



LAKE CITY

LANDBANKED SITE

DESIGN COMMISSION PRESENTATION #1

MAY 4, 2017

PROJECT INFORMATION

Project Address: 12510 33rd Avenue NE

DPD Project Number: Not yet acquired

Project Description:

Design and development of 10,010 SF parcel acquired by Seattle Parks & Recreation. New park will add park space with active and passive recreational opportunities to the underserved area in the Lake City Urban Village that lies to the East of Lake City Way.

Parcel Zoning: NC3-65

Project Scope:

The park development will include several elements identified through a robust public involvement process including:

- Play Area with a focus on climbing
- Basketball/sport court
- P-Patch and community garden areas
- Lawn area with seating and/or picnic tables

Additional elements included in the project are:

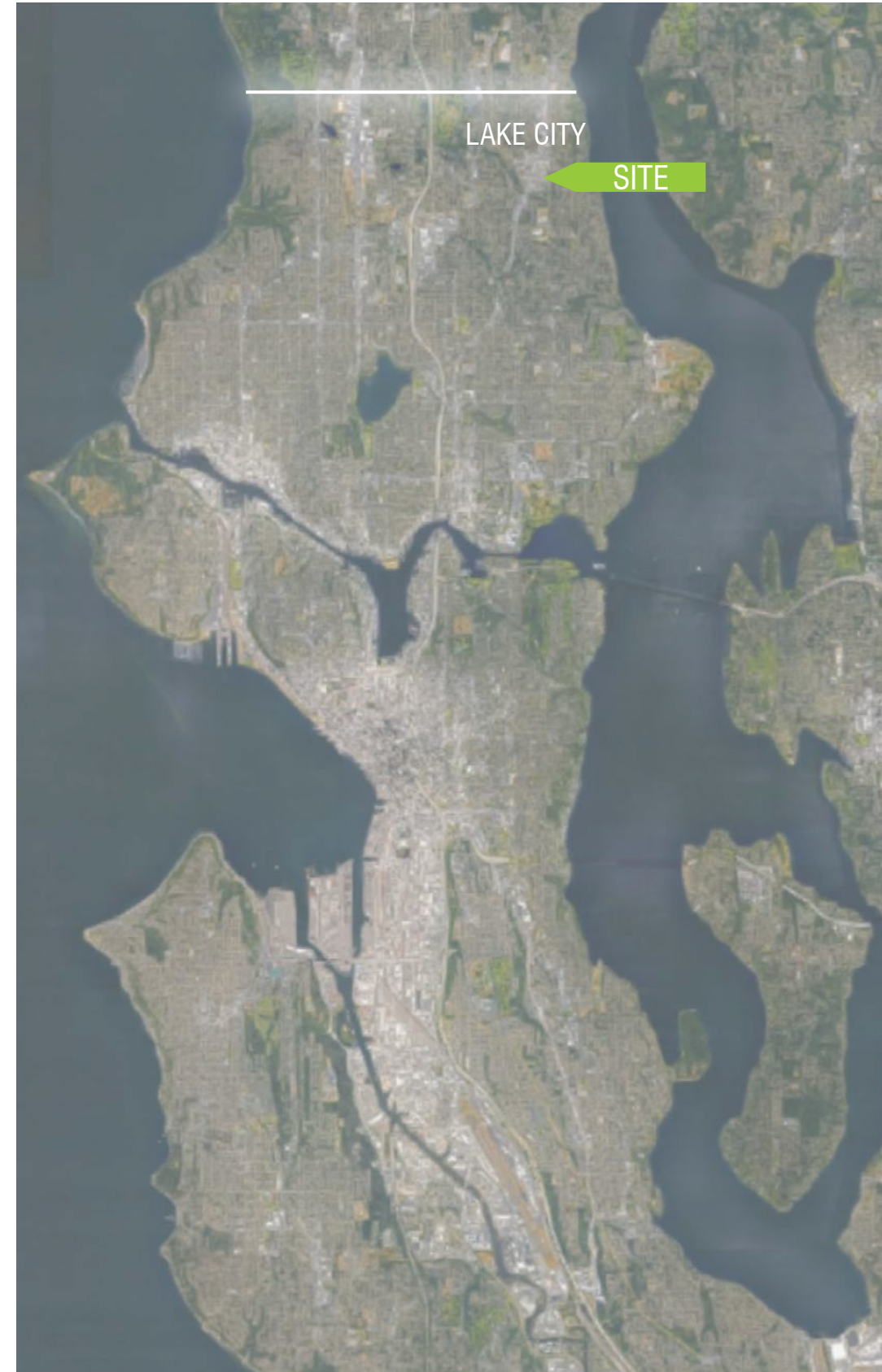
- Addition of curb, gutter, sidewalk, planting, and street trees along the currently unimproved frontage on 33rd Ave NE
- An art element at the main gathering area

Budget:

Total Budget: \$1,000,000
Construction Budget: \$661,719
Additional budget for Art: \$100,000

Project Schedule (reference graphic on page 3):

01 Concept Design:	06.03.16 - 07.28.16
<i>Public Outreach #1:</i>	07.28.16
<i>August Night Out:</i>	08.02.16
02 Schematic Design:	08.01.16 - 10.13.16
<i>Public Outreach #2:</i>	09.29.16
<i>Public Presentation:</i>	10.13.16
03 Design Development:	02.23.17 - 05.12.17
04 Construction Documents:	05.19.17 - 08.21.17
05 Bidding + Contract Negotiation:	09.21.17 - 11.21.17
06 Construction:	12.05.17 - 02.14.18



RACE AND SOCIAL JUSTICE INITIATIVE - OVERVIEW

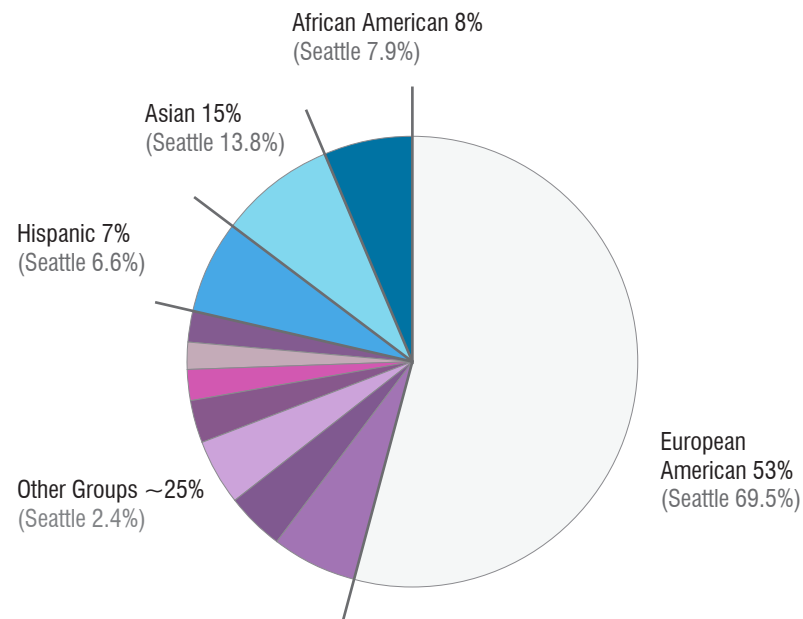
Lake City is more diverse, less wealthy, has more children, and a higher percentage of non-English speaking households than the median for Seattle. The city of Seattle's Race and Social Justice Toolkit was referenced to create a public engagement plan which reduced barriers for historically underrepresented communities to the public input and design process. This was especially important considering the demographics of the neighborhood and the new park being built immediately adjacent to affordable housing. Some elements of that process included:

- Multiple informal public outreach efforts held during the Lake City Farmer's market using multilingual materials that relied heavily on imagery to reduce language barriers
- A Survey Monkey was created to reach individuals who could not attend during outreach times
- Targeted stakeholder meetings
- Publication of outreach materials and results to the Parks website

Results of the public input process were used to guide the park design including:

- Selection of the program elements and allocation of the budget
- Layout and site circulation
- The desired look and feel of the park

The public input generated from this process will continue to be used to guide the project through the remainder of the design process



	Lake City	Seattle
English Speaking At Home	67%	78.7%
Median Household Income	\$67,000	\$70,954
Households Below Poverty Line	18.7%	13.6%
% Rental Occupied Housing	51.6%	51.9%
% Population > 18	21.3%	15.4%



ACCESS AND ZONING

The project site is currently vacant and is located within the Lake City Urban Village on the east side of Lake City Way. Lake City is less wealthy and more diverse than the median for Seattle (see later page on RSJI Overview) and east Lake City is demographically less wealthy, has higher diversity, and a higher percentage of renters than the part of Lake City west of Lake City Way.

Currently all of the public amenities in Lake City are located west of Lake City Way (see diagram on previous page). The new project will help ameliorate this situation. In terms of Access, the site has several advantageous adjacencies including:

- Proximity to Bus Stops on the busy 125 St corridor
- Located on 33rd Ave which has been identified as a future Neighborhood Bike & Pedestrian Greenway
- Located at the edge of the Lake City Pedestrian Overlay Zone

With the potential addition of crosswalks at 33rd Ave and 125th St, the project has the potential to be both locally and more regionally accessible to Lake City residents

Zoning in the area is currently above the capacity of the current building stock much of which is >25 years old. The older building stock provides affordable rents but is also a potential target for future development as Seattle continues to grow.



SHA LAKE CITY COURT PLAY AREA



LAKE CITY MINI PARK



SPU DRAINAGE FACILITY



PROPOSED ARTISAN APTS



VALOR APTS



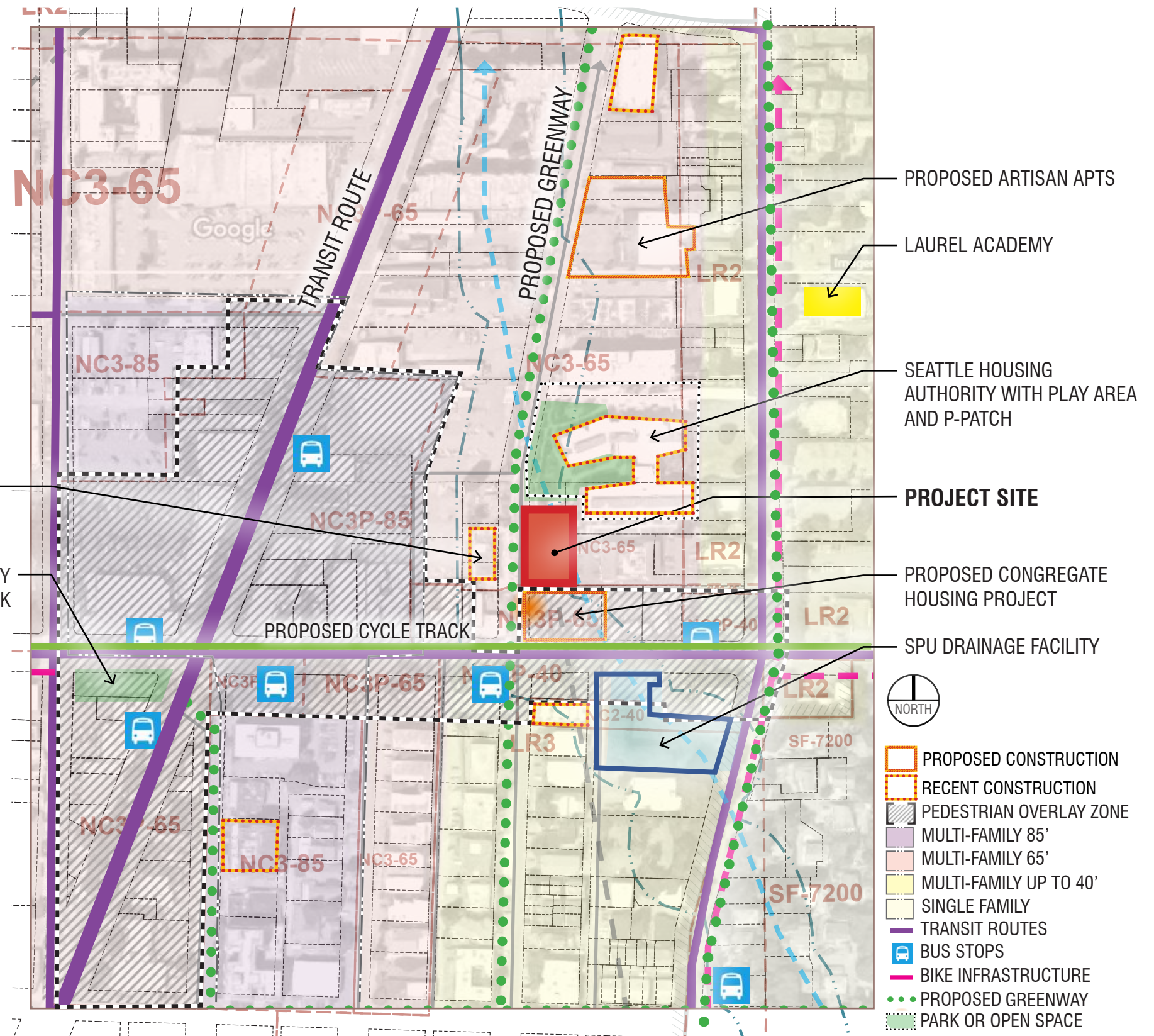
33RD AVE NE - ACCESS STREET (NOT A SPMP PIN)



NE 125TH ST - PRINCIPAL ARTERIAL



LAKE CITY WAY - PRINCIPAL ARTERIAL



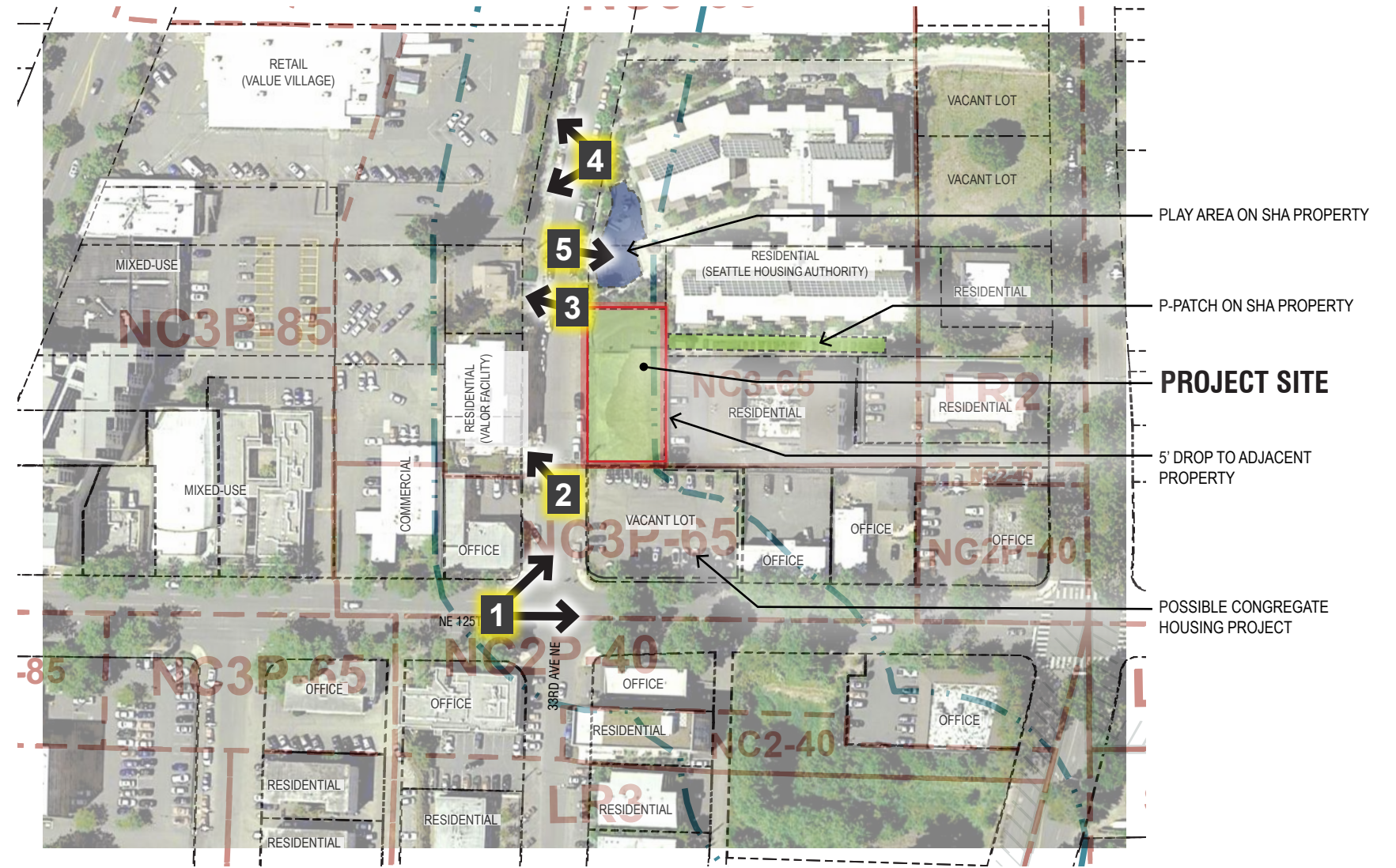
IMMEDIATE CONTEXT

Within the immediate vicinity of the project site there are several existing conditions including:

