

# MORGAN JUNCTION PARK ADDITION





PROJECT INFORMATION

Project Address: 6317 California Ave SW, Seattle, WA 98136

DPD Project Number: Not yet acquired

Project Description:  
Design and development of a 20,460 SF parcel acquired by Seattle Parks & Recreation in 2014. New park will add park space with active and passive recreational opportunities to the commercial corridor of Morgan Junction Residential Urban Village, and expanding the use of the current Morgan Junction Park.

Parcel Zoning: NC3-30

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

- Play Area with a focus on Nature
- Community Event Space
- Informal Stage
- Flexible Open Space

Additional elements included in the project are:

- Addition of curb, gutter, sidewalk, planting, and street trees along the currently unimproved frontage of Eddy St. once the TJO is complete
- Updated Streetscape along California
- Viewshed towards Olympic Mountain

Budget:

Total Budget:	\$1,260,000
Construction Budget:	\$860,575

Project Schedule (reference graphic on page 7):

01 Pre-Design:	06.16.18 - 04.04.19
Public Outreach #1:	06.16.18
02 Concept Design:	04.05.19 - 08.01.19
Public Outreach #2:	06.22.19
Design Commission #1:	08.01.19
03 Schematic Design:	06.23.19 - 11.21.19
Public Outreach #3:	10.10.19
Design Review #2:	10.31.19
04 DD/CD:	11.22.19 - 07.20.20
05 Bidding + Contract Negotiation:	07.21.20 - 08.28.20
06 Construction:	08.28.20 - 06.28.21

PROJECT VISION

Expand existing Park in alignment with community preferences and vision

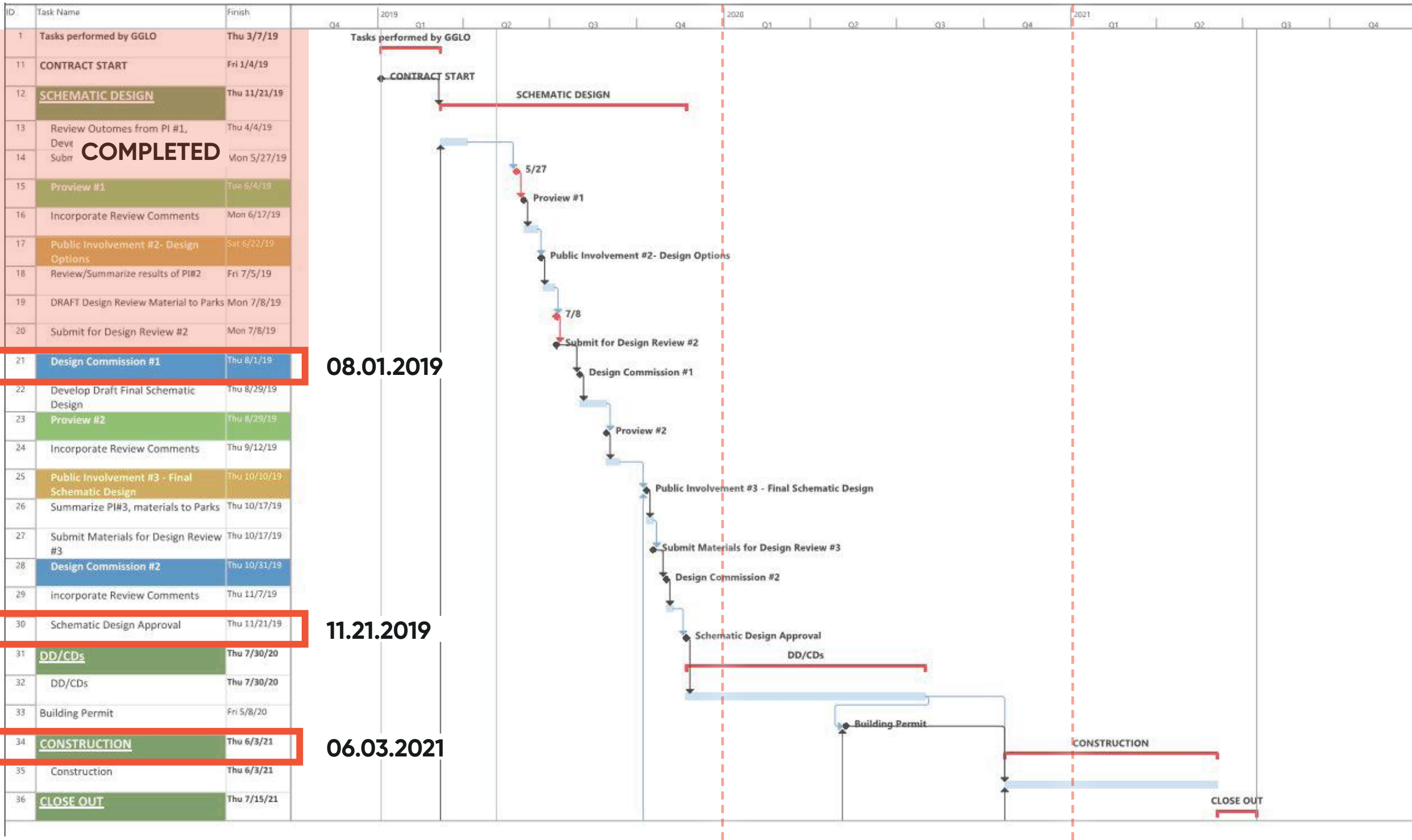
Respond to neighborhood context and provide capacity to accommodate increased density

Strengthen Park’s ‘sense of place’ as a destination in the heart of the Morgan Junction Urban Village





TIMELINE





# ACCESS AND ZONING

Morgan Junction Urban Neighborhood

- Planning Guidelines for Morgan Junction Residential Neighborhood released January 1999
- April 2019 – Zoning changes adopted within Neighborhood/Commercial District to support diverse land use and increased density

## Location & Access

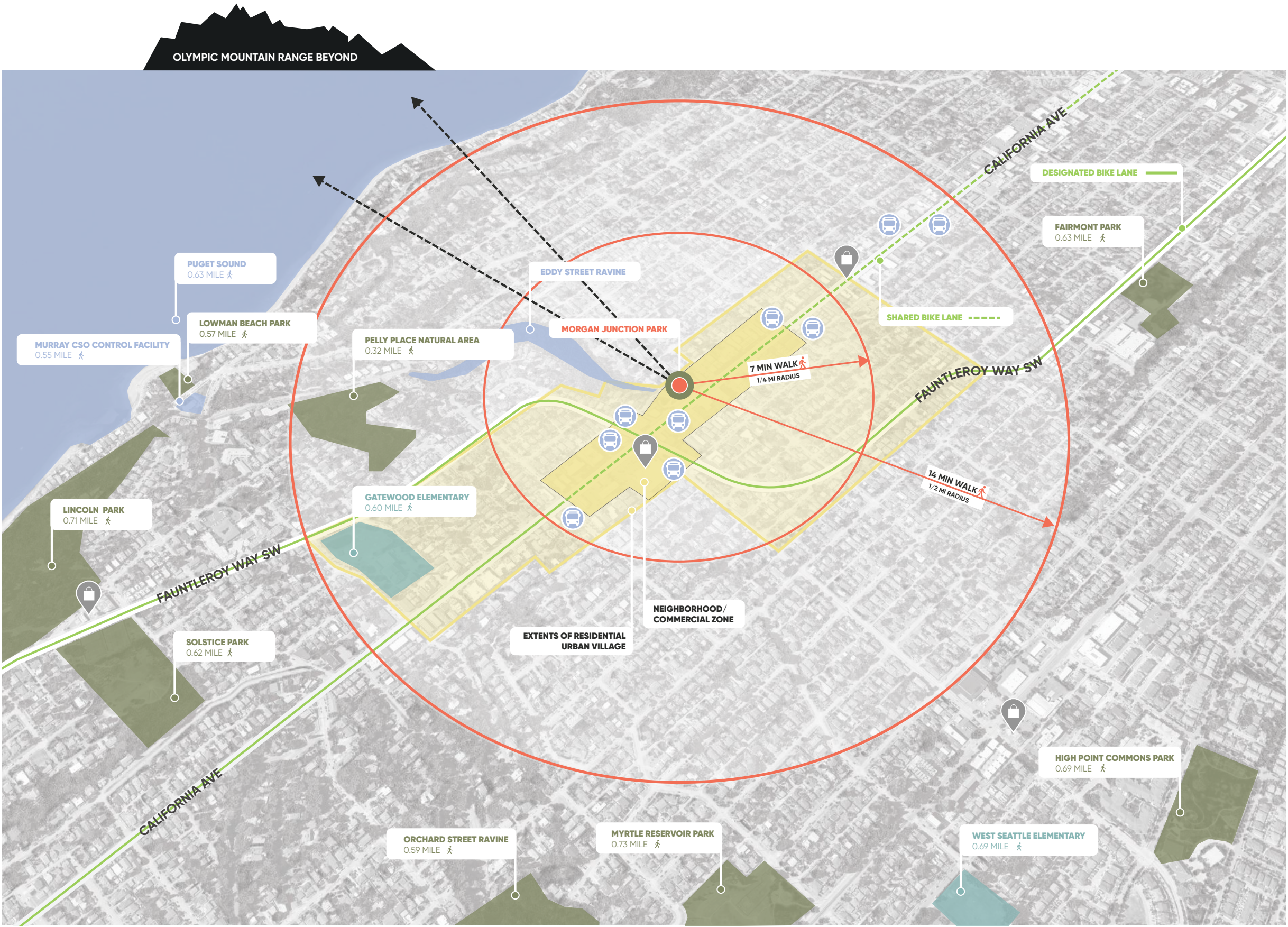
- Site is at the center of the Morgan Junction Urban Village
- 100% of Neighborhood/Commercial District within 1/4 mile radius of the park
- Four bus routes have stops across the street from the park
- On-street parking and shared bike lane along California

## Other Local Park Amenities

- Tennis Courts
- Amphitheater
- Play Equipment
- P-Patch
- Pollinator Gardens
- Baseball Fields
- Community Center
- Sport Courts
- Basketball Courts

## Natural Features

- Adjacent to Eddy Street Ravine
- Green Crescent Parks and Open Space Strategy
- Potential view of the Olympic Mountains
- Site is relatively flat, except for Eddy Street





# RACE AND SOCIAL JUSTICE INITIATIVE - OVERVIEW

## OBJECTIVES

- Involve stakeholders and analyze data
- Accessible Public Engagement
- Increase Racial Equity
- Advance Opportunity Or Minimize Harm
- Determine The Benefits And/Or Burdens

## LOCAL STAKEHOLDER GROUPS

- Morgan Junction Community Association
- Friends Of Morgan Junction Park
- Hub Group At Morgan Junction Park
- SHA: Cal-Mor Circle Apartments
- Beveridge Place Pub
- High Point Community Center
- Northgate Stakeholder Group
- Local Office Of State Farm Insurance

## DEMOGRAPHICS

- 0.6% - American Indian
- 2.3% - Black or African American
- 4.4% - Hispanic or Latino
- 5.2% - Asian
- 3.8% - Two or more races
- 83.6% - White





IMMEDIATE CONTEXT



Eddy Street Ravine "Headwaters"



