neighborhood.

As one of the Troll artists, I recognize the importance and opportunity the "Troll's Knoll" site provides. As public open space the site has the opportunity to provide safe connections for visitors to our organization by improving access from public transit stops, create additional public space for community gathering and events, and a much needed open space in the heart of our urban village for recreational activities. We also support and commend the preliminary outreach efforts made to include the local community and organizations in the process leading to the Opportunity Fund application submission.

In conclusion, our group fully supports the efforts of the Friends of the Troll's Knoll as they seek levy funds to improve this area. Fremont has struggled for many years to improve this space, which is currently left unmaintained, allowing blackberries to thrive and vagrants to inhabit the area, and we support any efforts to improve this space.

Sincerely,

Steve Badanes

Steve Badanes
Howard S. Wright Professor, University of Washington
Director, Neighborhood Design Build Studio
Fremont Troll artist

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