- Seattle Housing Authority runs the 86-unit Lake City Court that abuts the site to the north that includes an existing P-Patch (available to the public) and play area (SHA use only)
- Valor, the building across the street, houses God's Little Acre with facilities for cooking, storage, and cleaning that is open from 9a to noon for those in need; the upper floors house disabled veterans.
- 33rd Ave is used as a short cut between 125th and the Fred Meyer to the north during rush hour. Traffic speeds often exceed 35 mph and there are an increased number of traffic accidents where 33rd bends (just north of the project site)
- The west side of 33rd Ave north of the project site abuts the rear of commercial properties along Lake City Way - the photo below of the back of Value Village is typical of the condition
- Visibility to/from the site from the intersection of 33rd & 125th is limited



1 CORNER OF 125TH ST & 33RD AVE NE



2 VALOR APARTMENT + COOKING FACILITY



3 EXISTING SINGLE FAMILY RESIDENCE



4 BACKSIDE OF VALUE VILLAGE ALONG 33RD AVE

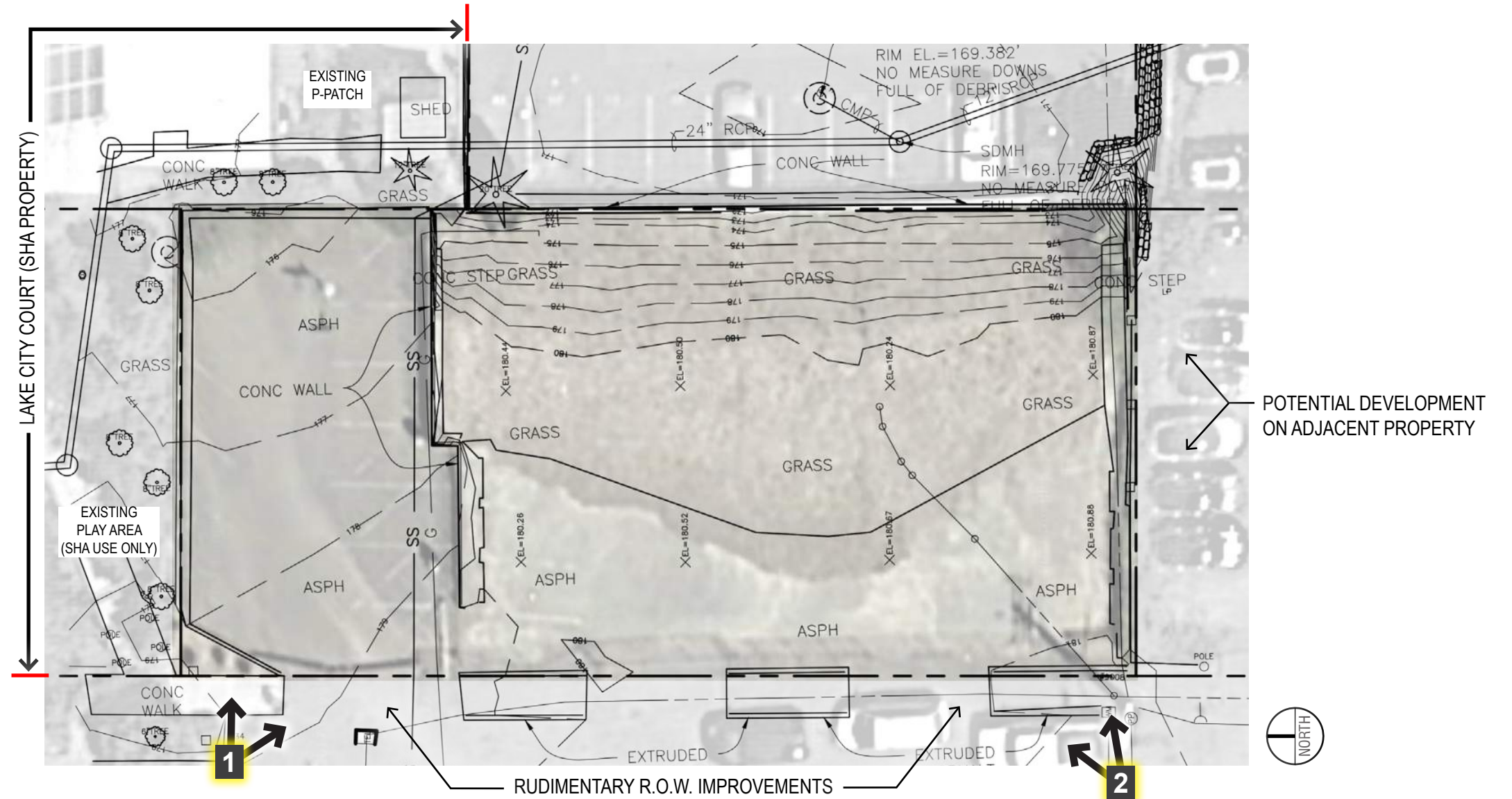


5 EXISTING PLAYGROUND AT SHA

EXISTING SITE CONDITIONS

The project site is a vacant lot that formerly had a 2-story building in the south east quadrant of the parcel. As part of the park project, the building was demolished but several elements (paving, some foundation/retaining walls, etc.) remain. Several items were identified to consider when developing the design for the park including:

- Seattle Housing Authority runs the 86-unit Lake City Court that abuts the site to the north.
 - SHA has an existing play area abutting the north side of the project site which is not available for public use. The play equipment is designed primarily for 2-12 year olds.
 - SHA has a P-Patch on their property that abuts the NE corner of the site
- There is a potential residential development in permitting on the adjacent property to the south
- The existing streetscape has rudimentary pedestrian improvements

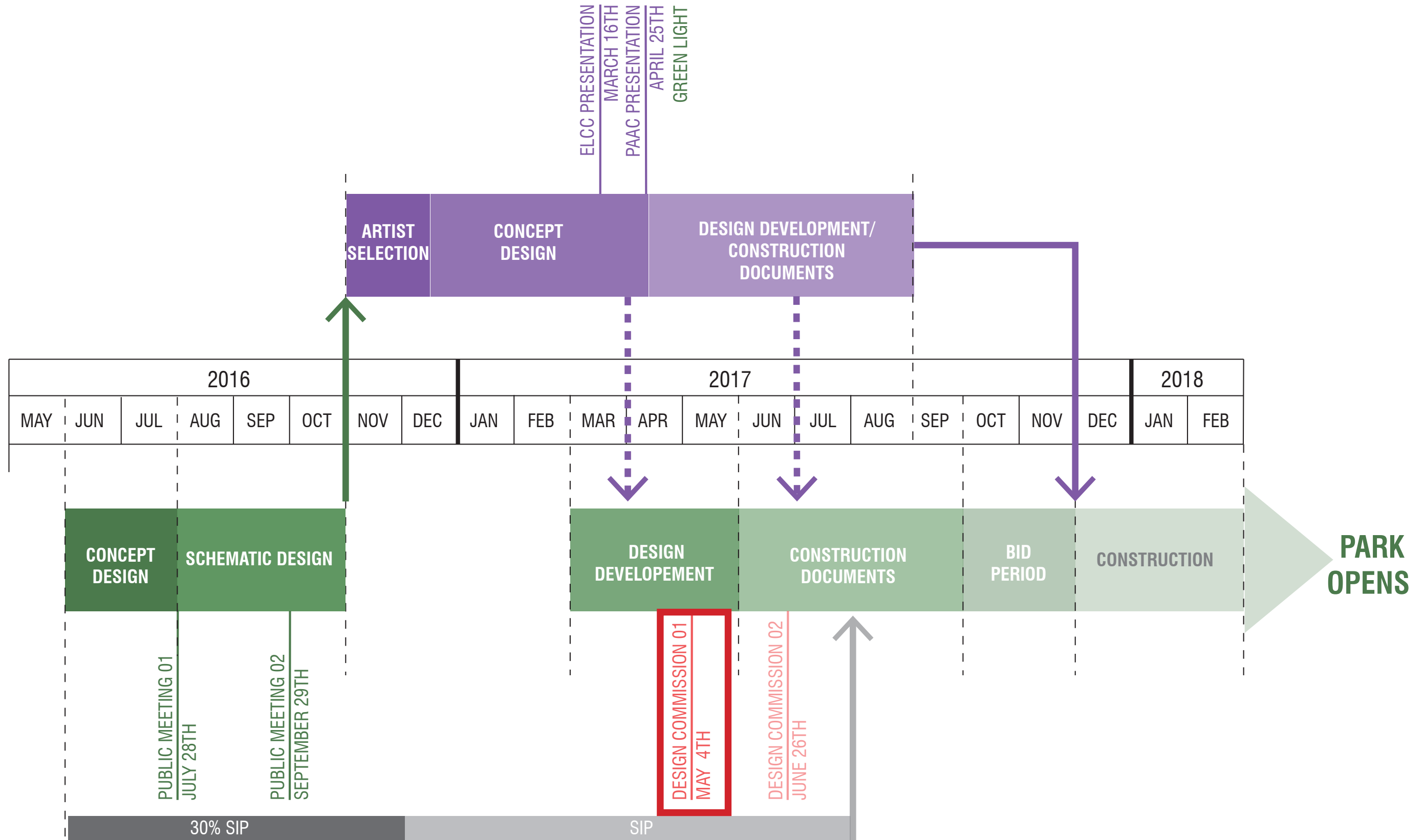


1 VIEW OF PROJECT SITE FROM NW CORNER



2 VIEW OF PROJECT SITE FROM SW CORNER

PROJECT TIMELINE





01 CONCEPT DESIGN

01 CONCEPT DESIGN / PUBLIC ENGAGEMENT, ROUND 1

LAKE CITY LANDBANKED SITE SITE ANALYSIS

Goals for the Concept Design phase included:

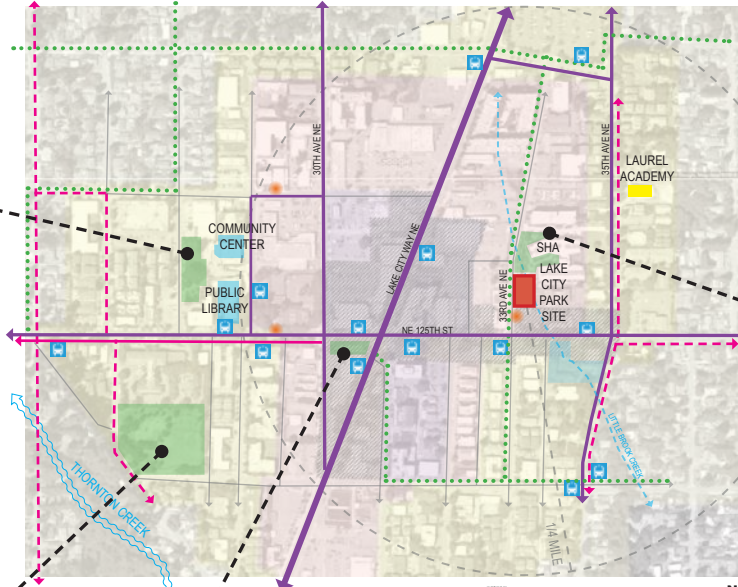
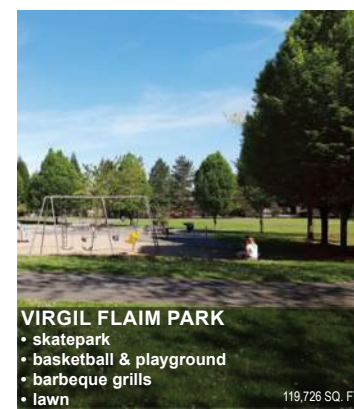
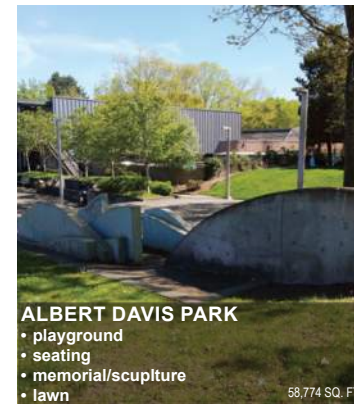
- reduce barriers for historically underrepresented communities to public input and design process per Seattle's Race and Social Justice Toolkit
- accessible and inclusive process with multilingual materials
- open discussion of residents hopes, dreams, and perceptions of the neighborhood
- guided dialogue on desired program for the park

One part of the public engagement process was to introduce participants to information about the neighborhood and project site (project site location + budget, existing nearby amenities, discuss Lake City and it's future) to gather general feedback

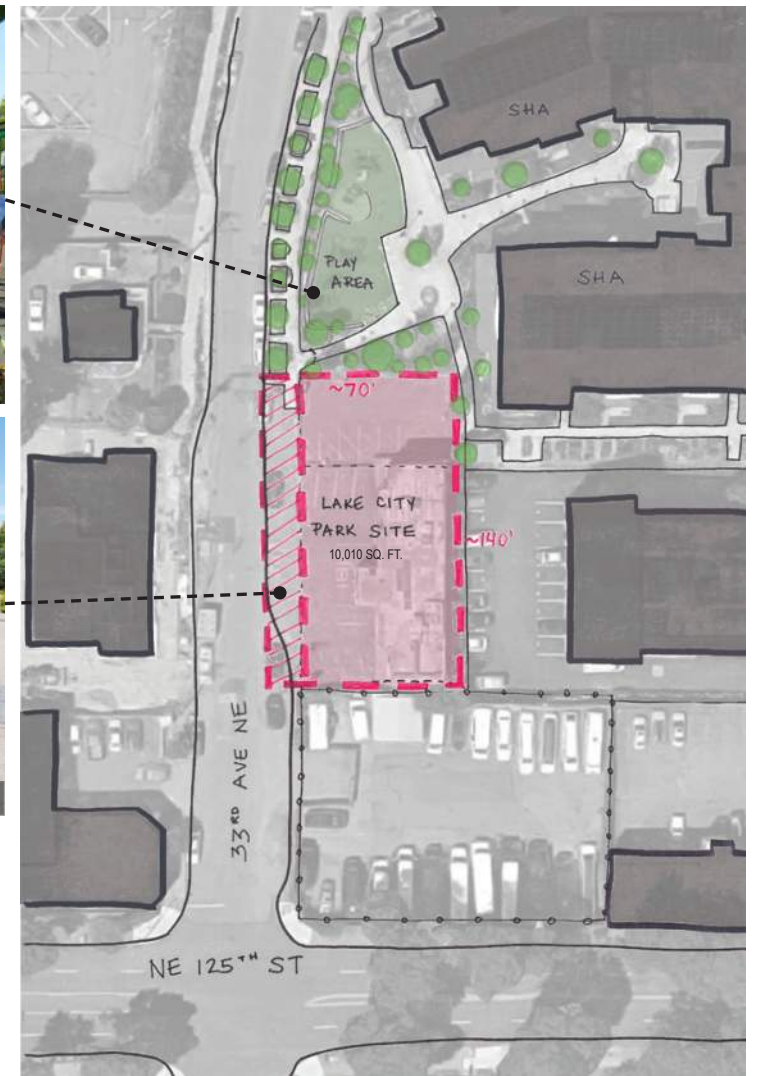
我對公園的夢想

Mi sueño para este parque es...

My dream for this park is...



- PEDESTRIAN OVERLAY ZONE
- MULTI-FAMILY 85'
- MULTI-FAMILY 65'
- MULTI-FAMILY UP TO 40'
- SINGLE FAMILY
- TRANSIT ROUTES
- BUS STOPS
- BIKE INFRASTRUCTURE
- PROPOSED REGIONAL GREENWAYS
- PROPOSED PEDESTRIAN IMPROVEMENTS



01 CONCEPT DESIGN / PUBLIC ENGAGEMENT, ROUND 1

The second part of the public engagement process was to introduce participants to potential program elements for the park and discuss the character of the spaces and how much area should be allocated to them

LAKE CITY
LANDBANKED SITE

WHAT IS YOUR DREAM FOR THIS PARK?

我對公園的夢想

Mi sueño para este parque es...

My dream for this park is...