Mixed Use Residential Building



Single Family Residential Units



South End of Commercial Corridor



Residential Apartments with Surface Lots



SHA Apartments and Rapid Ride Bus Stop



# SITE HISTORY

Existing Park:  
Completed 2008/2009

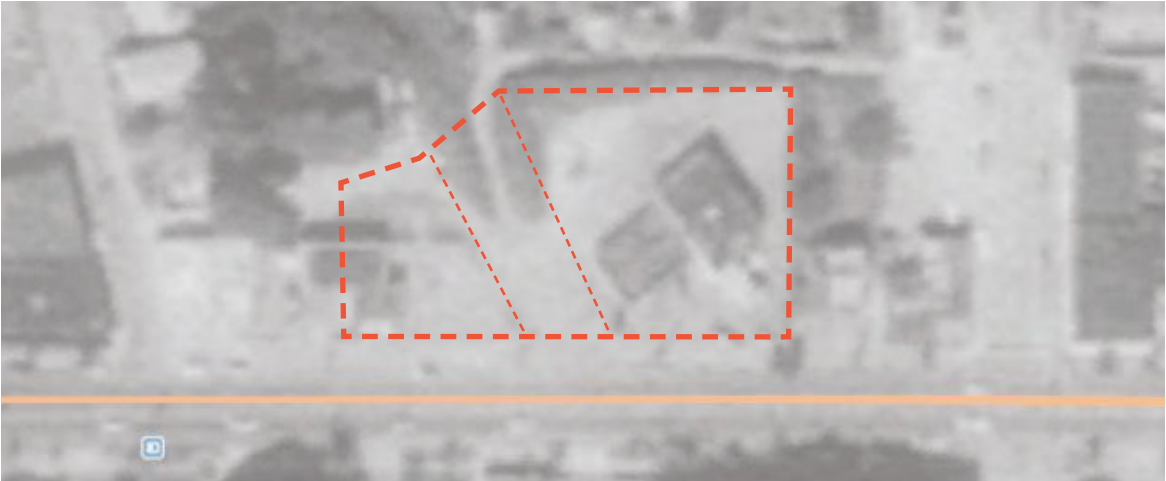
- Park Addition Site:
- Historical uses of site include:
- Coal and Oil Storage
  - Service Station
  - Dry cleaning busines

Acquired with Levy funds in June 2014

Existing structure demolished in 2015 and site fenced off

Soil remediation to be completed in advance of construction of new park improvements

1990



2002



2009



2014



2019

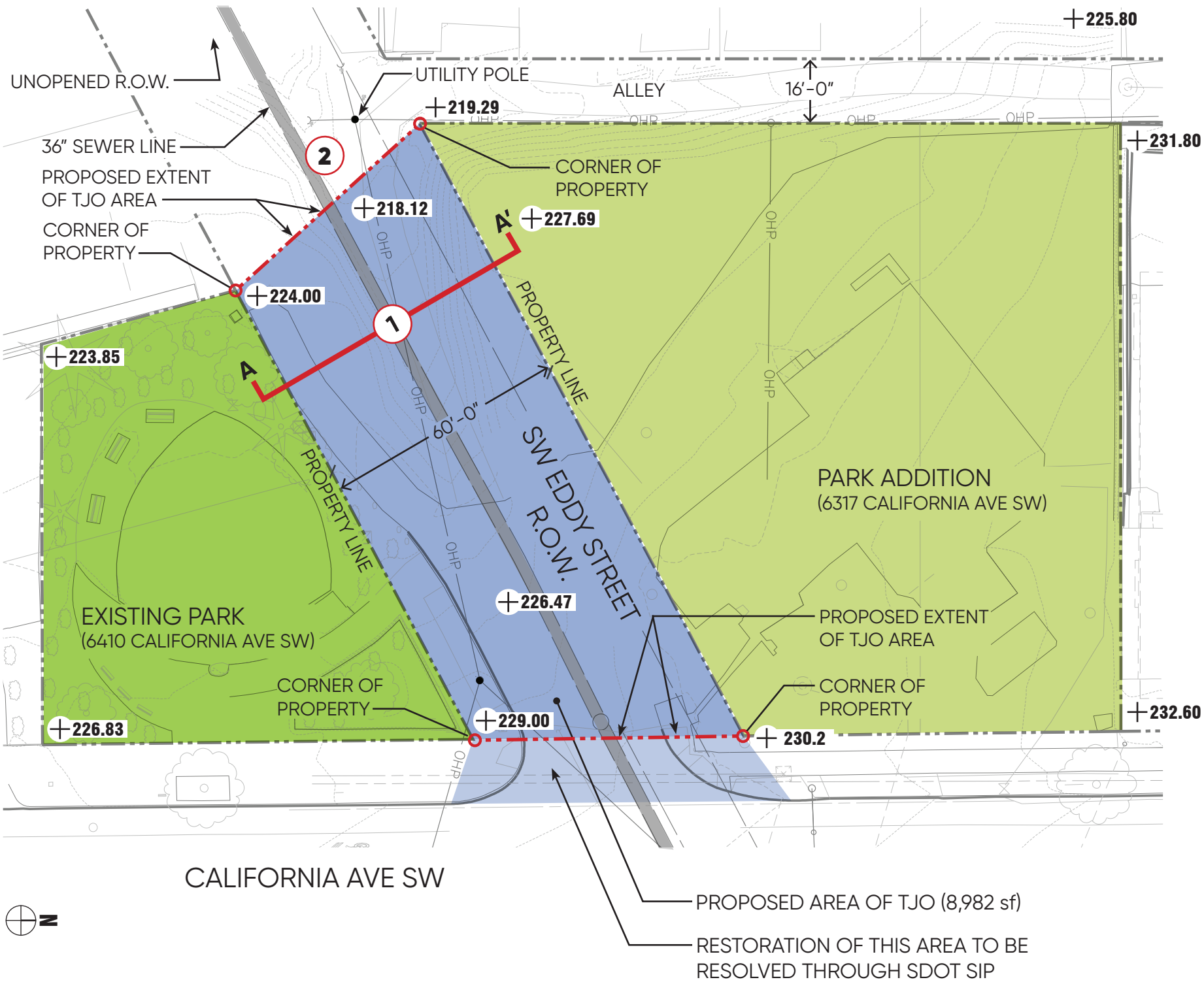


EXISTING SITE CONDITIONS





# EXISTING SITE CONDITIONS



## 1 EXISTING GRADE CHANGE IS A PHYSICAL BARRIER



VIEW OF GRADE DROP AT BOTTOM OF EDDY ST ROW & ALLEY EASEMENT

## 2 SAFETY & VISIBILITY CONCERNS

- Children crossing Eddy Street to other side of park
- Decreased ADA accessibility across park
- Remove pedestrian and vehicle conflict at under-utilized intersection
- CEPTD concerns at bottom of Eddy Street ROW



COMMUNITY ENGAGEMENT #1

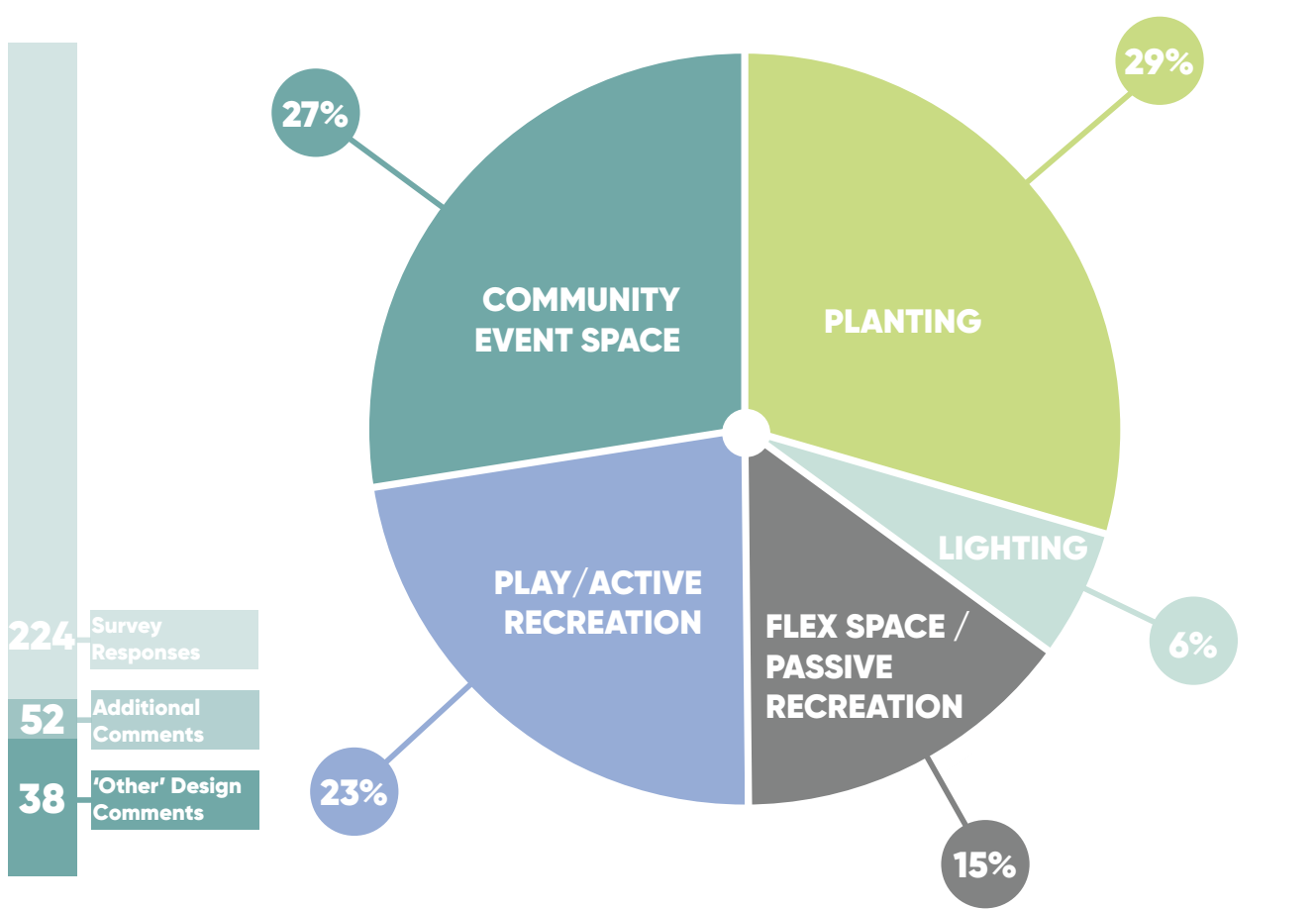
2018

Initial Public Outreach through GGLO



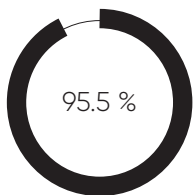
2019

Community Preferences

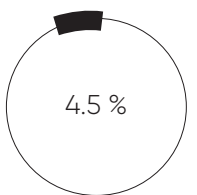
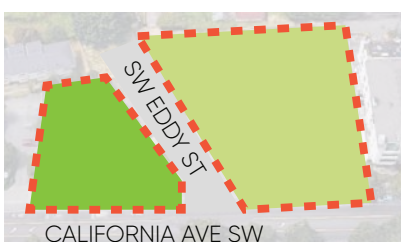