BASKETBALL COURT



OPEN SPACE



SCULPTURAL FURNISHINGS



SHADE STRUCTURES



NET CLIMBER



LOCAL ART



BOLD PLANTING



PLAY AREAS



BIKE FACILITY



LINEAR SEATING



NATURE PLAY



NATURE PLAY



COLORFUL SURFACES



PICNIC TABLES



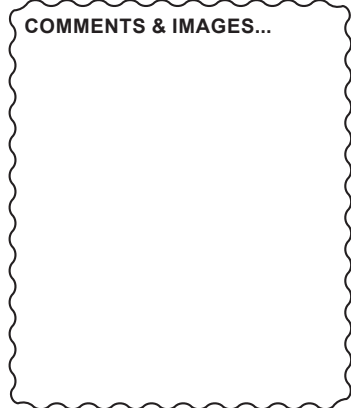
BARBEQUE GRILLS



SWINGS



SKATE FEATURES



01 CONCEPT DESIGN / PUBLIC ENGAGEMENT, ROUND 1

Two larger public outreach efforts were performed along with smaller stakeholder interviews/meetings. A Survey Monkey was used to reach community members who were not reached by other efforts.

~ 100 participants provided input.

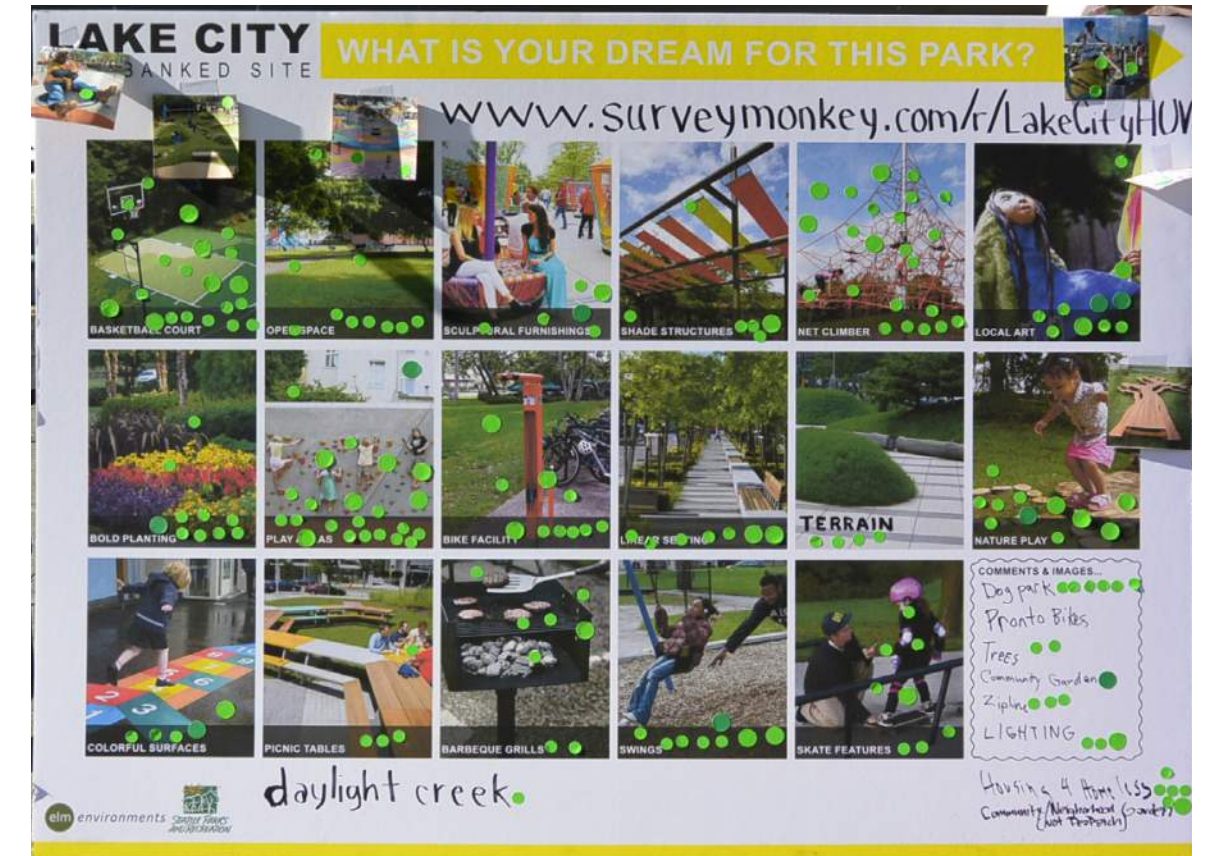
我對公園的夢想

Mi sueño para este parque es...

My dream for this park is...



FEEDBACK FROM AUGUST NIGHT OUT ON 08.02.16



FEEDBACK FROM PUBLIC OUTREACH ON 07.28.16



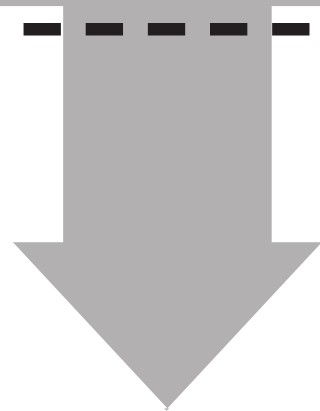
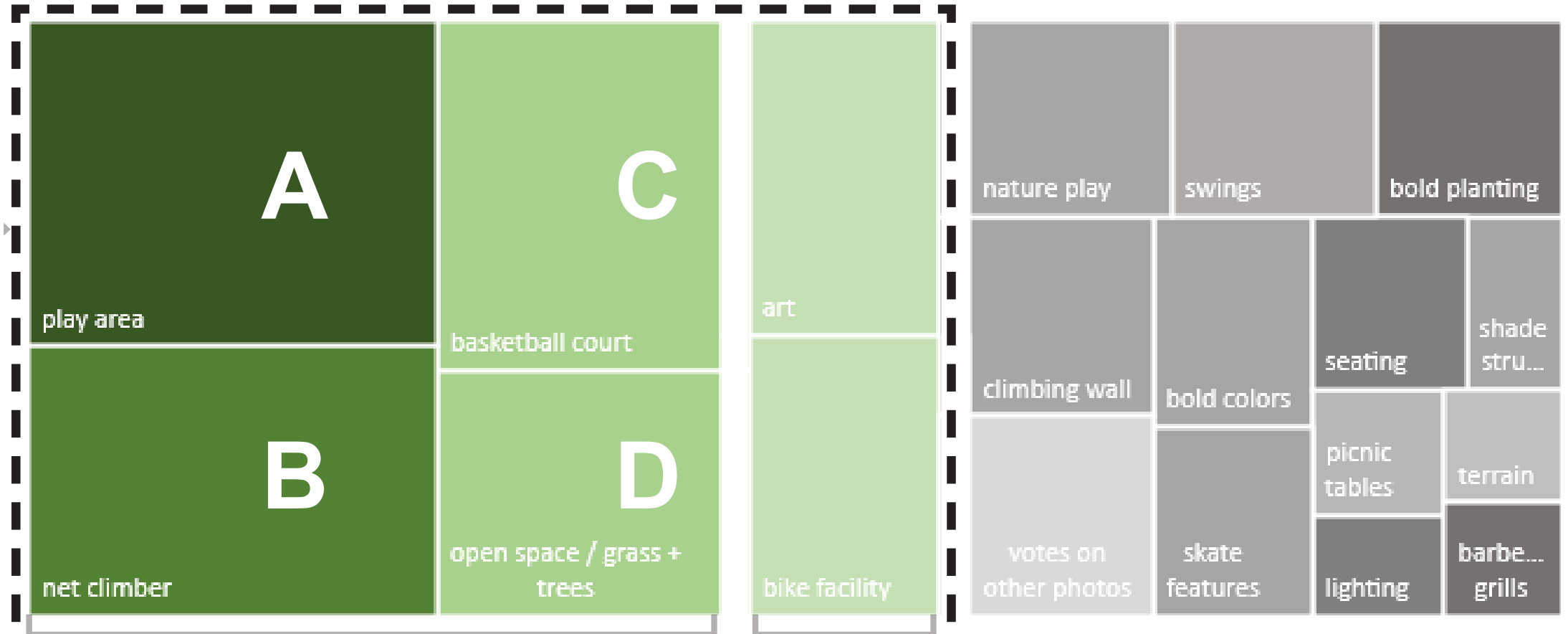
01 CONCEPT DESIGN / SYNTHESIS OF FIRST ROUND OF PUBLIC ENGAGEMENT

Feedback gathered during the first round of public engagement was aggregated into a pictorial graph where the size of the rectangles corresponds to the number of votes or mentions that an element received. 6 elements were identified as being preferred by the majority of respondents.

Among these:

- Art is funded through a separate process and funding was secured at the end of the Concept Design phase
- Bike facilities are straightforward to incorporate and will be included in all Design Options
- The remaining 4 program elements were identified to be vetted and confirmed during the second round of public engagement

60% OF RESPONDENTS PREFER...



FINAL PROGRAM, CHARACTER AND SPATIAL ALLOCATION DETERMINED DURING SECOND ROUND OF PUBLIC ENGAGEMENT



- FUNDING FOR ART SECURED
- BIKE FACILITIES INCLUDED IN ALL DESIGN OPTIONS

01 CONCEPT DESIGN / CHARACTER OF SPACES

PLAY AREA

Park play areas are diverse in use and can include play structures, open play areas, basketball courts, among many other elements. The play area favored by the community included play equipment integrated with less formal/natural play areas such as topography, boulders, logs, and other landscape elements.



NET CLIMBER

The community strongly favored including a net climber or similar climbing structure as a central element. A climber provides play opportunities for older children not available in the existing SHA play area and will be readily visible from the sidewalk. It was also felt a climber would be a unique play opportunity in the Lake City area that would be a strong draw for children and parents.



BASKETBALL COURT

The existing site hosts a well used basketball court that the community favored keeping in the new park. As with the climber, a basketball court will provide active recreation and play opportunities that are currently absent from the eastern half of the Lake City urban village.



OPEN SPACE / GRASS & TREES

Open spaces serve as flexible, general use areas for both active and passive recreation (laying in the sun, picnics, soccer, frisbee, etc.). Many community members felt that Lake City is already 'too paved' - especially for apartment dwellers - and that the park should provide much needed open space and planted areas.



01 CONCEPT DESIGN / SUSTAINABILITY STRATEGY - OVERVIEW

Sustainability checklist TBD

DRAINAGE

Hardscapes such as paths and play areas incorporate pervious pavement to allow rain water to infiltrate on site. Stormwater flow dispersion into the lawn and planting areas mitigate runoff into the street and ROW.

VEGETATION & TREE CANOPY

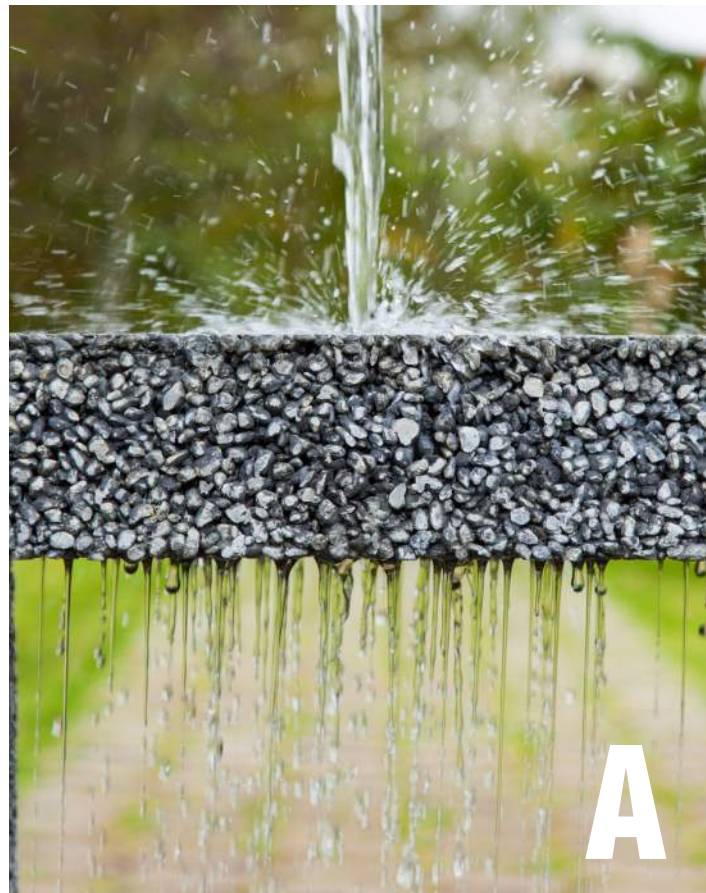
The large street tree canopy and small flowering trees absorb rain water and reduce the heat island effect. Amended soils increase water storage capacity and infiltration, as well as support plant growth. Increased planted areas promote stormwater absorption and infiltration while featuring native and adapted species.

COMMUNITY ACCESS & USE

The park will incorporate community garden areas and tie into the SHA pea patch. The park will retain a basketball court and incorporate play areas that encourages rigorous activity. This park serves the community of Lake City, in particular the neighborhoods east of Lake City Way NE. The proximity to bus lines, major arterials, and civic landmarks produces strong community access.

URBAN HEALTH

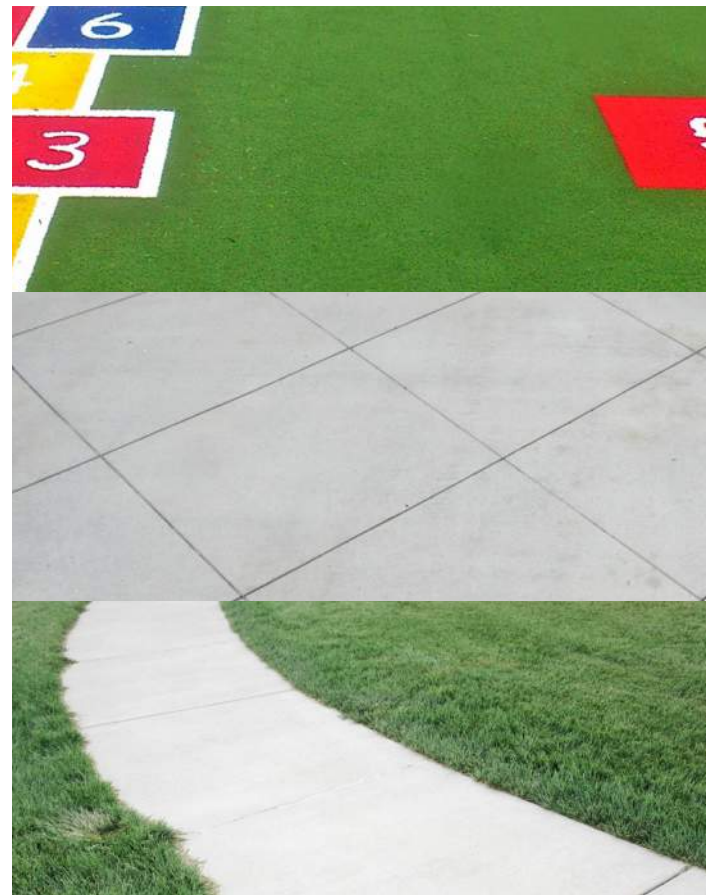
Reappropriating paved vacant city lots for green space is a first step towards improving the health of the urban environment. The previously unused area now invites surrounding community use. Plants, open lawns, play areas, improved streetscapes and right of ways all benefit the growing city and create spaces for communities to care for and grow with while reducing the heat island effect.



01 CONCEPT DESIGN / INITIAL IDEAS FOR MATERIAL, PLANTS, LIGHTING, ARTWORK

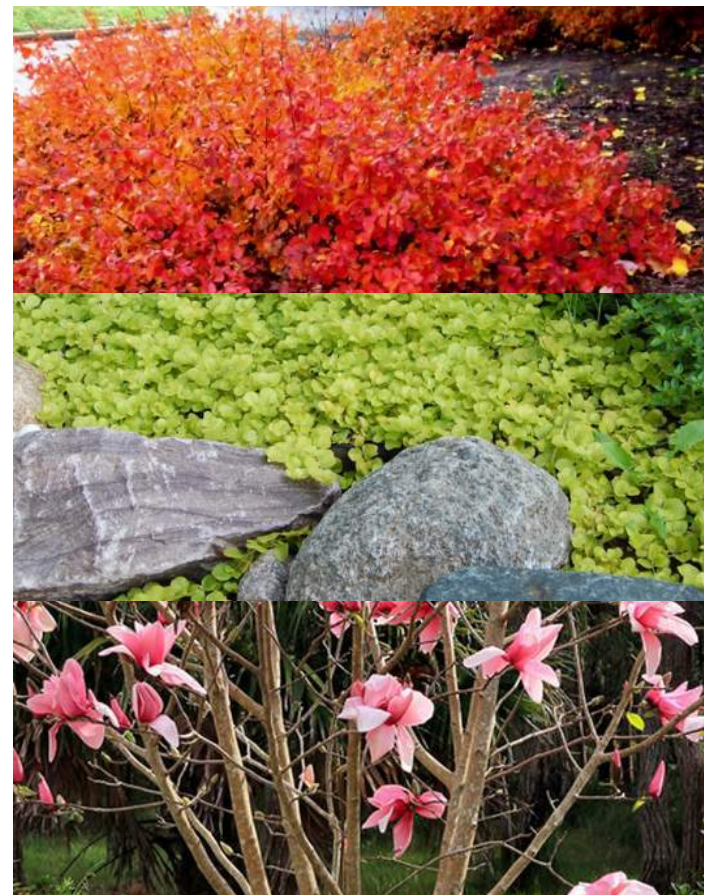
MATERIALS

Materials were not specifically discussed in the first round of public engagement but, generally, the goal is to follow Park's standards as much as possible to both provide durable surfaces and decrease long term maintenance.



PLANTS

Open space with planting were strongly favored by the community. Updates to the streetscape can provide needed shade to the west. Smaller trees and low, vigorous planting in the park can help define lawn areas and soften hardscape elements while maintaining clear sight lines for safety. Selection of drought tolerant, vigorous planting that provides spring and/or fall color was identified as a priority.



LIGHTING

Lighting came up as part of the conversation with the community mostly as it relates to safety considerations. Additionally lighting can be a strong element to define space and help illuminate artwork to enhance it's presence in the winter months.



Photo credit: Houston Memorial Park

ARTWORK

Participants expressed interest in having artwork in the park - especially something interesting that speaks to the Lake City community. Art has the potential to help define the identity of a place and increase it's presence as a local landmark.



Photo credit: Elizabeth Gahan

01 CONCEPT DESIGN / INTEGRATION WITH URBAN FABRIC

As noted earlier, the project site is located within the Lake City urban vil- lage and abuts a Pedestrian overlay zone along the 125th St corridor. 33rd Ave NE has been identified as a future neighborhood greenway. As part of integrating the new park into the surround urban fabric, three elements were considered especially critical

- **Improve access to the park:** improving the streetscape up to SDOT standards (curb, sidewalk, street trees) improves access both to the park and northwards along 33rd Ave
- **Increase visibility to/into the park:** art was identified as a possible el- ement to invite users to the park, give it a unique, memorable character, and 'advertise' it's presence to passersby along 125th St
- **Take advantage of nearby user groups and positive activity:** as a vacant lot, the project site is currently not contributing positively to the neighborhood. Among many opportunities identified, there are several that are in the immediate vicinity including: providing play opportunities for older children at Lake City Court, extending the existing P-Patch onto the site, and providing food or herbs that people using the facilities at God's Little Acre can incorporate into their self-prepared meals.

PROJECT SITE

ADD CURB, SIDEWALK, STREET TREES AND PLANTING ALONG PARK STREET FRONTAGE

PROVIDE OPPORTUNITIES FOR PEOPLE USING THE FACILITIES AT GOD'S LITTLE ACRE TO POSITIVELY INTERACT WITH THE PARK

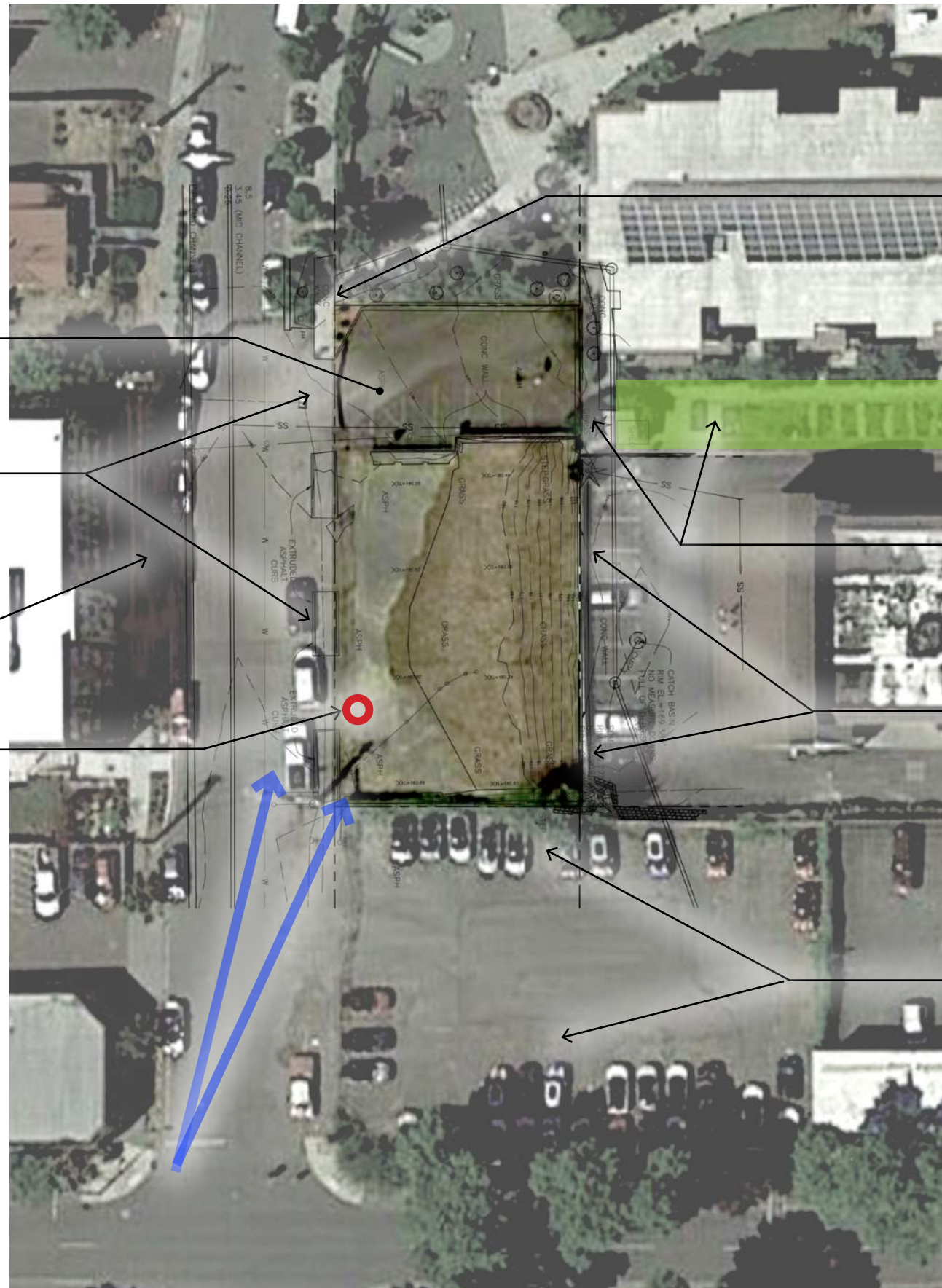
USE ART OR OTHER ELEMENTS TO INCREASE VISIBILITY OF PARK FROM INTERSECTION AT 125th ST

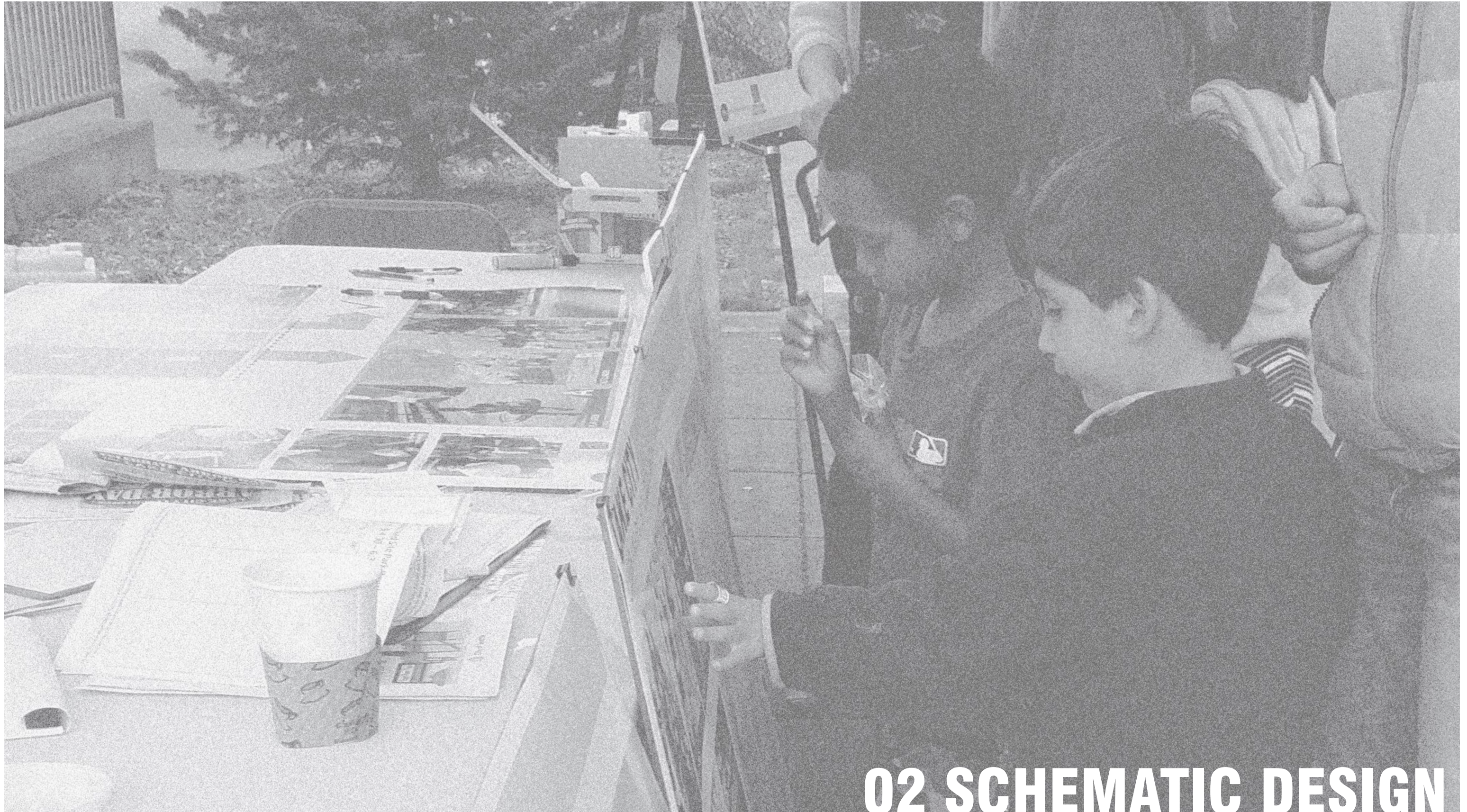
PROVIDE PARK ACCESS CLOSE TO EXISTING ENTRY TO LAKE CITY COURT

POSSIBLE CONNECTION TO EXISTING P-PATCH

MITIGATE GRADE AT EAST TO INCREASE VISIBILITY AND SAFETY

CONSIDER IMPACTS OF POTENTIAL MULTIFAMILY PROJECT TO SOUTH





02 SCHEMATIC DESIGN

02 SCHEMATIC DESIGN / PUBLIC ENGAGEMENT, ROUND 2

Three options were developed that explored different resolutions to four key items to stimulate discussion and get community feedback:

- 1. Mix of Program Elements:** a different mix of 2-3 of the 4 top program elements were used in each option
- 2. Park Character:** each option explored a different character and aesthetic
- 3. Spatial Allocation of Program:** each option shows a different layout of active, passive, and gathering spaces
- 4. Resolution of Grading Issues:** grading at the east side of the site was resolved differently in each option

The first step in the second round of public engagement was to present the discoveries and outcomes from the first round in a simple graphic format.

LAKE CITY

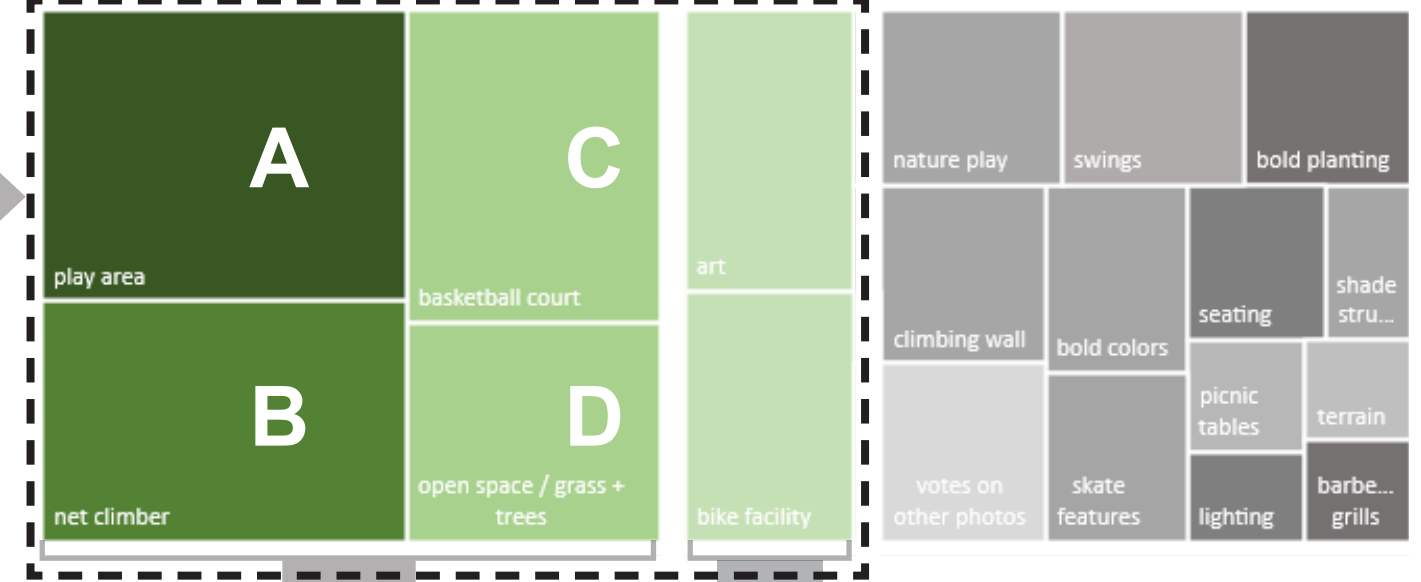
LANDBANKED SITE

RESULTS FROM FIRST PUBLIC MEETING

~100 PARTICIPANTS



60% OF PARTICIPANTS PREFER...