The Results Are In

Option B - Connect Parks



Option A - Keep Eddy Street





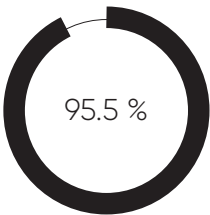
TRANSFER OF JURISDICTIONAL ORDINANCE - TJO

Estimated Space for Preferred Programing

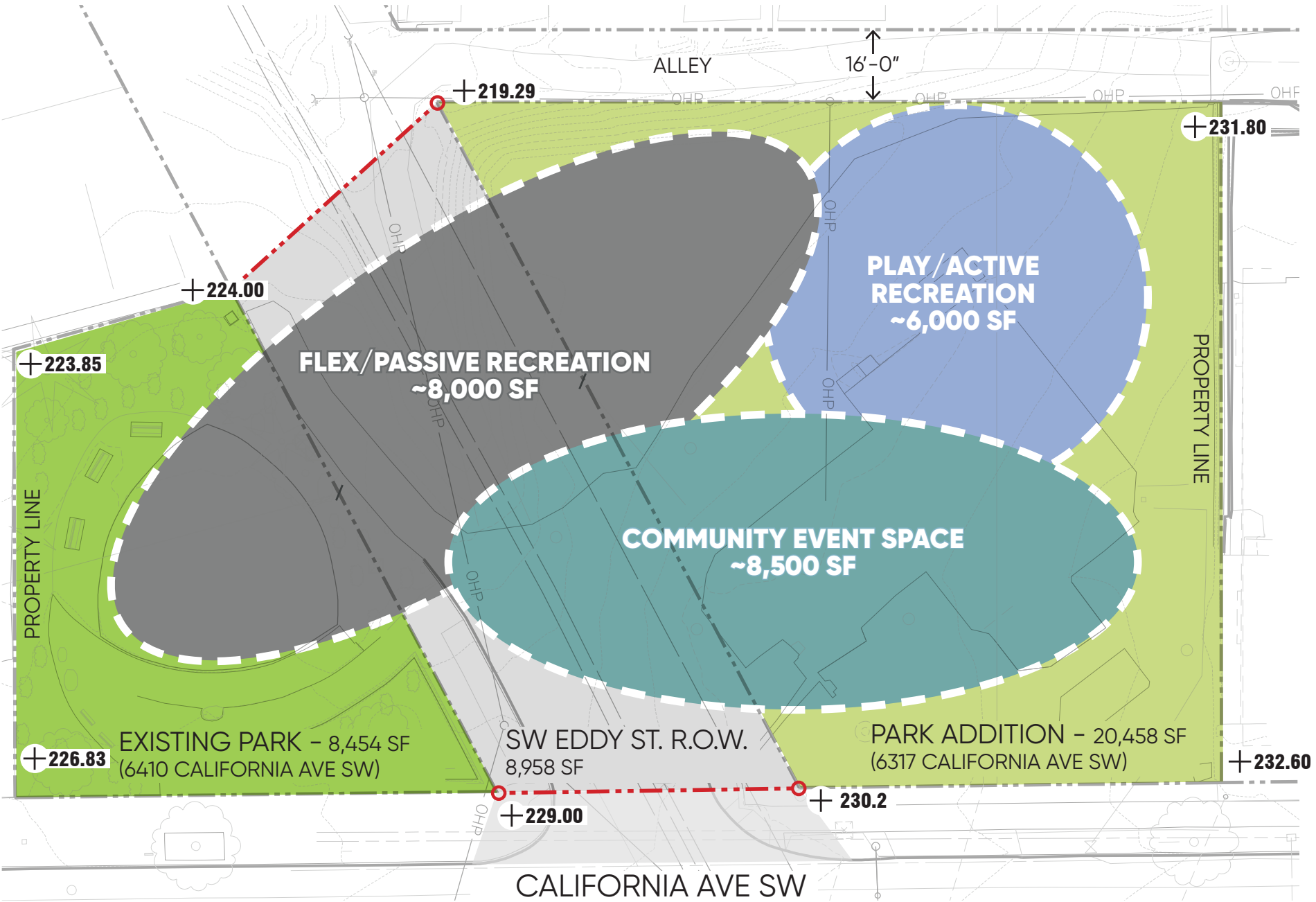
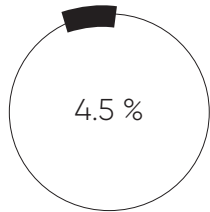
A sample of parks within the Seattle Metro Area were studied to determine the average spatial requirements for similar program elements.

	Current Park	Estimated Size
<div></div>	COMMUNITY EVENT SPACE	~2,200 SF ~8,500 SF
<div></div>	PLAY/ACTIVE RECREATION	0 SF ~6,000 SF
<div></div>	FLEX SPACE/PASSIVE RECREATION	~2,700 SF ~8,000 SF
<div></div>	PLANTING	~3,600 SF ~5,000 SF
	TOTAL	~8,500 SF ~27,500 SF

Option B - Connect Parks

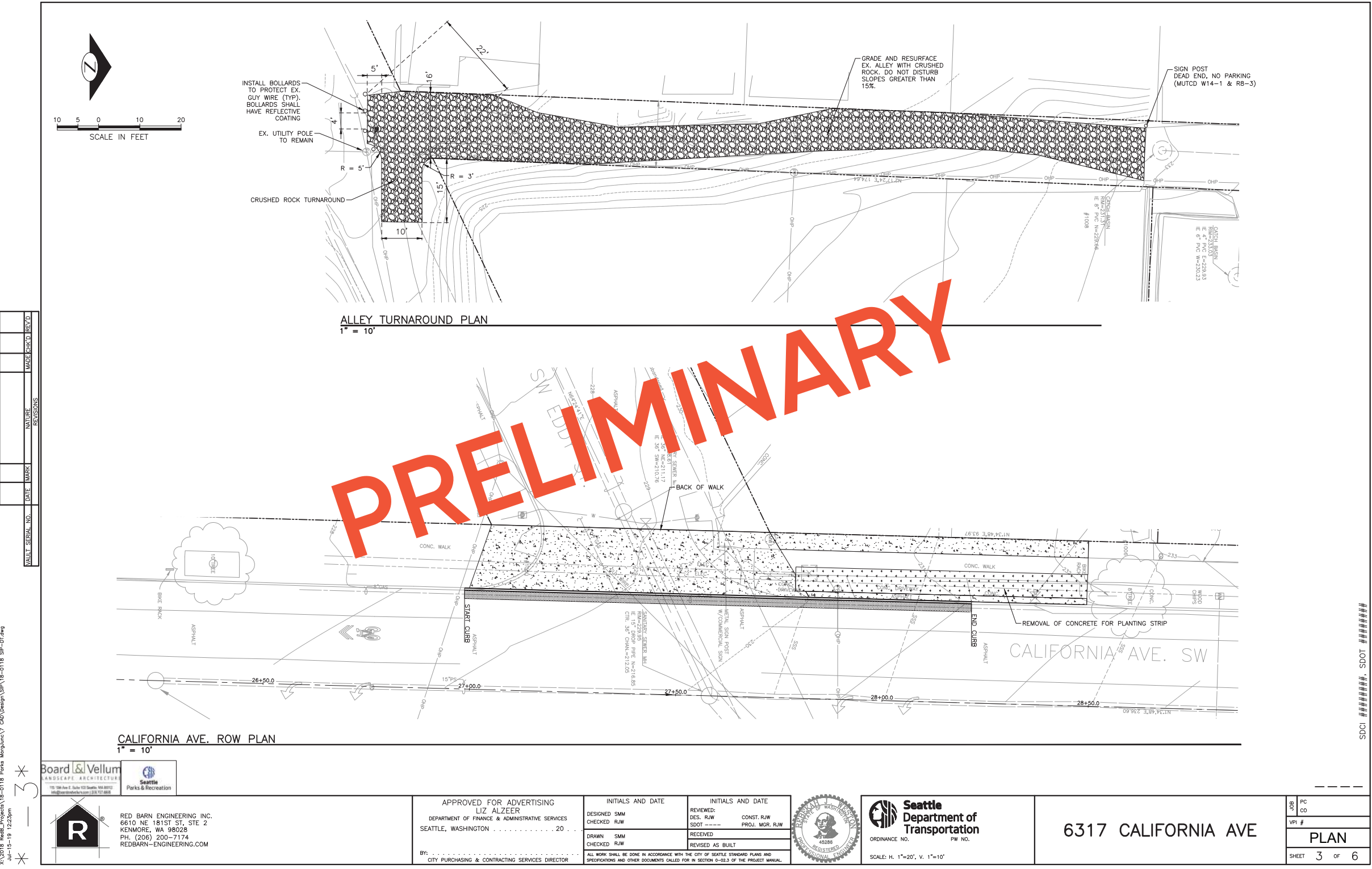


Option A - Keep Eddy Street





STREET IMPROVEMENT PROCESS - SIP



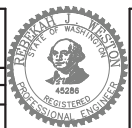
DATE	MADE	BY	REVISED
01/15/19	01/15/19	01/15/19	01/15/19

X:\2018 Red Barn Projects\18-0118 Parks Morgan\18-0118 SIP-DT.dwg  
Jun-15-19 12:23pm

RED BARN ENGINEERING INC.  
6610 NE 181ST ST, STE 2  
KENMORE, WA 98028  
PH. (206) 200-7174  
REDBARN-ENGINEERING.COM

Seattle  
Parks & Recreation

APPROVED FOR ADVERTISING LIZ ALZEER DEPARTMENT OF FINANCE & ADMINISTRATIVE SERVICES SEATTLE, WASHINGTON . . . . . 20 . . . . .	INITIALS AND DATE DESIGNED: SMM CHECKED: RJW DRAWN: SMM CHECKED: RJW	INITIALS AND DATE REVIEWED: DES. RJW SDOT: PROJ. MGR. RJW RECEIVED: REVISED AS BUILT	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARD PLANS AND SPECIFICATIONS AND OTHER DOCUMENTS CALLED FOR IN SECTION 0-25.3 OF THE PROJECT MANUAL.
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Seattle  
Department of  
Transportation

ORDINANCE NO. PW NO.

6317 CALIFORNIA AVE	PLAN
SHEET 3 OF 6	





# CONCEPT DEVELOPMENT



# INTEGRATION WITH URBAN FABRIC

As noted earlier, the project site is located within the Morgan Junction Urban Village which was recently upzoned for increased density. As part of integrating the new park into the surrounding urban fabric, three elements were considered especially critical:

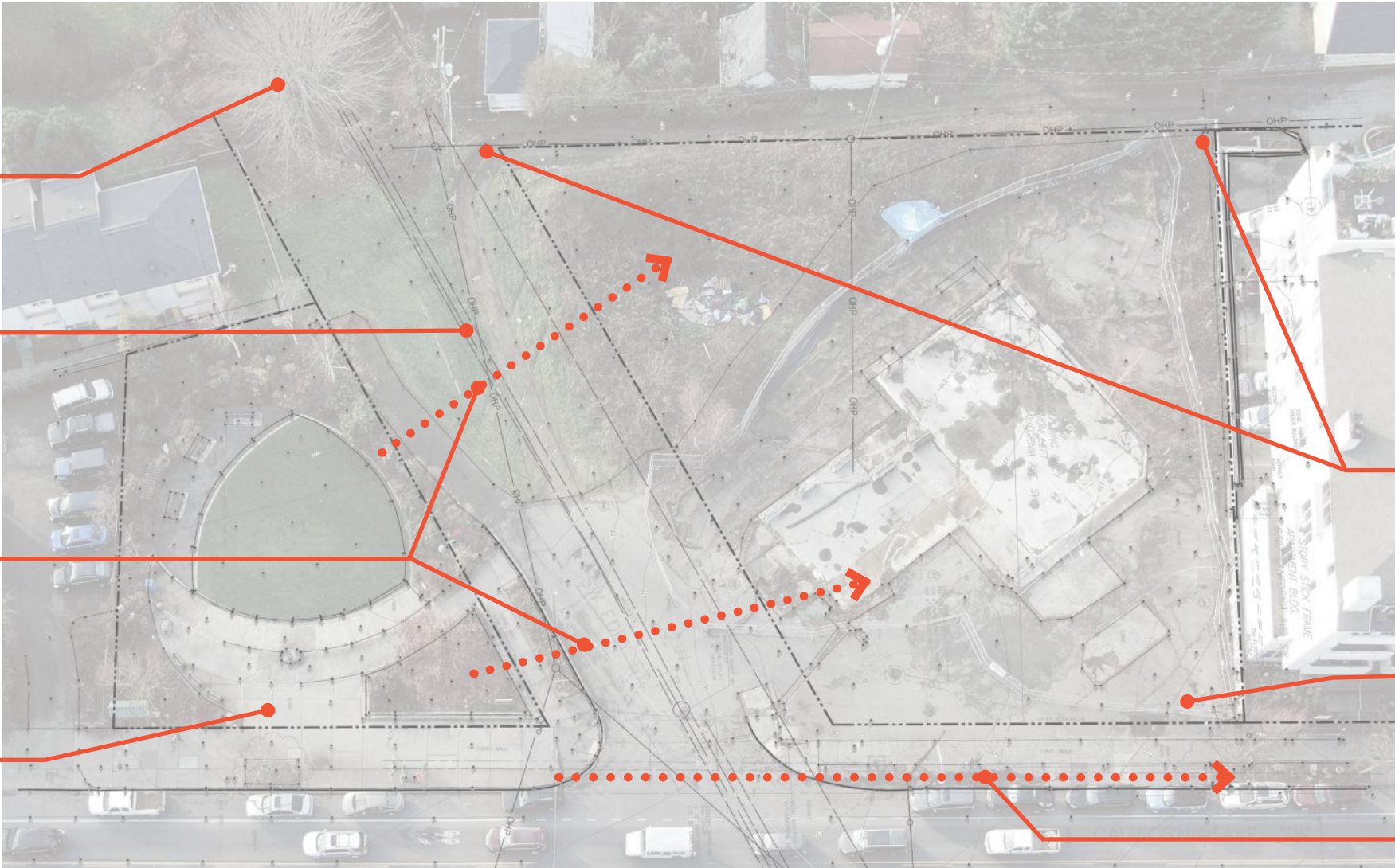
- Integrating the Eddy Street Right-of-Way as part of the project to seamlessly connect the existing park with the new park. This will also provide a significant, continuous street front presence for the expanded park in the heart of the Morgan Junction Urban Village. Changing the use of the Eddy Street R.O.W. will create a dead end alley - the implications of this change will be an ongoing discussion with SDOT, SDCI, and SCL.
- Increasing the capacity of the park in anticipation of increased density that will result from recent upzoning of the area. Activities and elements will be carefully curated to give the park an identity while accommodating expanded active and passive recreational use.
- Take advantage of MoCA and other groups to increase positive activity: as a vacant lot, the project site is currently not contributing positively to the neighborhood. Engaging the community and using their preferences to guide the Park expansion will help create a stronger sense of ownership and increase engagement after the project is completed. Specifically, the community has requested expanded event space to activate the Park.