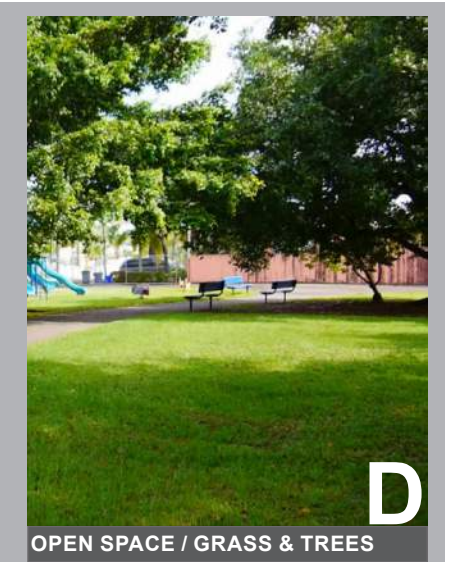


✓ - funding for art secured
- bike facilities included in all design options

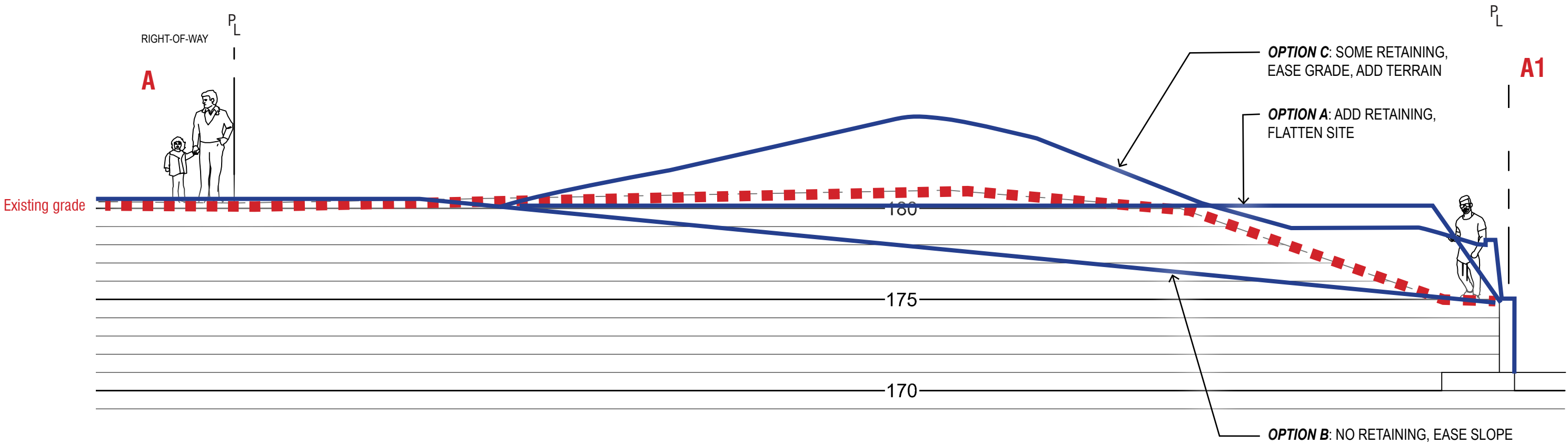
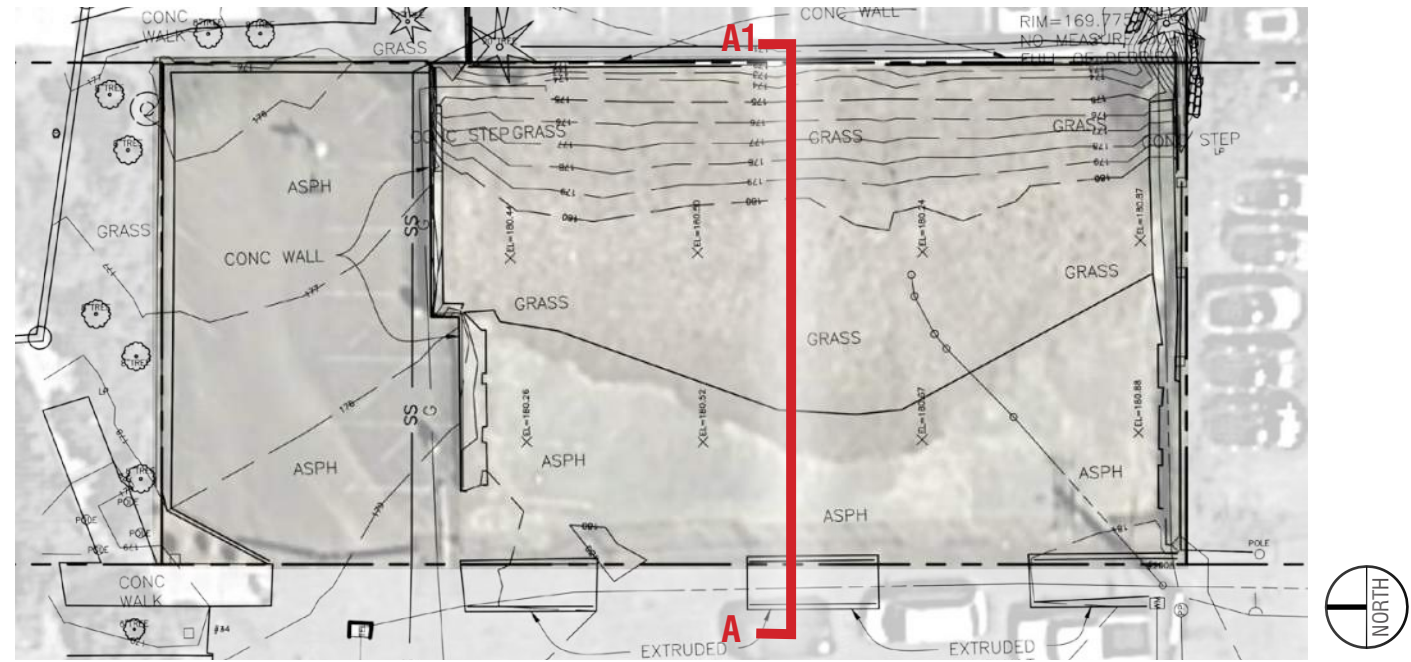
我對公園的夢想

Mi sueño para este parque es...

My dream for this park is...



02 SCHEMATIC DESIGN / SITE SECTION



02 SCHEMATIC DESIGN / PUBLIC ENGAGEMENT, ROUND 2

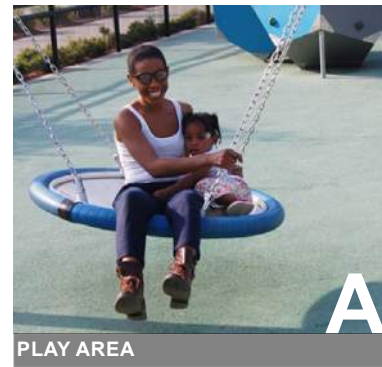
LAKE CITY

LANDBANKED SITE

CONCEPT A: MOTION

OPTION A: MOTION

- 1. Program Elements:** Play Area (A), Basketball Court (C), Open Space (D)
- 2. Park Character:** curving geometry with continuous radii
- 3. Program Layout:** gathering and passive areas are central with active play divided to north and south
- 4. Grading:** retaining wall added at east edge and site completely flattened

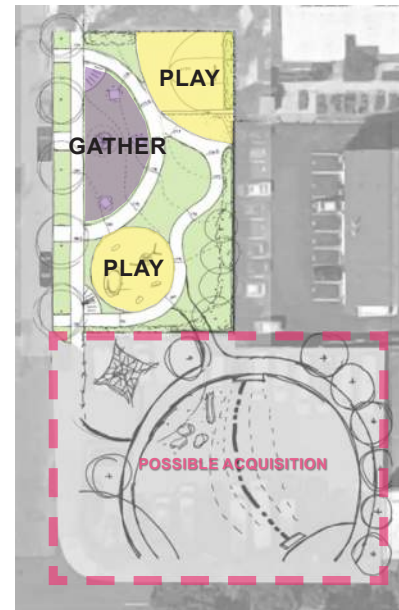


我對公園的夢想

Mi sueño para este parquet es...

My dream for this park is...

- Program Elements - Play Area, Basketball Court, Open Space Grass and Trees
- Park Character - Geometric layout, loose, fun, flat topography
- Spatial Allocation - Gather area is central with play areas dispersed on each side



02 SCHEMATIC DESIGN / PUBLIC ENGAGEMENT, ROUND 2

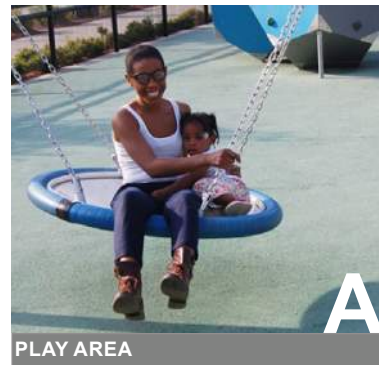
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LANDBANKED SITE

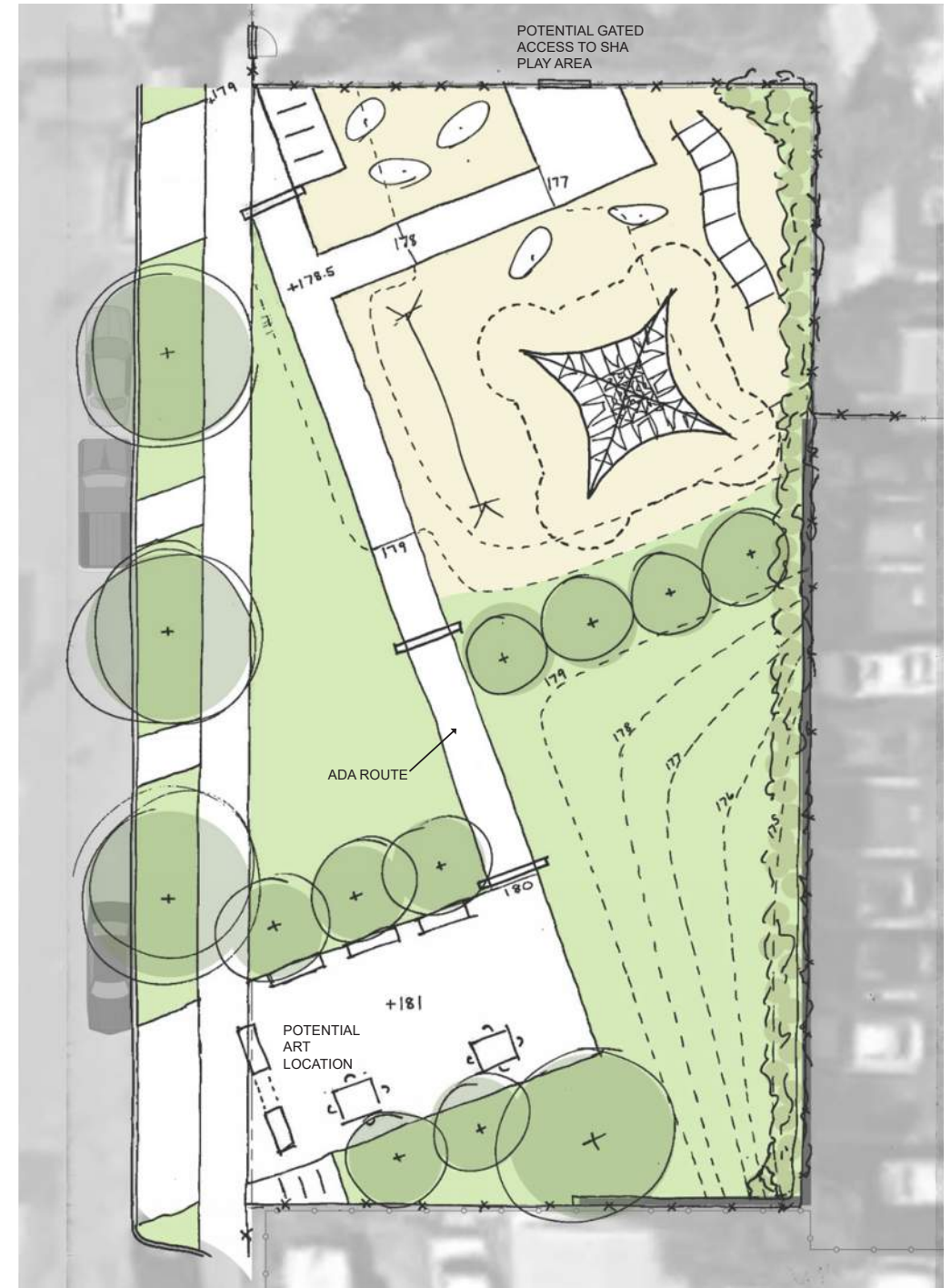
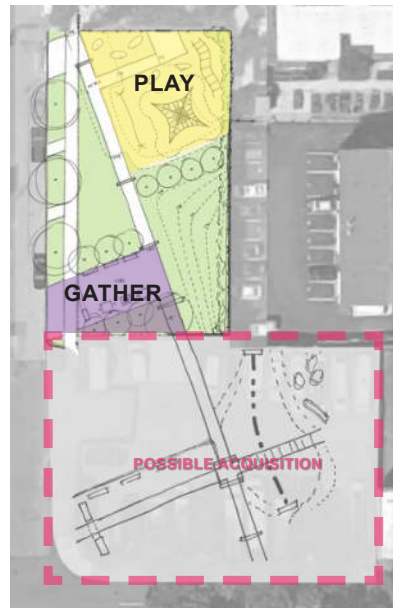
CONCEPT B: PORTAL

OPTION B: PORTAL

- 1. Program Elements:** Play Area (A), Basketball Court (C), Open Space (D)
- 2. Park Character:** Linear, angular geometry with formal planting and grading
- 3. Program Layout:** active play and gathering areas separated by open/passive spaces in center
- 4. Grading:** Slope eased to eastern edge but no retaining added



OTHER THOUGHTS...



我對公園的夢想

Mi sueño para este parque es...

My dream for this park is...

02 SCHEMATIC DESIGN / PUBLIC ENGAGEMENT, ROUND 2

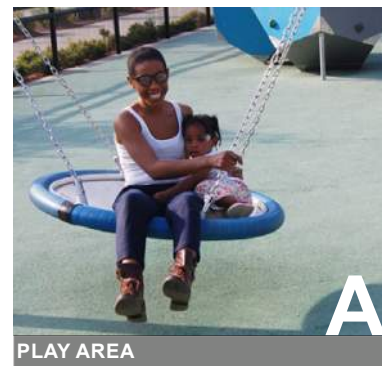
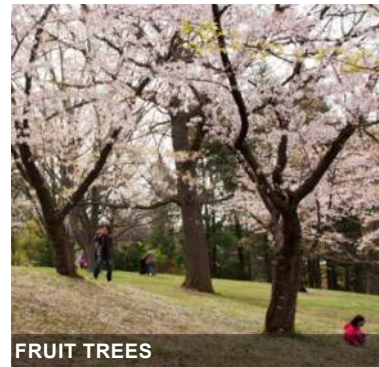
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CONCEPT C: INSTINCT

OPTION C: INSTINCT

- 1. Program Elements:** Play Area (A), Open Space (D) and P-Patch
- 2. Park Character:** Naturalistic, sculpted terrain and planting with winding paths
- 3. Program Layout:** active play and P-Patch congregated to north with central gathering and passive activities to the south
- 4. Grading:** Slope eased to eastern edge with some retaining to allow for grading in center of site

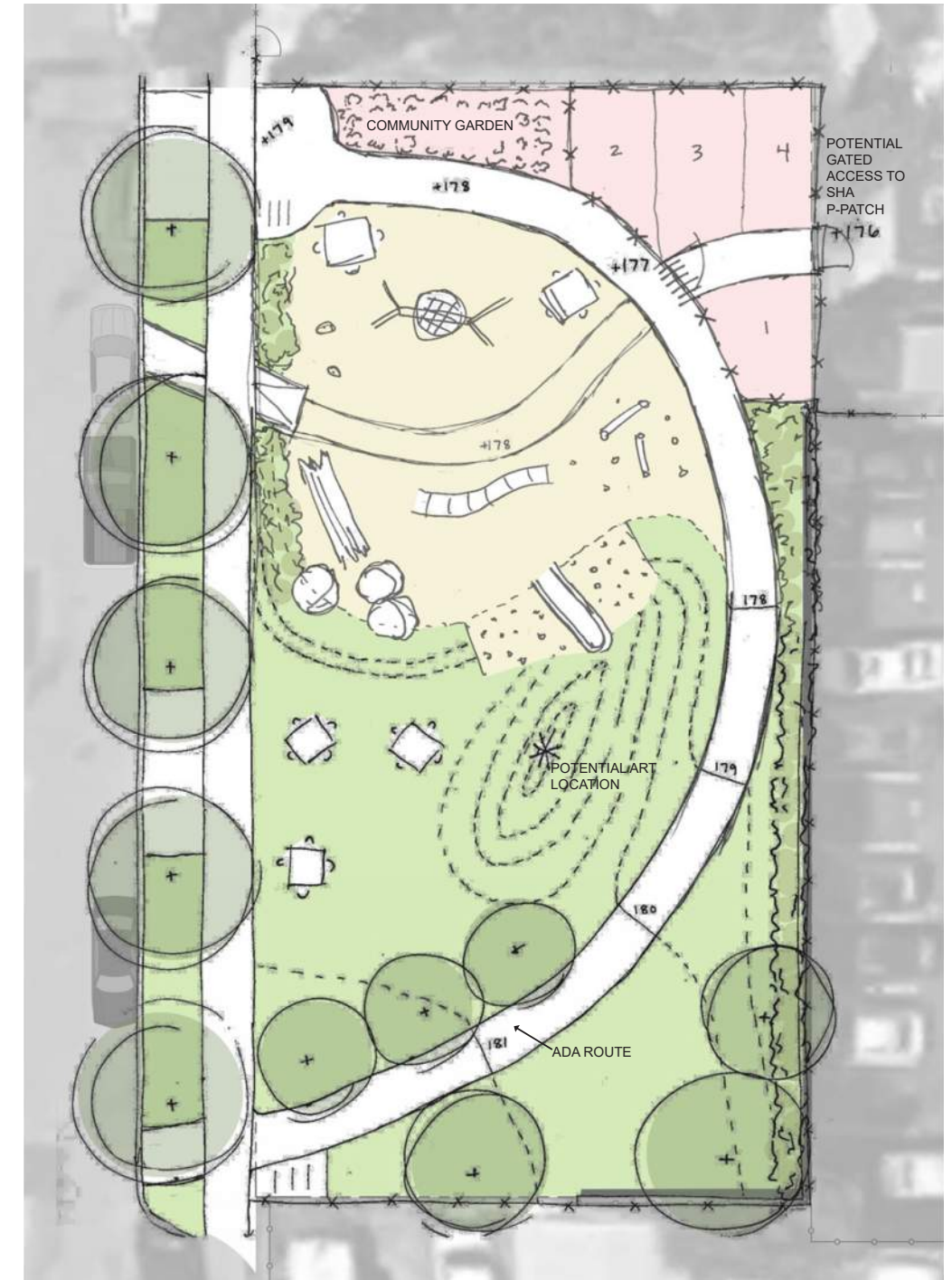
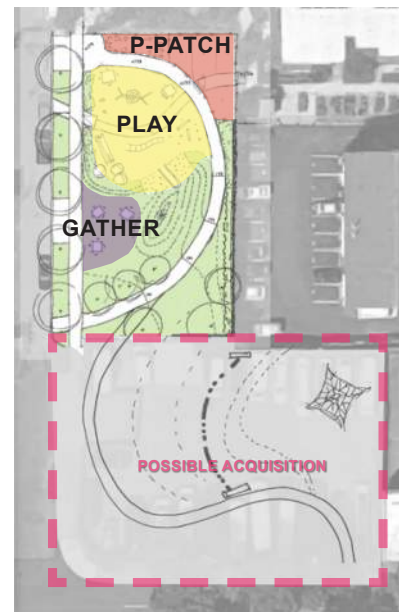


我對公園的夢想

Mi sueño para este parque es...

My dream for this park is...

OTHER THOUGHTS...



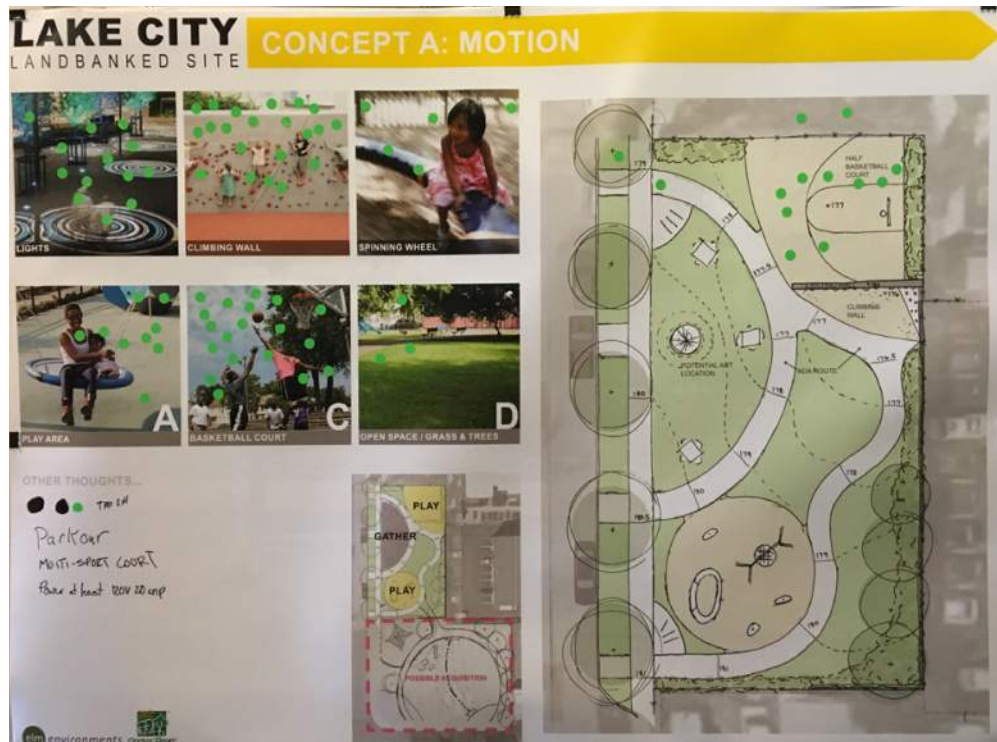
02 SCHEMATIC DESIGN / PUBLIC ENGAGEMENT, ROUND 2

A public outreach effort was performed along with smaller targeted meetings to present the 3 design options that were developed.

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My dream for this park is...



FEEDBACK FROM PUBLIC OUTREACH ON 09.29.16

02 SCHEMATIC DESIGN / SYNTHESIS OF SECOND ROUND OF PUBLIC ENGAGEMENT

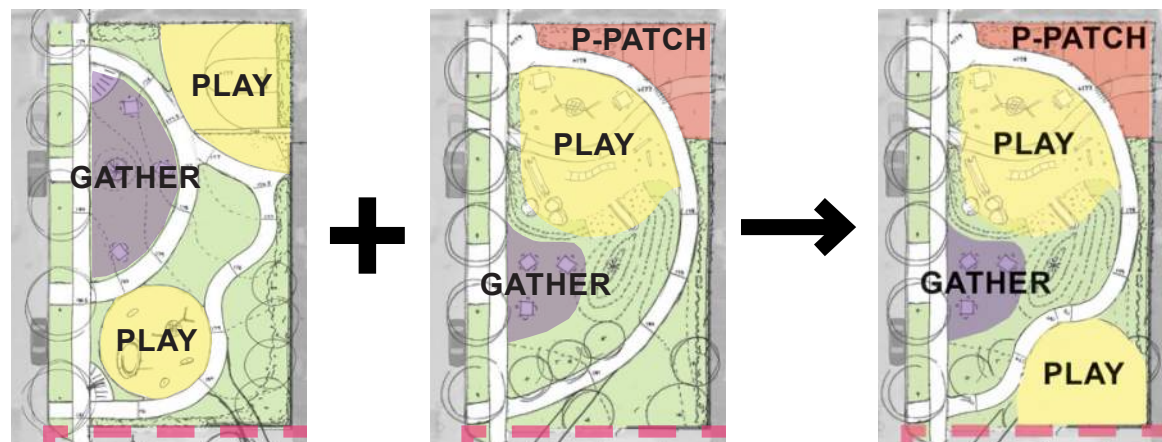
Summary of feedback

Feedback gathered during the second round of public engagement on the 4 key elements indicated:

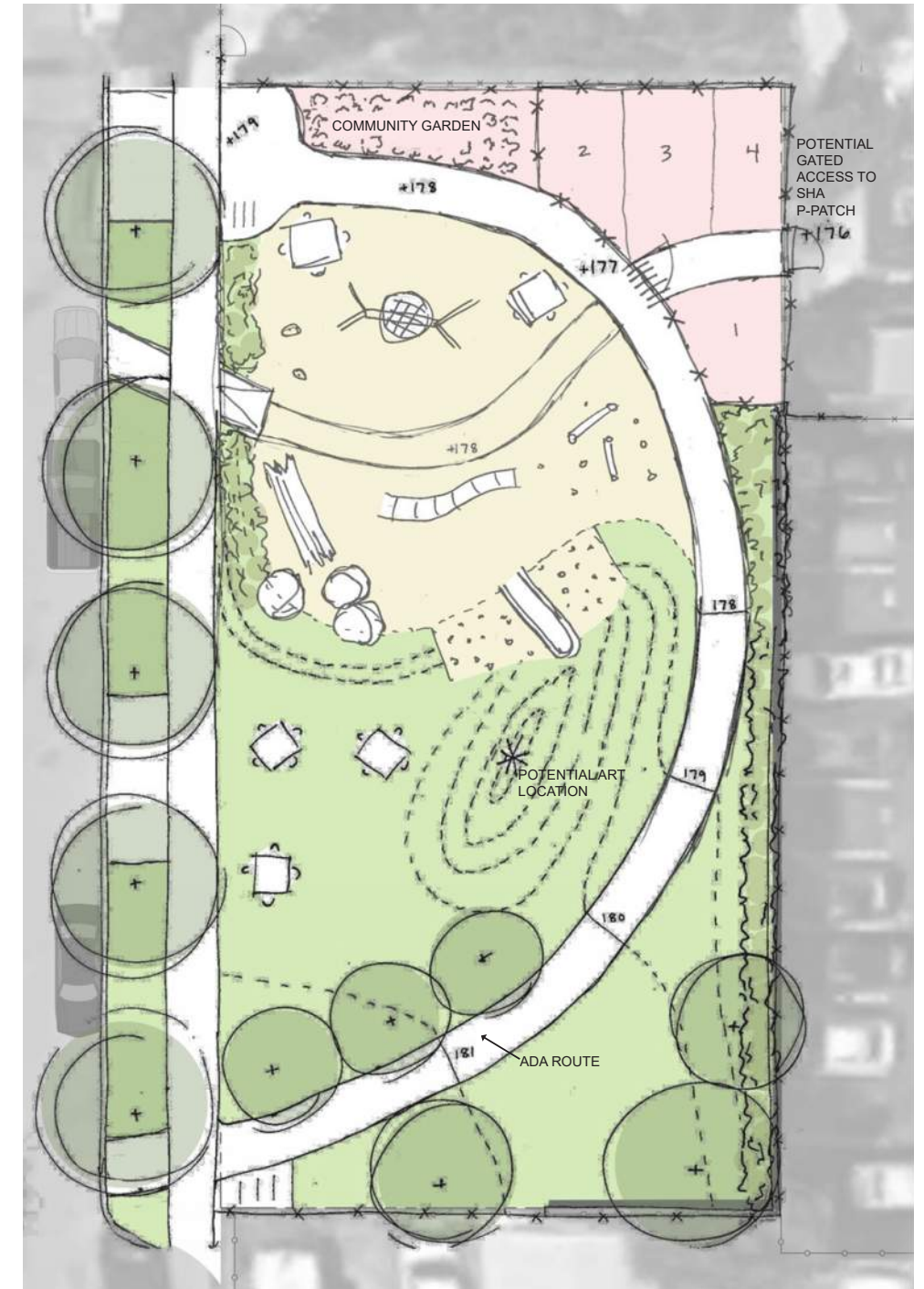
- 1. Program Elements:** there was strong support for including all 4 program elements (A,B,C, & D)
- 2. Park Character:** More than 60% of participants preferred the naturalistic, sculpted terrain and planting with winding paths of Option C
- 3. Program Layout:** the majority of participants preferred the allocation of program elements shown in Option C with Option A placing a close second; with the addition of the basketball court, a hybrid between Options A and C became viable
- 4. Grading:** When asked, all respondents indicated that the grade drop at the eastern edge of the site be mitigated



PREFERRED PROGRAM ELEMENTS



HYBRID SPATIAL ALLOCATION OF PROGRAM ELEMENTS



PREFERRED PARK CHARACTER + GRADING

02 SCHEMATIC DESIGN / CHARACTER OF SPACES

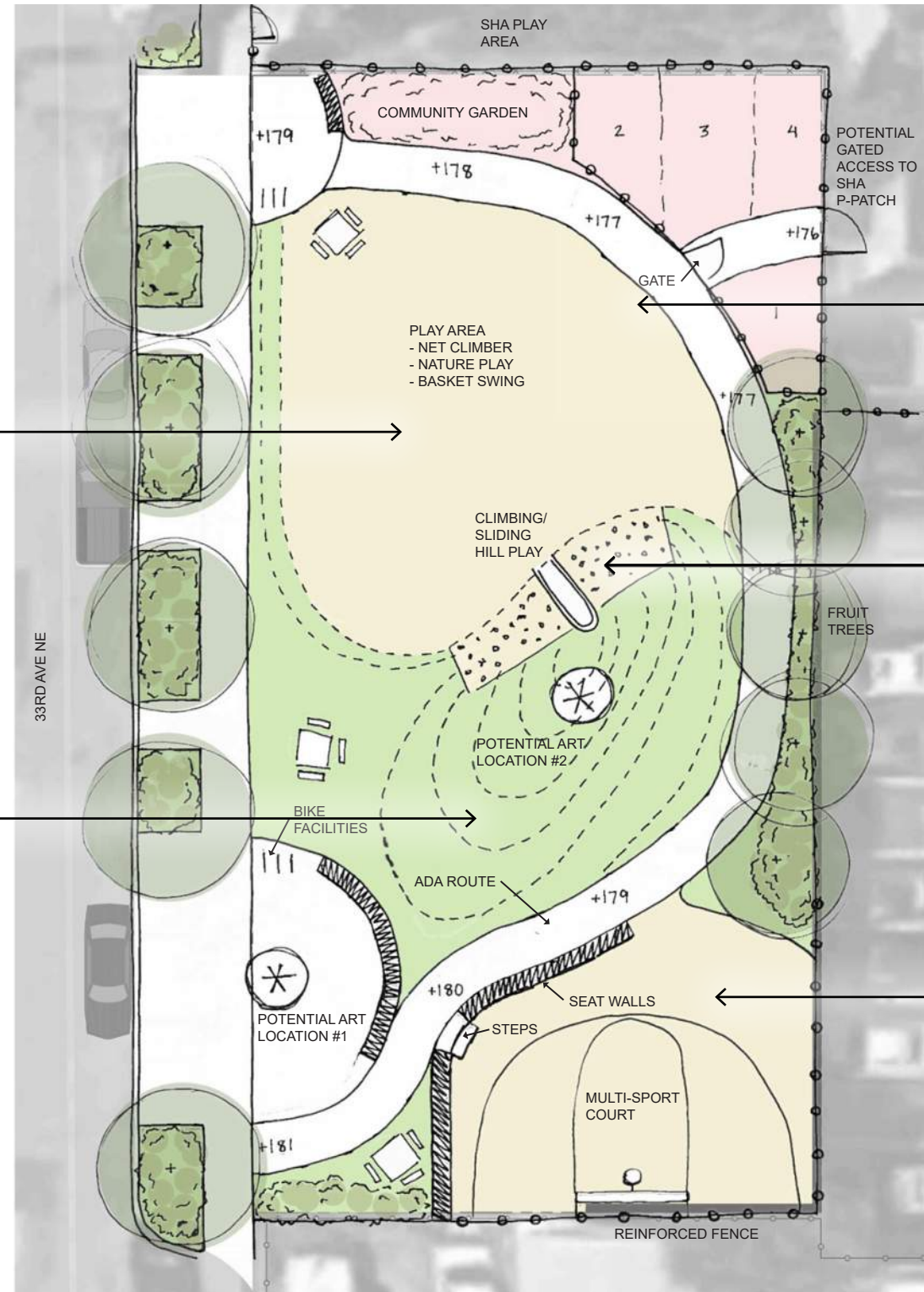
The 10,010 sf site is one of the smaller landbanked sites. The active programming requested by the community will require much of the space - as such the character of the park is a mix of active programming integrated into a naturalistic layout that provides breathing space between the two active play areas.



CLIMBING ELEMENT



OPEN SPACE + TREES

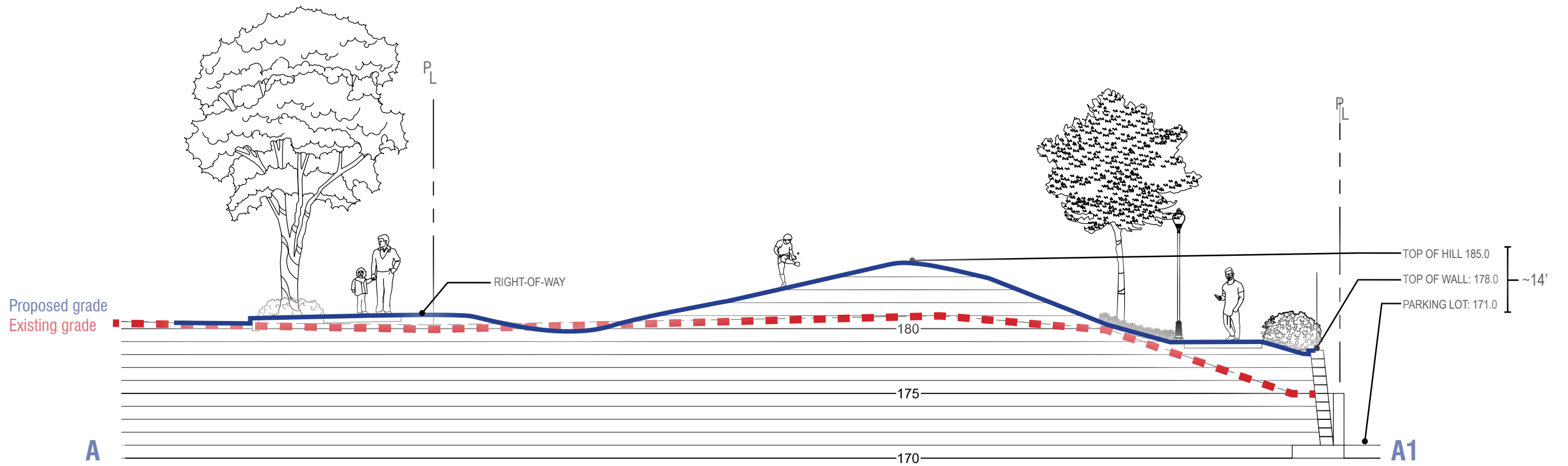
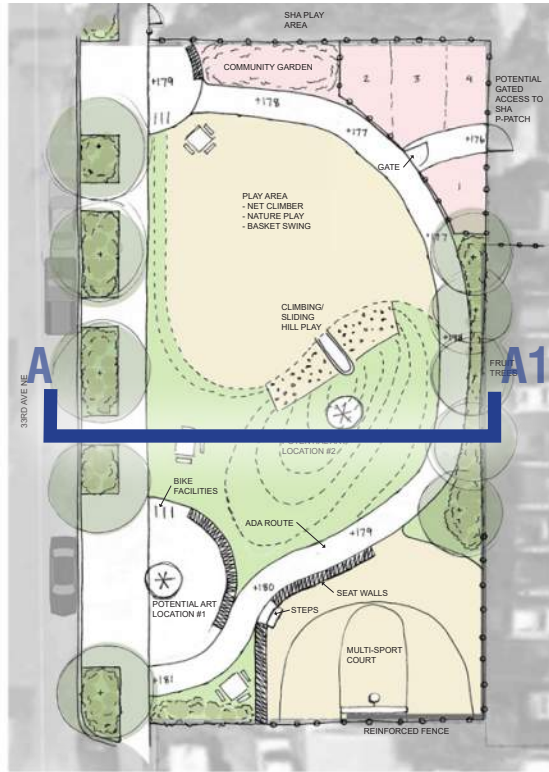