Avoid impacts to Ravine

Integrate Eddy Street R.O.W.

Integrate and Expand Park Programming

Enhance Park Access from South



Provide Pedestrian Access to Alley from Park to Increase Safety; Improve Alley, Extent of Improvements TBD by SDCI, SDOT, and SCL

Park Access at NW Corner

Extended Street Trees, Planting, and Frontage



PROGRAMMING GROUPS



COMMUNITY EVENT SPACE

The community strongly favored have an expanded ability to use the park to stage the MoCA Summer Festival and other similar events. The exact configuration and types of community events is to be determined.



PLAY / ACTIVE RECREATION

The community strongly favored elements for active recreation especially play features for children. Elements favored by the community included play equipment integrated with less formal/ natural play areas such as topography, boulders, logs, and other landscape elements. An opportunity for a loop path or other route through the park was also identified as a desirable feature.



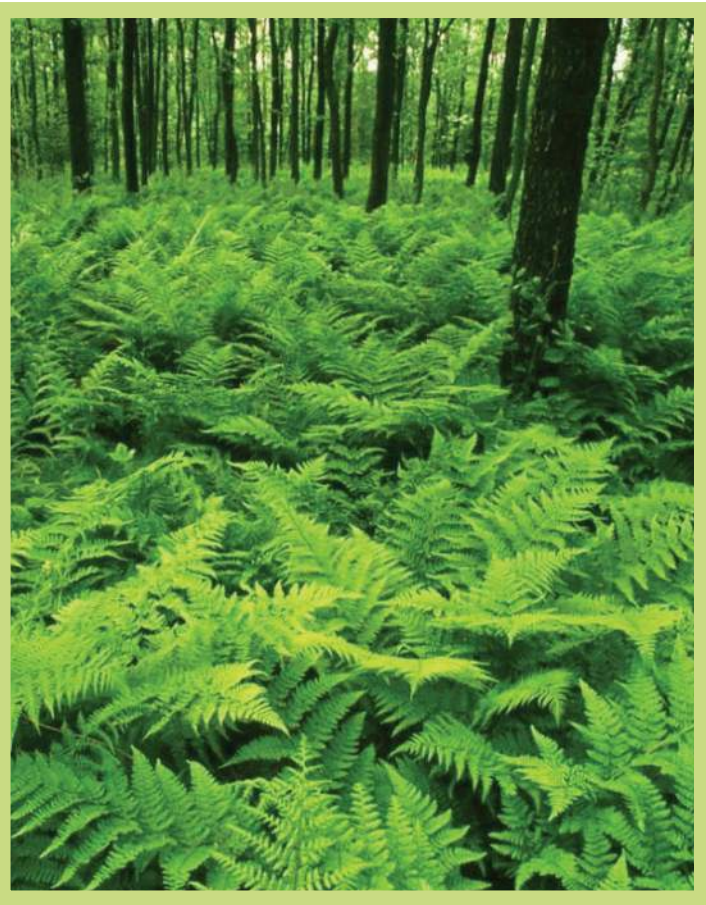
FLEX SPACE / PASSIVE REC

In addition to active recreation, the community also desired a significant part of the park expansion to be supportive of passive unstructured activities such as reclining, picnicking, or other informal, flexible uses (kicking a soccer ball, frisbee, etc.).



PLANTING

Many community members felt that the are is already 'too paved' and that the park should provide much needed open space and planted areas with a mix of sunny and shady spots to hang out. However, they were also interested in planting that was simpler and easy to maintain so that the park would look 'cared for' and support it's role as a central community asset.





SUSTAINABILITY - CHECKLISTS

SPR IDEAL GREEN PARK CHECKLIST

	Available Points	Actual Points
I. Water	II.	III.
<b>Planning and Development</b>		
1.1 No comfort station	1	1
1.2 Water efficient toilets		
1.6 gallon per flush (gpf) toilets	2	
1.28 or less gpf toilets	3	
1.3 Composting toilet	1	
1.4 0.125 gpf urinals	2	
1.5 0.5 gallon per minute faucet aerators	1	1
1.6 Functioning weather-based irrigation control	2	2
1.7 Drip shrub bed irrigation	1	1
1.8 No ornamental water feature	2	2
1.9 Greywater reuse: rainwater or drainage catchment for irrigation, toilet flushing, or other	3	3
<b>Operations and Maintenance</b>		
1.10 Total water use		
Water use at or below calculated Establishment Water Budget (year 1-3)*	1	
Water use at or below Sustained Level Water Budget (3 consecutive years)**	2	2
1.11 Play feature water use		
Recirculation or annual use below 300 ccf/year	1	
Recirculation or annual use below 150 ccf/year	3	
1.12 Play feature water reuse for irrigation		
Water Subtotal	24	12
<b>Energy</b>		
<b>Planning and Development</b>		
2.1 Pathway lighting - Lamp efficacy of 100 lumens/watts or above	1	1
2.2 Pathway lighting - Photocell controlled	1	1
2.3 No Pathway or Sports field Lighting	1	1
2.4 Comfort station lighting - natural/ambient or solar	2	
Comfort station lighting - (T-8/electronic ballast, induction or LED inside and out)	1	
2.5 Playfield lighting: 60kW or less installed capacity per field or no lights. One point max	1	
2.6 Tennis courts: 10kW or less installed capacity per court	1	
2.7 Dark sky compliance: All fixtures full cutoff; no light above horizontal height of fixture	2	2
2.8 No heat tape on plumbing lines	1	1
2.9 Plumbing heat tape thermostatically controlled and off above 32 degrees	1	1
2.11 On-site photovoltaic generation	1	
2.12 On-site solar hot water	1	
No electrical service or net energy generator: photovoltaic, wind, solar, hot water or geothermal	2	2
2.13		
<b>Operations and Maintenance</b>		
2.14 Path or parking lights off or dimmed 50% or more during closed hours, or motion	2	2
2.15 Comfort station lights off at night	1	
Deciduous trees (potential height of 25' or more) within 45' of west side of HVAC cooled building	1	
Energy Subtotal	20	10
<b>Drainage</b>		
<b>Planning and Development</b>		
3.1 Low Impact Surfaces	2 to 6	
Light, low impact: 16-35% impervious, highly pervious	2	
Undeveloped, regular: 0-15% impervious (include point 3.1)	4	2
Undeveloped, low impact: 0-15% impervious, highly pervious (includes points 3.1 and 3.2)	6	6
3.2 On-site drainage	1 to 2	
Drainage credits applied for and received, 25% credit	1	
Drainage credits applied for and received, 50% credit	2	
3.3 Pervious pavement used for 25% or more of paved surfaces	2	
3.4 Retention of Evergreen trees adjacent to impervious surfaces	1	
3.5 On-site rain garden or bio-swale	2	2
3.6 Reduced heat island effects	3 to 5	
Use open grid pavement or provide shade for over 30% of hard surfaces	3	3
Use open grid pavement or provide shade for over 60% of hard surfaces	5	
3.7 Green Roof or Green Wall on comfort station or other building	2	
3.8 Drainage design meets projections by the Climate Impacts Group for future storm events over the next 50 years	1	1
Drainage Subtotal	21	16
<b>Solid Waste</b>		
<b>Planning and Development</b>		
4.1 Excess construction materials recycled at local recycling facilities	1	1
4.2 Balanced cut/fill earthwork operations during construction	1	1
4.3 Salvage soils and wood mulches during construction	1	1

<b>Operations and Maintenance</b>			
4.4	Recycling and Garbage Receptacles	1 to 3	
	Recycling containers near 50% of garbage cans	1	
	Recycling containers near all garbage cans (includes 4.1)	2	2
	Pack it in/pack it out park or no garbage cans (includes points 4.1 and 4.2)	3	
4.5	No off-site hauling of organic debris during normal park maintenance	2	2
4.6	On-site composting	1 to 3	
	Green waste	1	
	Pet waste digester	2	
	Both Green waste composting and Pet waste digester	3	
4.7	Imported arborist wood chips or salvaged wood chips in all landscape beds	2	2
4.8	Retention of tree trunks as snags or nurse logs	2	
	Solid Waste Subtotal	15	9
<b>Facilities, Equipment Use, and Transportation</b>			
<b>Planning and Development</b>			
5.1	10-20% recycled content materials for buildings and play equipment	1	1
5.2	10-20% regional materials for buildings and play equipment	1	1
5.3	Bike rack within 20' of park and within 50' of play areas	2	2
5.4	Park within 1/2 mile of two or more bus line stops	1	1
5.5	Connectivity to other park(s), boulevard, or bike/pedestrian corridor to encourage non-vehicle mobility	2	2
<b>Operations and Maintenance</b>			
5.6	25% or more of Park turf designated as "no mowing"	2	2
5.7	Park mowed with a single mower for 11' or greater field/trim mowing (e.g. Toro 4000)	1	1
	All small equipment used in park meets 2011 EPA emissions standards	2	2
5.9	No need for push mowing	2	
5.10	No blow park	1	
	Facilities, Equipment Use, and Transportation Subtotal	15	12
<b>Biodiversity, Social Engagement, and Human Health</b>			
<b>Planning and Development</b>			
6.1	Portion or all of park designated as Outdoor Wildlife Sanctuary	2	
6.2	Landscape diversity -- at least 25 species of plants on site with varying habitat	2	
6.3	Features that enable social interaction (seating, diverse gathering spaces)	1	1
6.4	One or more art pieces permanently displayed	1	
6.5	100% ADA compliant facilities, indoor, outdoor, trails, etc.	1	1
6.6	Brownfield redevelopment	3	3
6.7	No lead or asbestos hazards present in buildings	1	
6.8	Interpretive signs or other educational elements	1	
6.9	Revenue-generating capacity	1	
6.10	Reduced crime/increased safety with CPTED guidelines	1	1
<b>Operations and Maintenance</b>			
6.11	Site is programmed for cultural, environmental or other social events at least 3x/year	1	1
6.12	80% of non-turf plantings are native species	2	2
6.13	Forest Health: Green Seattle Partnership category 1, or 75% of acres restored	2	
6.14	Integrated Pest Management control throughout park	1	1
6.15	Pesticide free park	2	2
6.16	Park has active "Friends of" group	1	1
6.17	Park has a Vegetation Management Plan	1	
6.18	One or more sections of Park's Vegetation Management Plan implemented or in the process of implementation	1	
	Biodiversity, Social Engagement, and Human Health Subtotal	25	13
<b>120 Total Points Available</b>			
		Water Subtotal	12
		Energy Subtotal	10
		Drainage & Site Subtotal	16
		Solid Waste Subtotal	9
		Facilities, Equipment Use and Transportation Subtotal	12
		Biodiversity, Social Engagement Subtotal	13
		<b>TOTAL POINTS</b>	<b>72</b>
	100% ET water budget for turf; 80% ET water budget for shrub beds; Karen Galt can calculate		
*1.10	80% ET water budget for turf; 50% ET water budget for shrub beds; Karen Galt can calculate		
**1.10	Galt can calculate		
<b>Assessment</b>			
Total Points	Score	Comments	Shade of Green
40-49	1	Sustainability needs improving	
50-59	2	Good - develop strategies for increased sustainability	
60-79	3	Very Good	
80+	4	Excellent	