EXPLORATORY PLAY



BASKETBALL COURT

02 SCHEMATIC DESIGN / CHARACTER OF SPACES



02 SCHEMATIC DESIGN / MATERIALS, PLANTS, LIGHTING, ARTWORK

Other elements and strategies addressed in the final Schematic Design include:

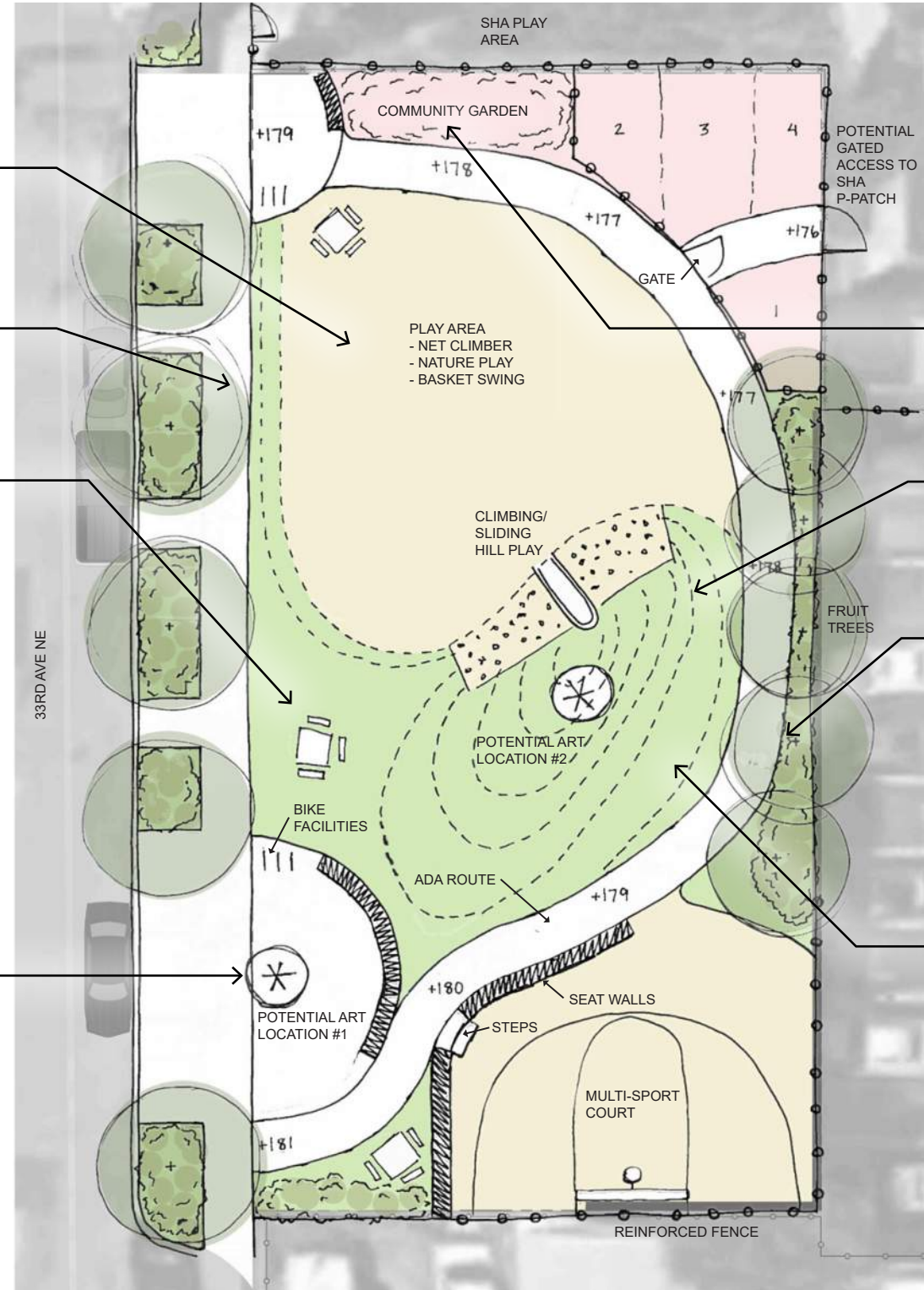
- Where possible seeking to use Seattle Park's standards for materials and paving to increase durability and decrease long term maintenance costs
- Following cues from the public engagement process to provide colorful planting that is also durable and drought tolerant
- Providing lighting for the darker area along the eastern side of the park so that the new park will be evenly lit
- Reaching out to the artist selected for the project with the aim of integrating park elements with the art and/or using the artist's language to inform the park design



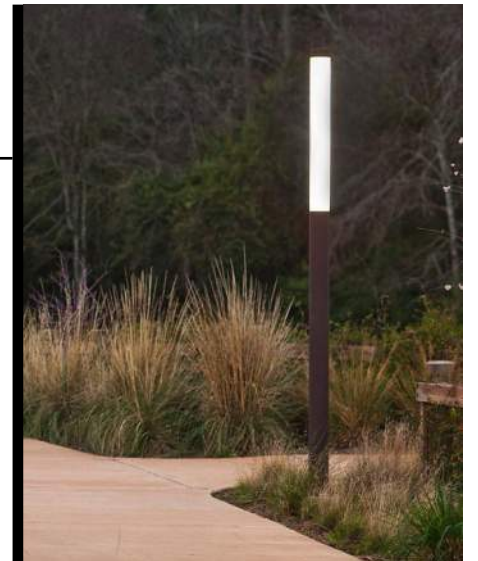
DURABLE MATERIALS



ARTWORK



PLANTING FOR SEASONAL COLOR



EVEN LIGHTING THROUGHOUT PARK

02 SCHEMATIC DESIGN / SUSTAINABILITY

Sustainability strategies incorporated into the final Schematic Design include both operational and social elements including

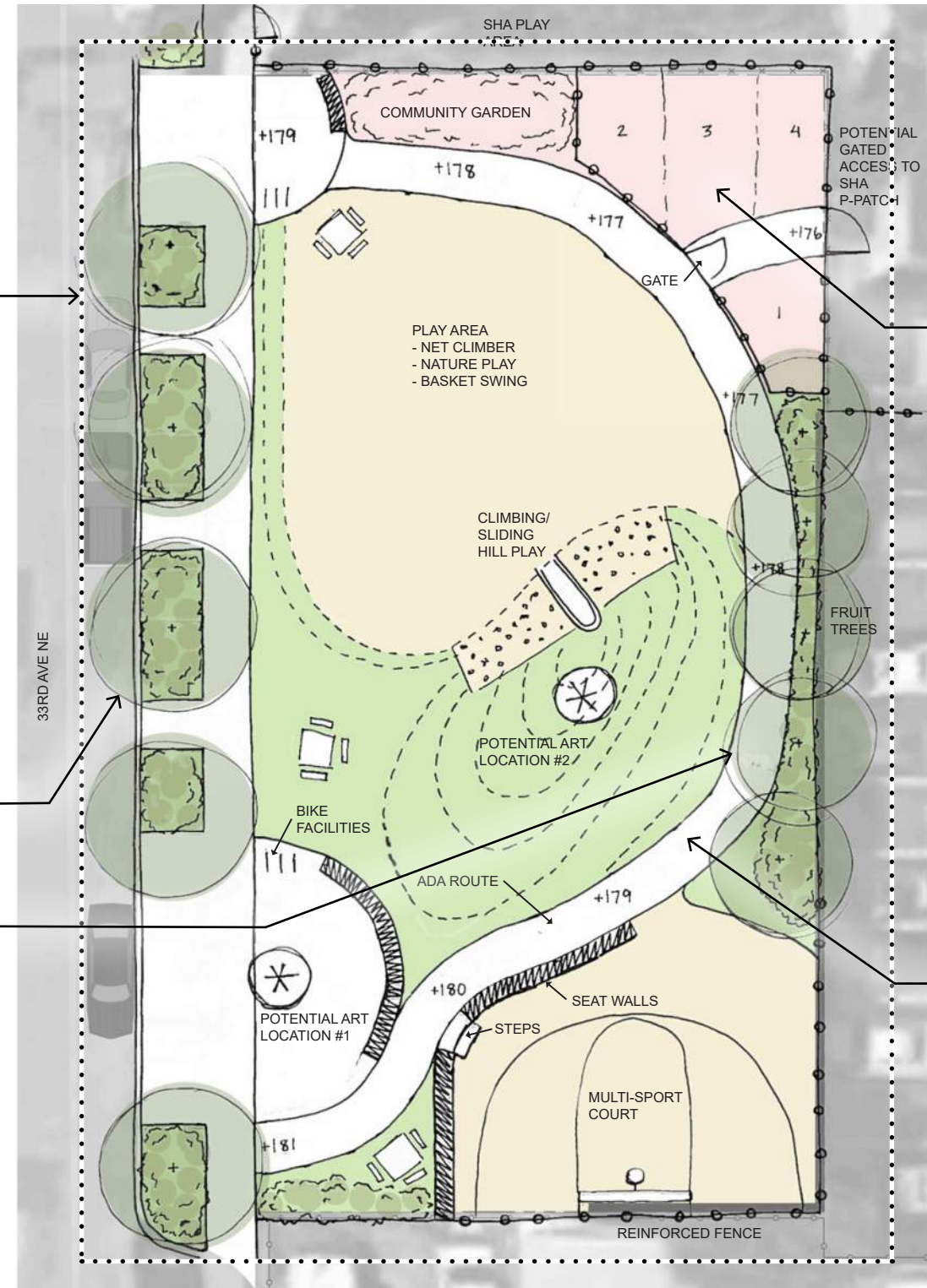
- Replacing ~5,000 sf of paving with either planting areas or pervious paving (walkways and the play area) increase infiltration and decrease heat island effect
- Increased planting in amended soils and tree canopy cover further support improved stormwater performance and comfort for park users
- Selecting plants that are low-maintenance and drought tolerant that have ornamental qualities
- The new park incorporates a mix of opportunities for active and passive recreation within walking distance of Lake City Residents east of Lake City - most of which are currently not available for residents of this area
- Streetscape improvements and connections to the adjacent P-Patch to encourage non-motorized access to the park



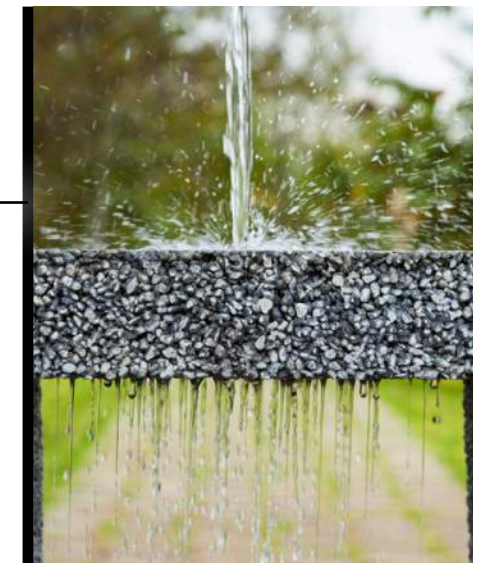
DECREASED PAVED AREAS



VEGETATION + TREE CANOPY



COMMUNITY ACCESS + USE



PERVIOUS PAVEMENT

02 SCHEMATIC DESIGN / INTEGRATION WITH URBAN FABRIC

Strategies incorporated into the final Schematic Design to integrate the park with the surrounding urban fabric include:

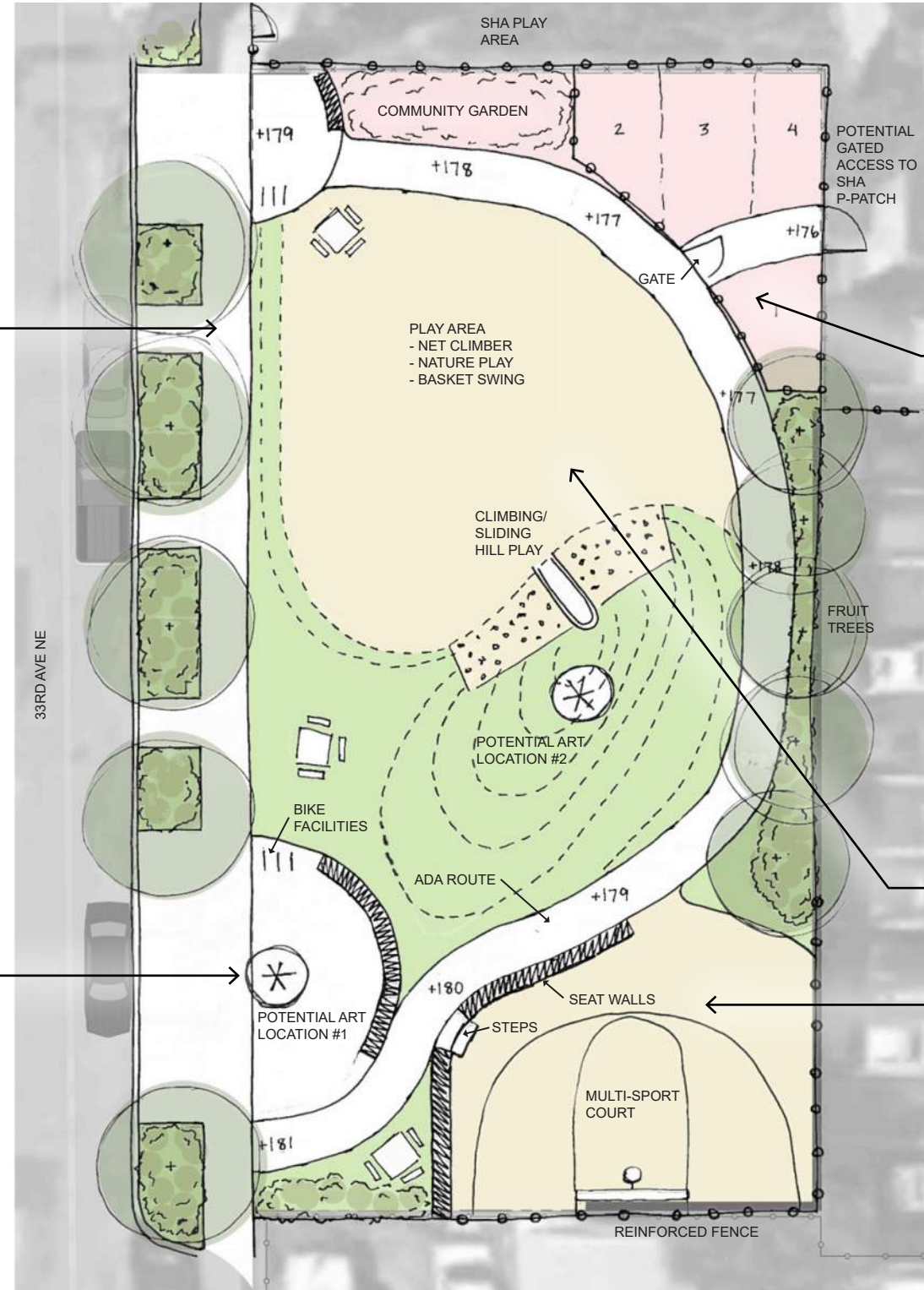
- Streetscape improvements connect the park to existing sidewalk to the north and improve access to the bus stops along NE 125th Street
- Working with the Artist selected to work on the project to place her work in a visible location and take cues from the art in designing other park elements to increase the cohesiveness of the entire design
- Connecting to and enhancing existing activity and positive uses such as providing play opportunities for older children at Lake City Court, extending the existing P-Patch onto the site, and providing a community garden with herbs that people using the facilities at God's Little Acre can incorporate into their self-prepared meals.