SITES SCORECARD\*

SITES v2 Scorecard Summary				
YES	?	NO		
0	0	0	<b>1: SITE CONTEXT</b>	<b>Possible Points: 13</b>
Y			CONTEXT P1.1	Limit development on farmland
Y			CONTEXT P1.2	Protect floodplain functions
Y			CONTEXT P1.3	Conserve aquatic ecosystems
Y			CONTEXT P1.4	Conserve habitats for threatened and endangered species
			CONTEXT C1.5	Redevelop degraded sites
			CONTEXT C1.6	Locate projects within existing developed areas
			CONTEXT C1.7	Connect to multi-modal transit networks
0	0	0	<b>2: PRE-DESIGN ASSESSMENT + PLANNING</b>	<b>Possible Points: 3</b>
Y			PRE-DESIGN P2.1	Use an integrative design process
Y			PRE-DESIGN P2.2	Conduct a pre-design site assessment
Y			PRE-DESIGN P2.3	Designate and communicate VSPZs
			PRE-DESIGN C2.4	Engage users and stakeholders
0	0	0	<b>3: SITE DESIGN - WATER</b>	<b>Possible Points: 23</b>
Y			WATER P3.1	Manage precipitation on site
Y			WATER P3.2	Reduce water use for landscape irrigation
			WATER C3.3	Manage precipitation beyond baseline
			WATER C3.4	Reduce outdoor water use
			WATER C3.5	Design functional stormwater features as amenities
			WATER C3.6	Restore aquatic ecosystems
0	0	0	<b>4: SITE DESIGN - SOIL + VEGETATION</b>	<b>Possible Points: 40</b>
Y			SOIL+VEG P4.1	Create and communicate a soil management plan
Y			SOIL+VEG P4.2	Control and manage invasive plants
Y			SOIL+VEG P4.3	Use appropriate plants
			SOIL+VEG C4.4	Conserve healthy soils and appropriate vegetation
			SOIL+VEG C4.5	Conserve special status vegetation
			SOIL+VEG C4.6	Conserve and use native plants
			SOIL+VEG C4.7	Conserve and restore native plant communities
			SOIL+VEG C4.8	Optimize biomass
			SOIL+VEG C4.9	Reduce urban heat island effects
			SOIL+VEG C4.10	Use vegetation to minimize building energy use
			SOIL+VEG C4.11	Reduce the risk of catastrophic wildfire
0	0	0	<b>5: SITE DESIGN - MATERIALS SELECTION</b>	<b>Possible Points: 41</b>
Y			MATERIALS P5.1	Eliminate the use of wood from threatened tree species
			MATERIALS C5.2	Maintain on-site structures and paving
			MATERIALS C5.3	Design for adaptability and disassembly
			MATERIALS C5.4	Use salvaged materials and plants
			MATERIALS C5.5	Use recycled content materials
			MATERIALS C5.6	Use regional materials
			MATERIALS C5.7	Support responsible extraction of raw materials
			MATERIALS C5.8	Support transparency and safer chemistry
			MATERIALS C5.9	Support sustainability in materials manufacturing
			MATERIALS C5.10	Support sustainability in plant production
0	0	0	<b>6: SITE DESIGN - HUMAN HEALTH + WELL-BEING</b>	<b>Possible Points: 30</b>
			HHWB C6.1	Protect and maintain cultural and historic places
			HHWB C6.2	Provide optimum site accessibility, safety, and wayfinding
			HHWB C6.3	Promote equitable site use
			HHWB C6.4	Support mental restoration
			HHWB C6.5	Support physical activity
			HHWB C6.6	Support social connection
			HHWB C6.7	Provide on-site food production
			HHWB C6.8	Reduce light pollution
			HHWB C6.9	Encourage fuel efficient and multi-modal transportation
			HHWB C6.10	Minimize exposure to environmental tobacco smoke
			HHWB C6.11	Support local economy
0	0	0	<b>7: CONSTRUCTION</b>	<b>Possible Points: 17</b>
Y			CONSTRUCTION P7.1	Communicate and verify sustainable construction practices
Y			CONSTRUCTION P7.2	Control and retain construction pollutants
Y			CONSTRUCTION P7.3	Restore soils disturbed during construction
			CONSTRUCTION C7.4	Restore soils disturbed by previous development
			CONSTRUCTION C7.5	Divert construction and demolition materials from disposal
			CONSTRUCTION C7.6	Divert reusable vegetation, rocks, and soil from disposal
			CONSTRUCTION C7.7	Protect air quality during construction
0	0	0	<b>8. OPERATIONS + MAINTENANCE</b>	<b>Possible Points: 22</b>
Y			O+M P8.1	Plan for sustainable site maintenance
Y			O+M P8.2	Provide for storage and collection of recyclables
			O+M C8.3	Recycle organic matter
			O+M C8.4	Minimize pesticide and fertilizer use
			O+M C8.5	Reduce outdoor energy consumption
			O+M C8.6	Use renewable sources for landscape electricity needs
			O+M C8.7	Protect air quality during landscape maintenance
0	0	0	<b>9. EDUCATION + PERFORMANCE MONITORING</b>	<b>Possible Points: 11</b>
			EDUCATION C9.1	Promote sustainability awareness and education
			EDUCATION C9.2	Develop and communicate a case study
			EDUCATION C9.3	Plan to monitor and report site performance
0	0	0	<b>10. INNOVATION OR EXEMPLARY PERFORMANCE</b>	<b>Bonus Points: 9</b>
			INNOVATION C10.1	Innovation or exemplary performance
YES	?	NO	<b>TOTAL ESTIMATED POINTS</b>	<b>Total Possible Points: 200</b>
0	0	0		
<b>KEY</b>			<b>SITES Certification levels</b>	<b>Points</b>
YES			CERTIFIED	70
?			SILVER	85
NO			GOLD	100
			PLATINUM	135

\* Used as reference only - project will not pursue certification



Seattle  
Parks &  
Recreation

Board & Vellum

PRE-DESIGN

CONCEPT

SCHEMATIC

DESIGN DEV.

Morgan Junction Park Addition  
Design Commission: Presentation #1  
August 1, 2019



SUSTAINABILITY - STRATEGIES

DRAINAGE & STORM WATER QUALITY

Hardscaped areas 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 R.O.W.

CANOPY COVERAGE

Addition of several trees within the new park and street trees along California Avenue will increase the canopy coverage in the center of the Morgan Junction Urban Village. These trees will additionally help absorb rain water and reduce the heat island effect. Amended soils will 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 HEALTH & WELL-BEING

With a mix of active and passive recreational activities the expanded park will provide a variety of opportunities for the community. It will also be large enough to accommodate a mix of many smaller groups while also hosting larger events. It's location in the center of the Morgan Junction Urban Village provides easy access to the park for the community via adjacent bus lines, bike lanes, and sidewalks.

URBAN CONTEXT

Repurposing underutilized, paved lots and rights-of-way for green space is a first step towards improving the health and livability of the urban environment. A former dry cleaning business will have it's contaminated soils remediated and, in conjunction with an unused section of roadway, become a significant expansion to a community park. Plants, open lawns, play areas, an improved streetscape will benefit this rapidly growing urban village and create spaces for the community to relax and enjoy the outdoors while also reducing the heat island effect.





OPTION 1 - COMMUNITY GREEN

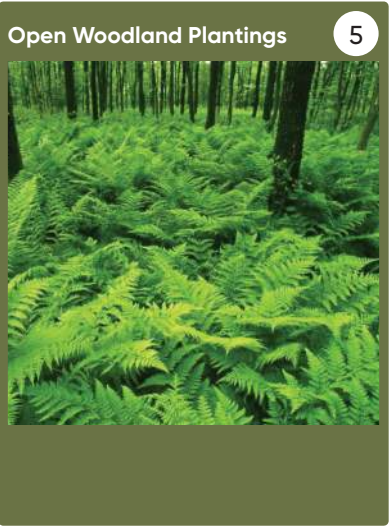
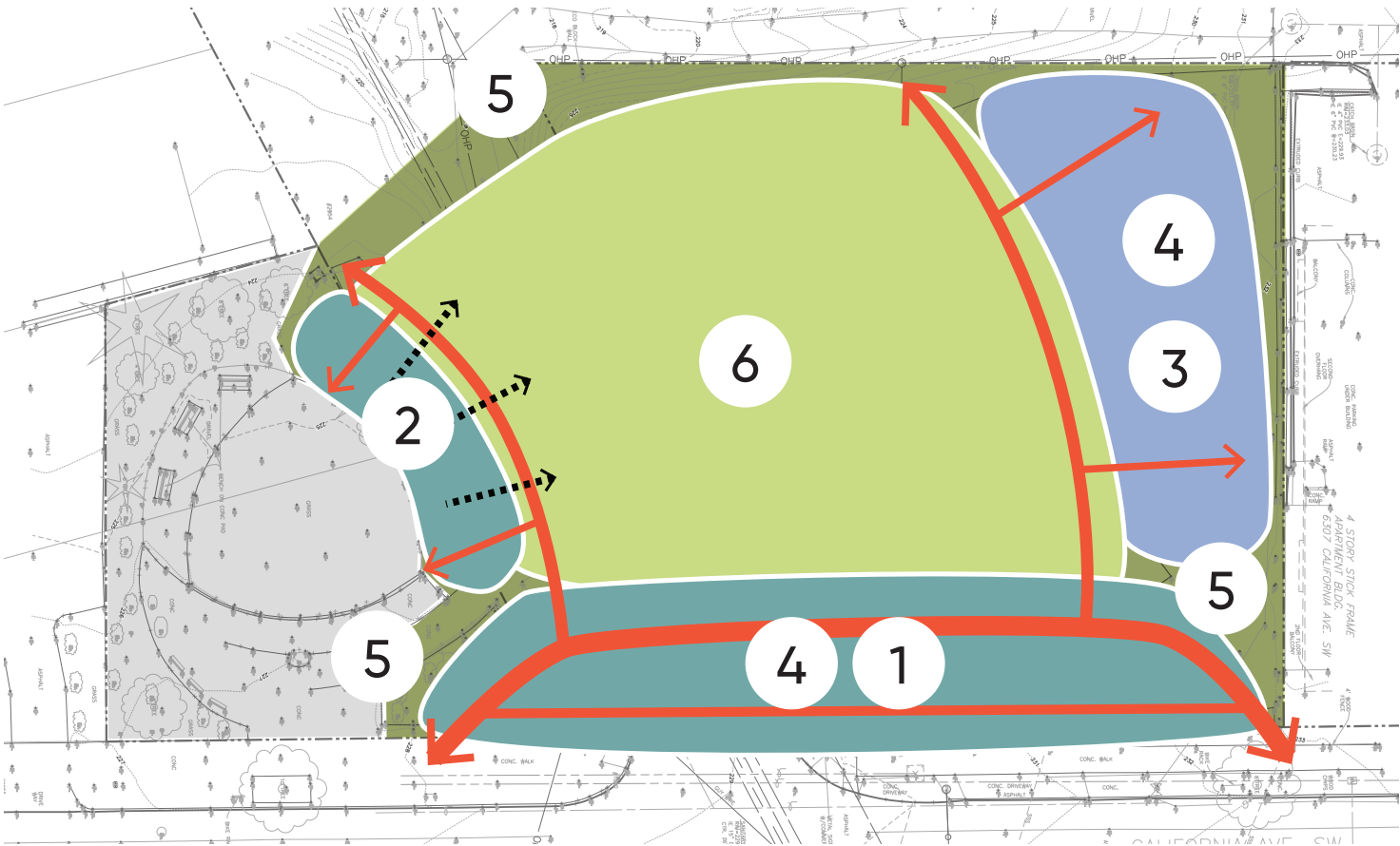
**Design Approach:** 'Community Green'  
Flexible spaces around central lawn surrounded by simple mass plantings and trees