STREETScape IMPROVEMENTS



COLORFUL ART AT ENTRY PLAZA

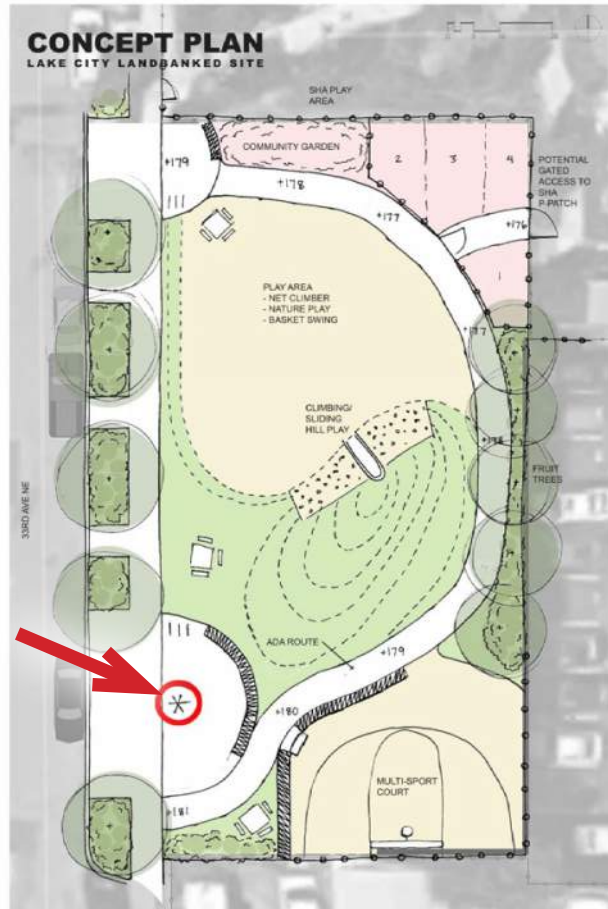
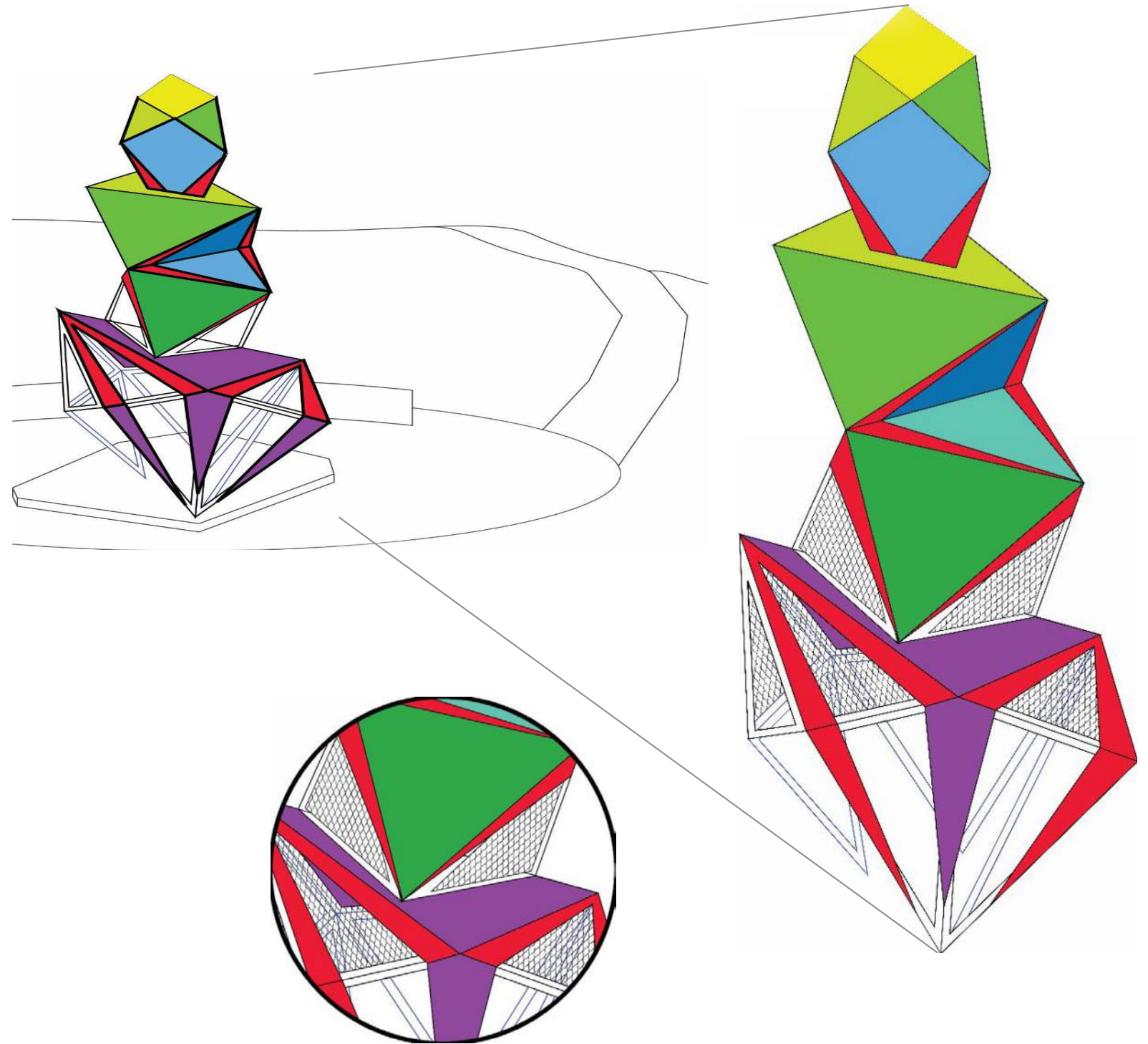
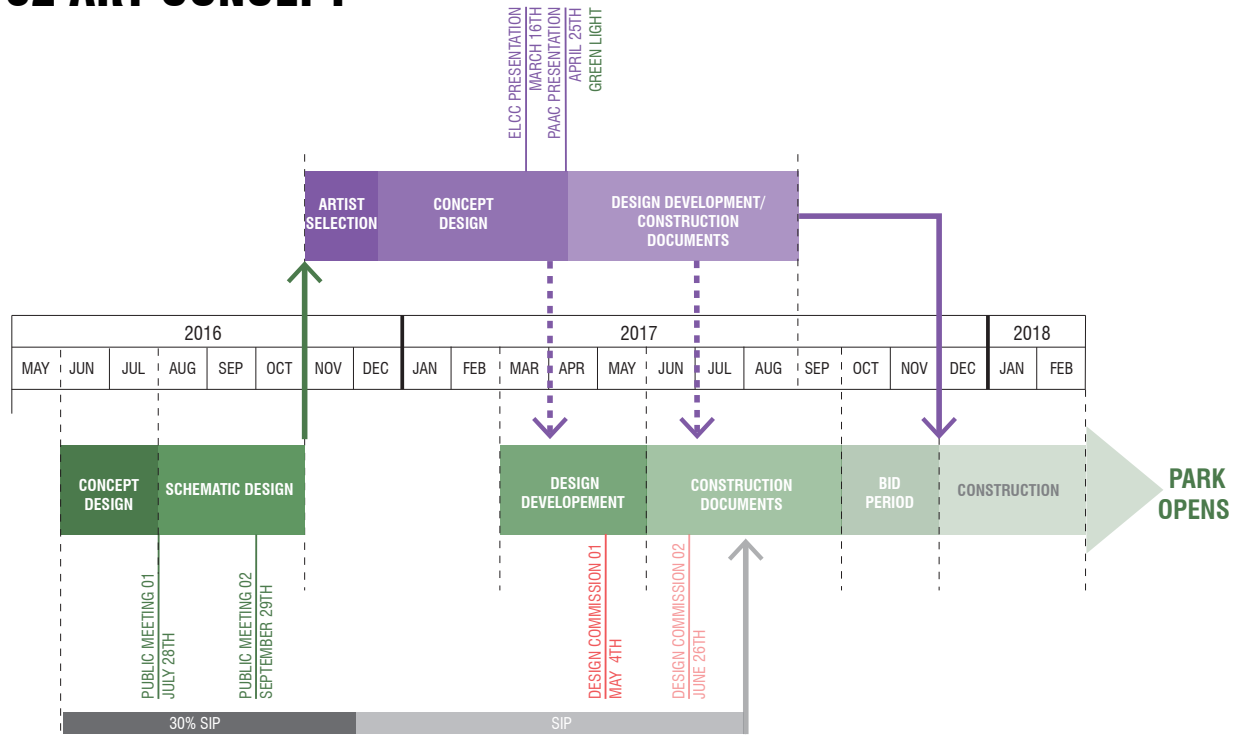


CONNECT TO EXISTING ACTIVITY



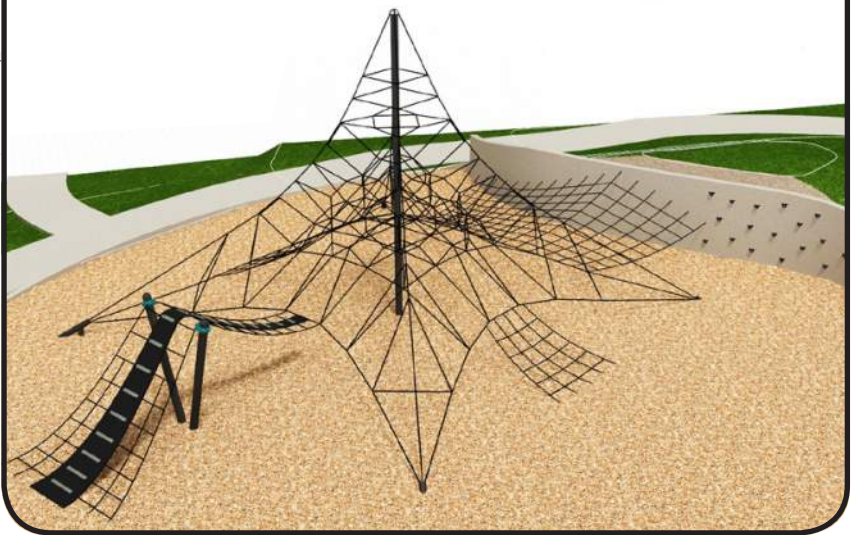
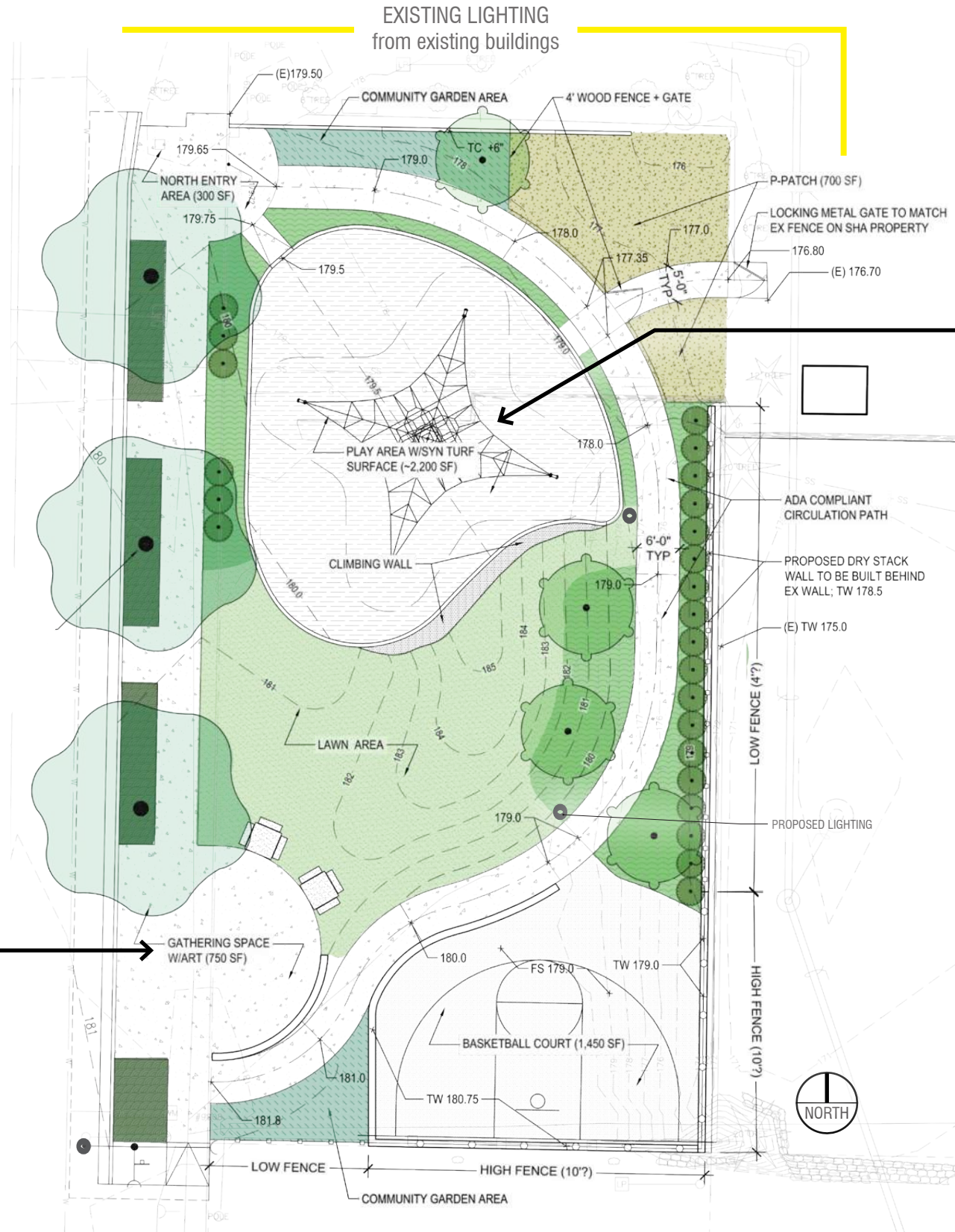
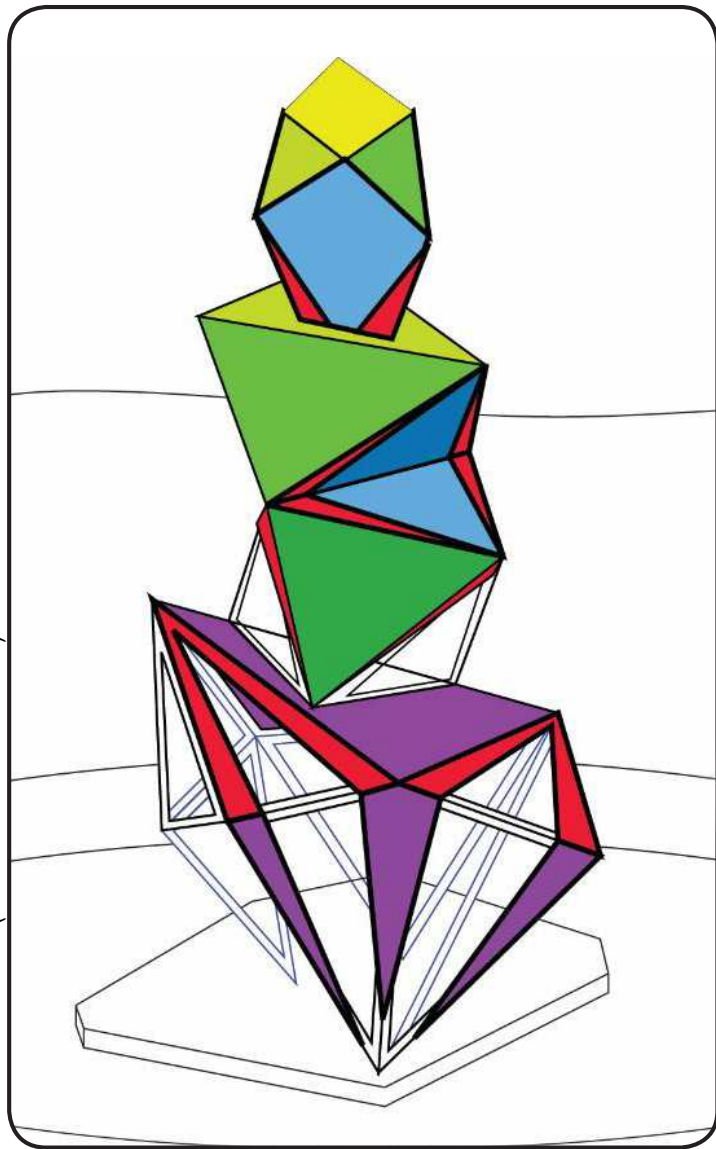
ACTIVITIES FOR SHA RESIDENTS

02 ART CONCEPT



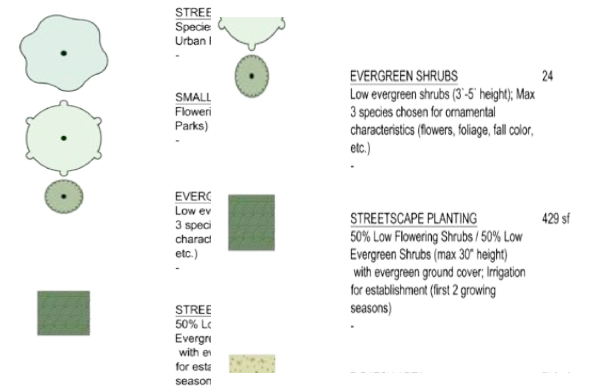
NEXT STEPS...

ART CONCEPT (UNDER DEVELOPMENT)



POTENTIAL CLIMBING EQUIPMENT OPTIONS (FINAL SELECTION TBD)

CONCEPT PLAI





QUESTIONS?