**Event Space:** linear, wide 'promenade' along California

**Program:** maximizes flexibility with a large open Lawn space and multi-sport court with interactive equipment

**View Area:** not enhanced or addressed

**Existing Park:** integrated as the backdrop to the event stage





OPTION 1 - SITE PLAN



- Perimeter Planting (No View)
- Multi-Sport Court + Exercise Area
- Lawn 'bowl' with stage at South
- Linear 'Promenade' for Events
- Existing Park Partially Integrated

SCALE: 1/32" = 1'-0"

0' 8' 16' 32' 48' 64'



OPTION 2 - TRIANGLES

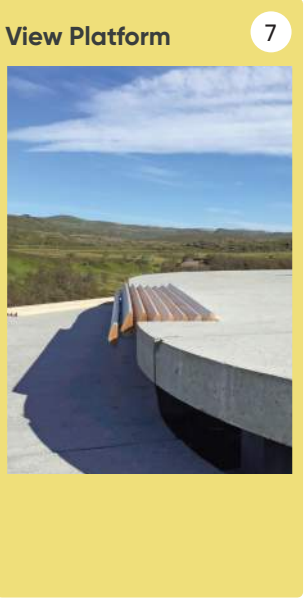
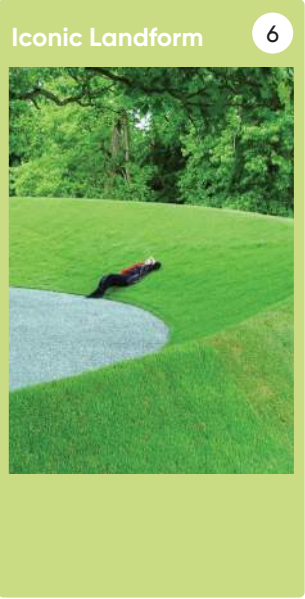
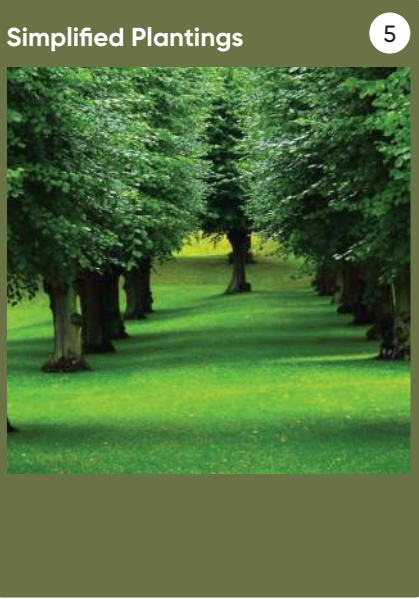
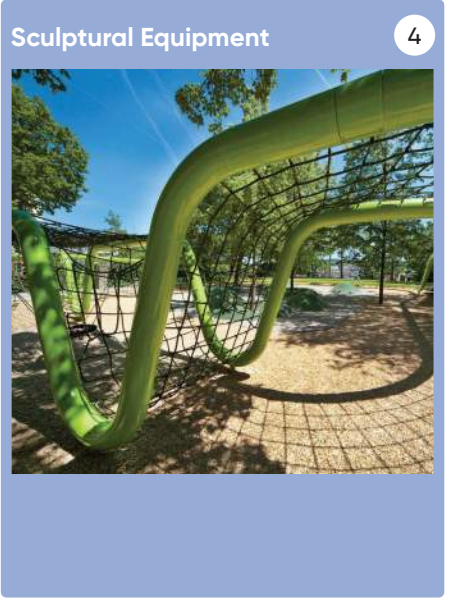
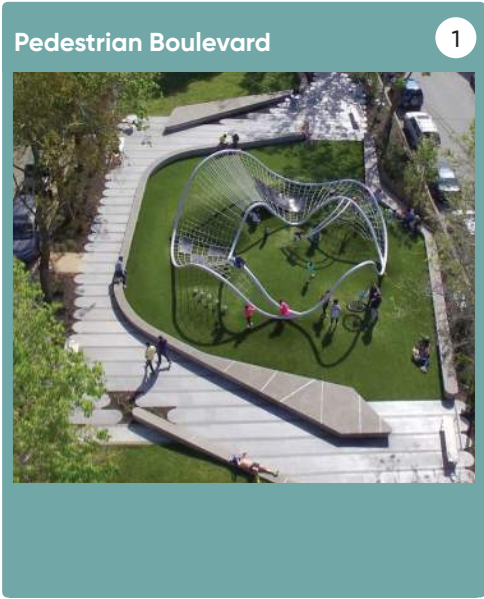
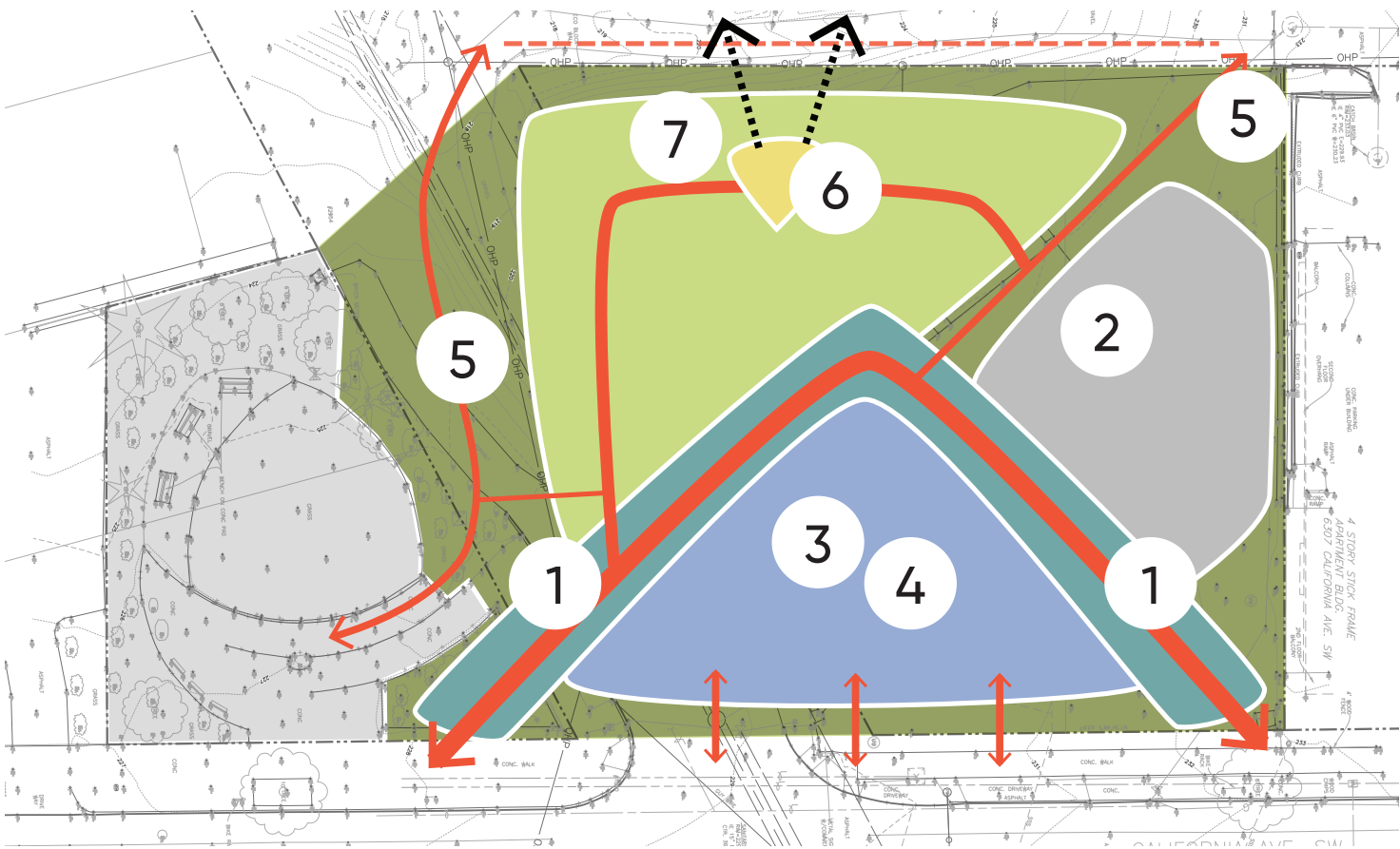
**Design Approach: 'Triangles'**  
Geometric landforms used to form space into 3 main activity zones connected by accessible path network

**Event Space:** pedestrian 'boulevard' runs through the heart of the activity

**Program:** 60/40 mix of active (play, dog area) and flexible (lawn) space

**View Area:** landform enhances view and formal viewpoint provided

**Existing Park:** not enhanced or addressed





OPTION 2 - SITE PLAN



- View Point
- Off Leash Dog Area
- Angular Landform + Program Zones
- Pedestrian 'Boulevard' for Events
- Play Area
- Existing Park Untouched





OPTION 3 - THREE HILLS

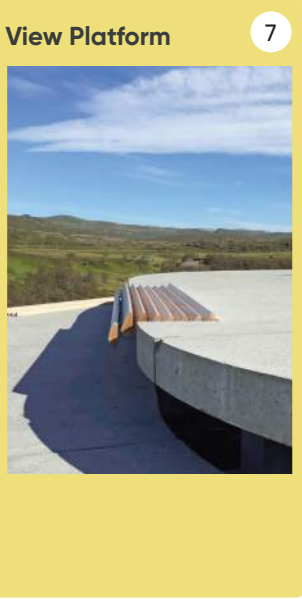
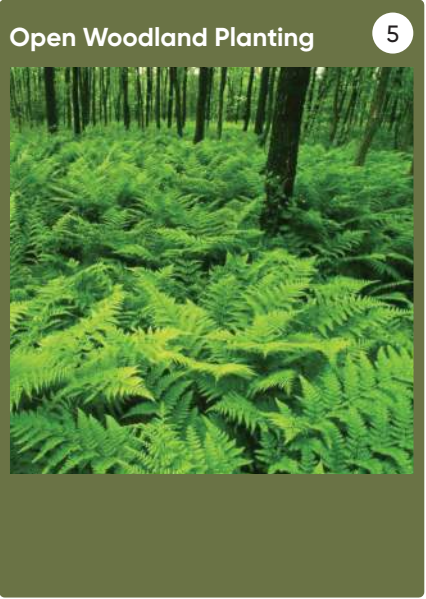
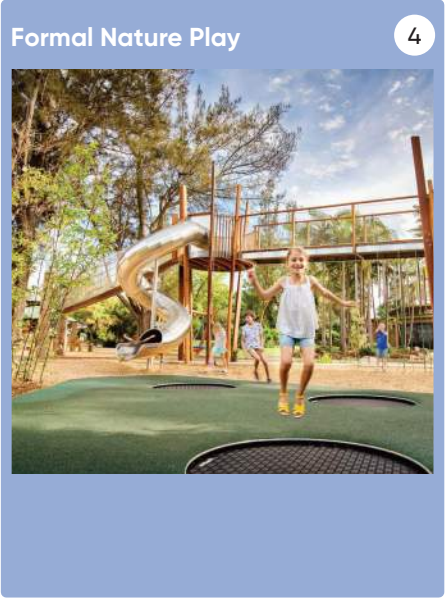
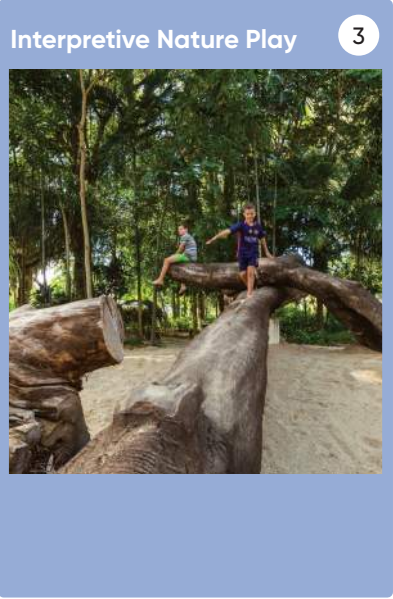
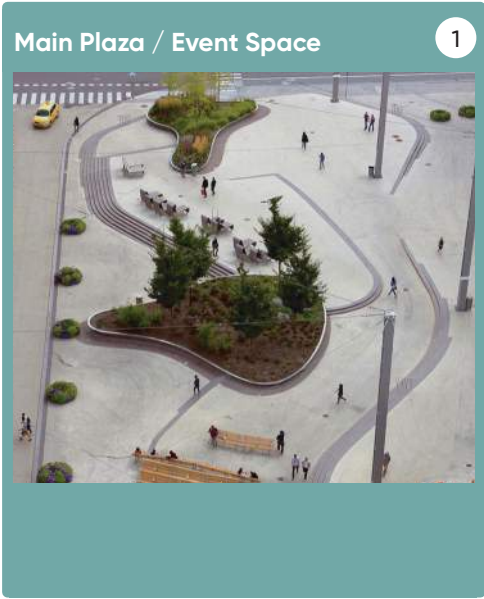
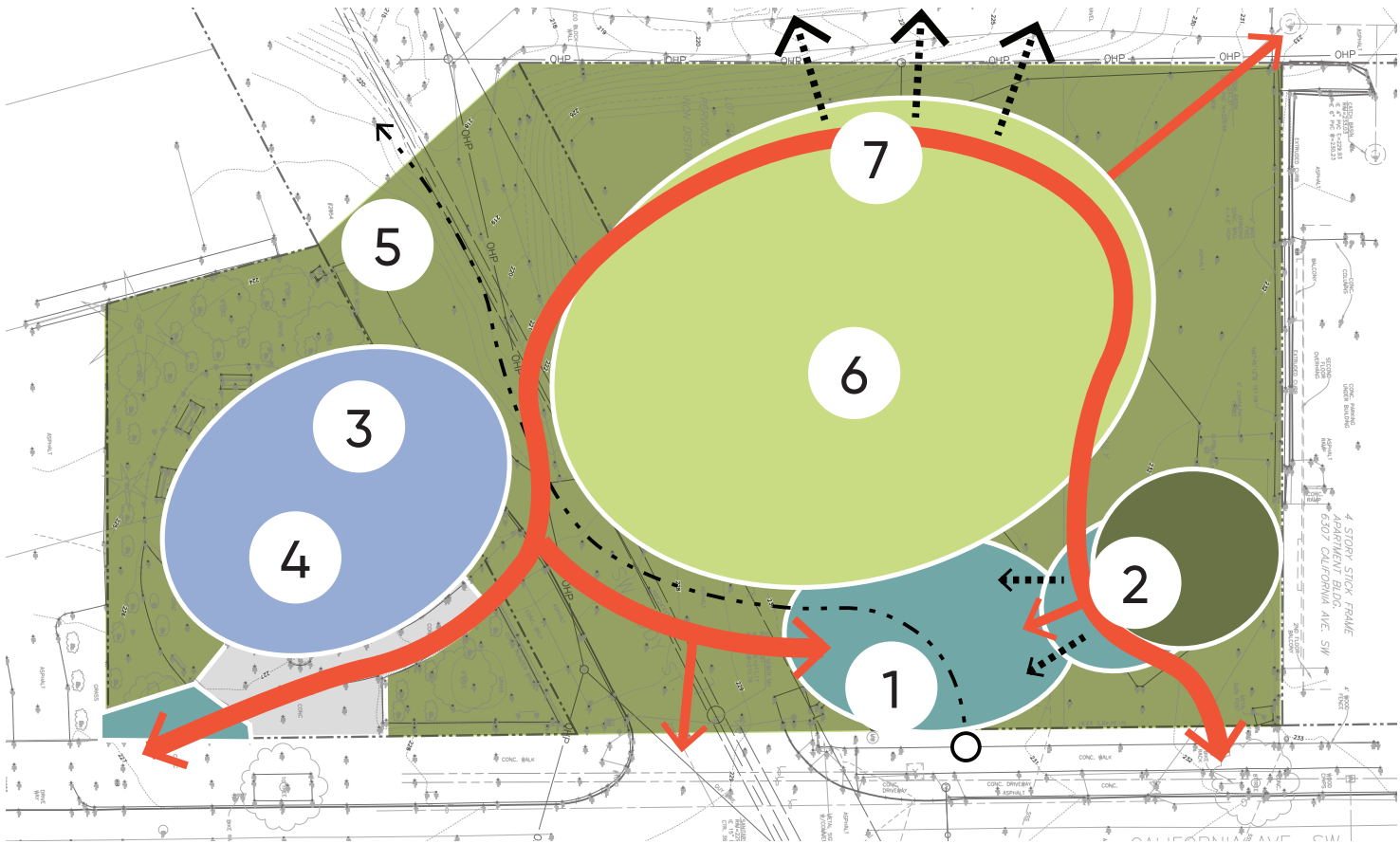
**Design Approach: 'Three Hills'**  
Natural landforms referencing the Eddy Street ravine create zones connected by loop path

**Event Space:** open plaza at California Ave with adjacent stage

**Program:** 50/50 mix of active (nature + formal play) and flexible (lawn) space

**View Area:** landform enhances views from loop path

**Existing Park:** fully incorporated into new park design





OPTION 3 - SITE PLAN



Loop Path with Views to West

Rounded Landform

Big Tree

'Stage' off Loop Path

Plaza for Events

Existing Park becomes Play Area

SCALE: 1/32" = 1'-0"  
0' 8' 16' 32' 48' 64'



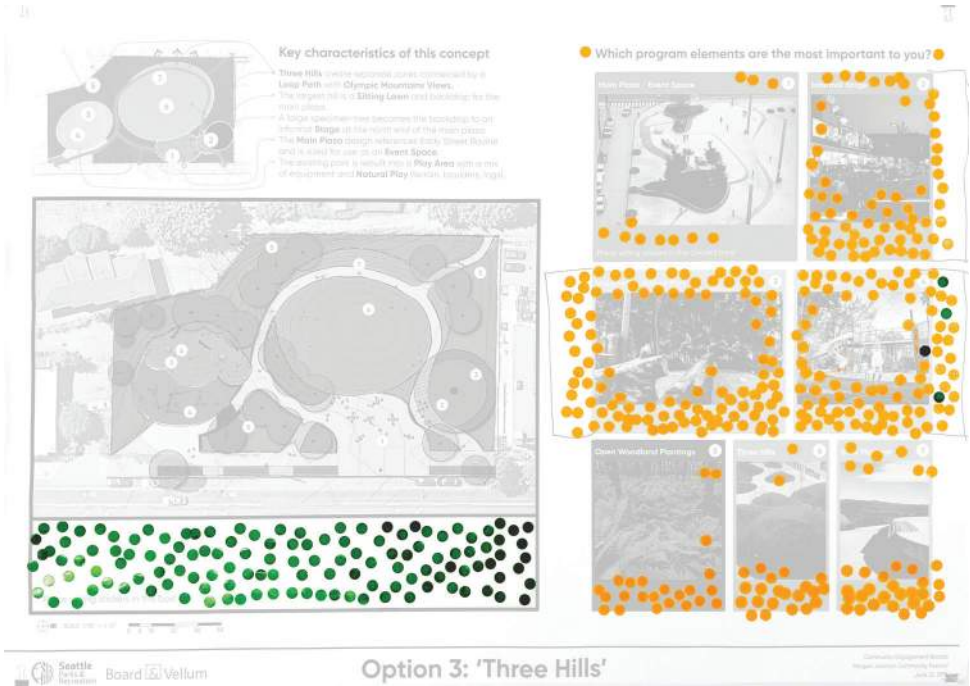
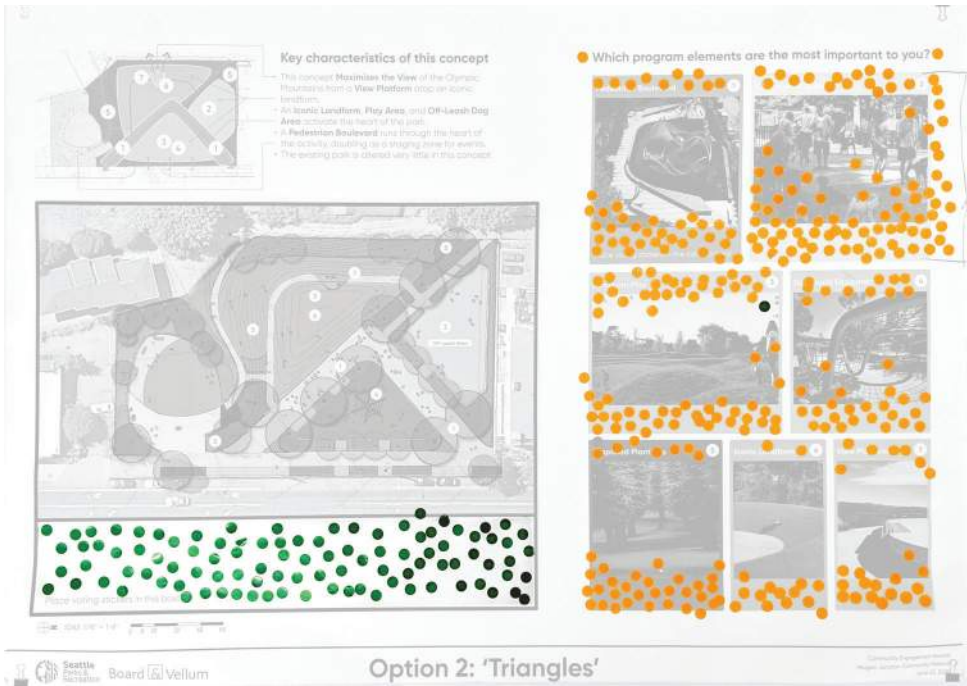
# COMMUNITY ENGAGEMENT ROUND 2 – MORGAN JUNCTION COMMUNITY FESTIVAL, 06.22.19

260 participants voted on:

- 1. Overall Preferred Concept
- 2. Specific Program Elements

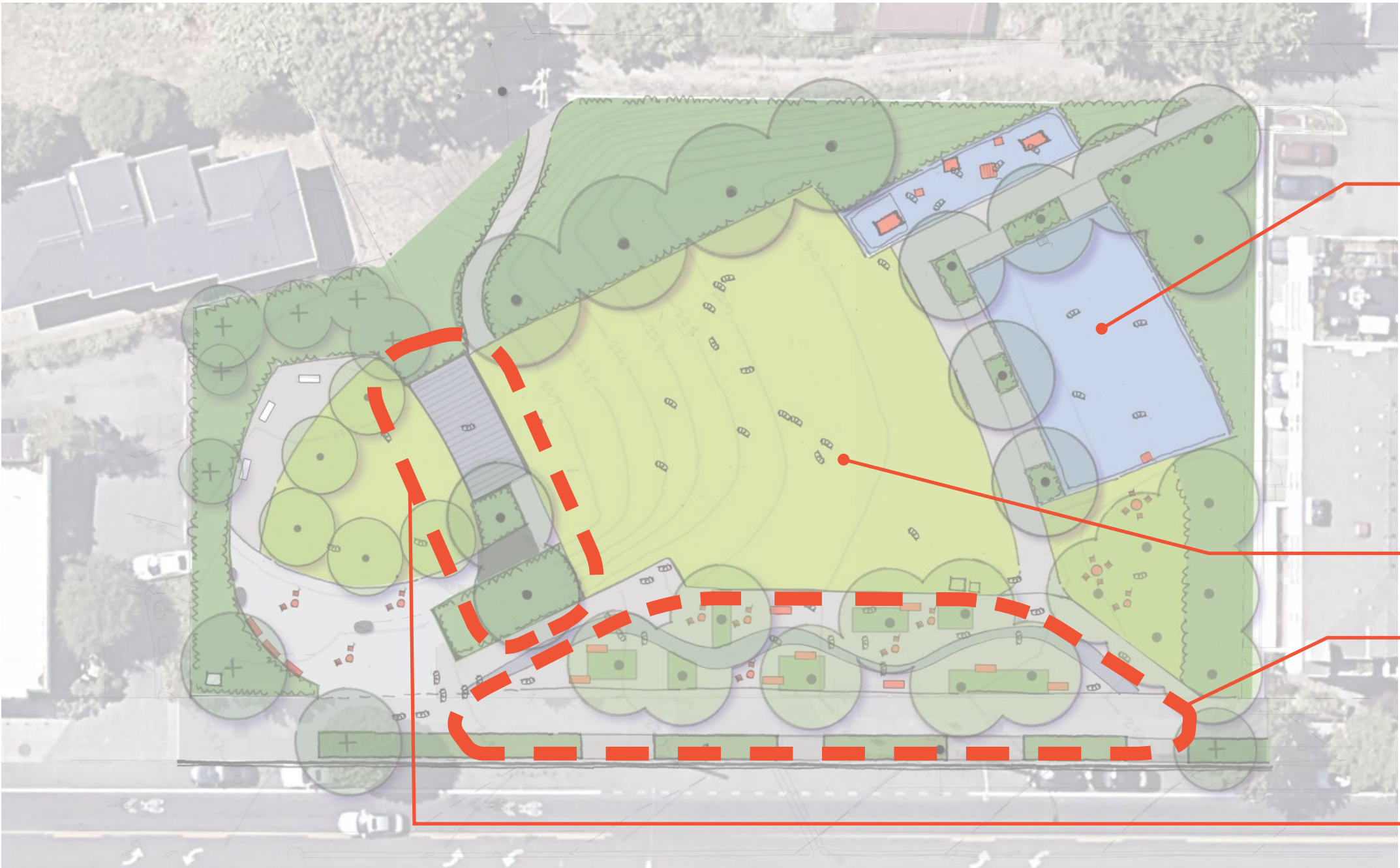
## Additional Outreach:

- Online Survey Monkey (final data yet to be compiled)





**OPTION 1** (OVERALL PREFERENCE: 12%)\*\* ↓



Play (53% of all votes) ↑ ↑ ↑

Multi-Sport Court (9%) ↓

Flexible Lawn Space (24%) ↑

Event Space at Perimeter of Park\* ↓

Integrate Existing Park\* ↑ ↑

\* based on verbal and written feedback  
\*\* pending final feedback from online survey

Preference Key	
most preferred	↑ ↑ ↑
	↑ ↑
	↑
least preferred	↓



OPTION 2 (OVERALL PREFERENCE: 38%)\*\* ↑ ↑



Viewpoint to Olympics (46%) ↑ ↑

Iconic Landform (13%)\* ↑ ↑  
↳ Angular Geometry ?

Off-Leash Dog Area (11%) ↓

Event 'Promenade' through Park Activity Zones\* ↑ ↑ ↑

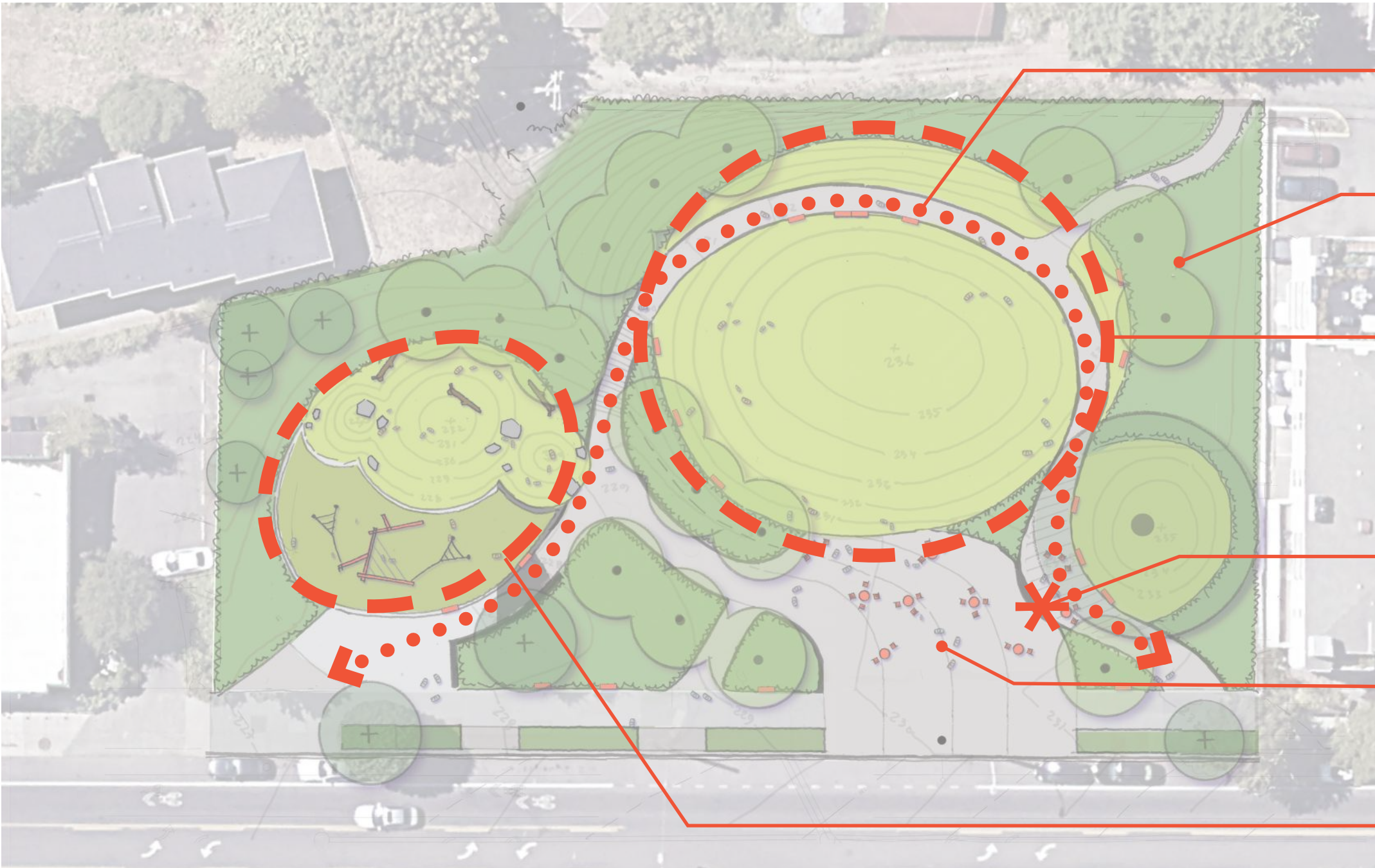
Play (53% of all votes) ↑ ↑ ↑  
↳ Play Equipment (19%) ↑

\* based on verbal and written feedback  
\*\* pending final feedback from online survey

Preference Key	
most preferred	↑ ↑ ↑
	↑ ↑
	↑
least preferred	↓



**OPTION 3 (OVERALL PREFERENCE: 50%)\*\*** ↑ ↑ ↑



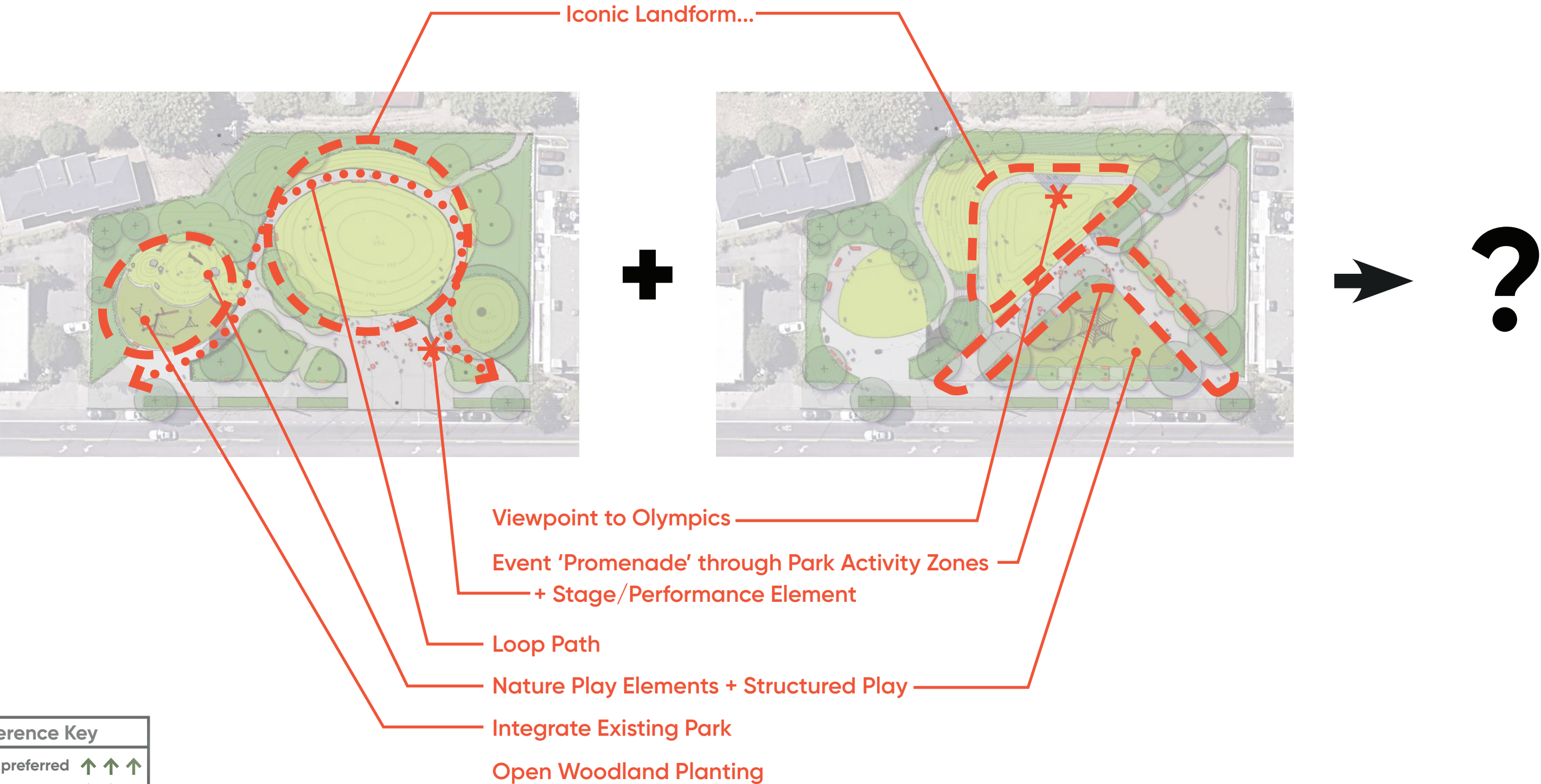
- Loop Path\* ↑ ↑
- Open Woodland Planting (5%) ↑
- Iconic Landform (13%)\* ↑  
↳ Rounded Forms ?
- Stage Element (13%) ↑
- Plaza Event Space ↓
- Play (53% of all votes) ↑ ↑ ↑  
↳ Nature Play Elements (59%) ↑ ↑

\* based on verbal and written feedback  
\*\* pending final feedback from online survey

Preference Key	
most preferred	↑ ↑ ↑
	↑ ↑
	↑
least preferred	↓



NEXT STEPS - REFINE CONCEPT IN RESPONSE TO COMMUNITY PREFERENCE



Preference Key	
most preferred	↑ ↑ ↑
	↑ ↑
	↑
least preferred	↓





Q&A