

**BOARD OF PARK COMMISSIONERS  
MEETING MINUTES  
March 27, 2003**

**Present:**

James Fearn  
Susan Golub  
Sarah Neilson  
Kathleen Warren

**Excused:**

Bruce Bentley  
O. Yale Lewis  
Kate Pflaumer

**Staff:**

Ken Bounds, Parks Superintendent  
Sandy Brooks, Park Board Coordinator

Acting Chair Susan Golub called the meeting to order at 7:05 p.m.

**Kathleen moved and James seconded that the March 13, 2003, minutes; the revised March 27 agenda; and the acknowledgement of correspondence be approved. The motion for approval was voted on and unanimously approved.**

**Superintendent's Report:**

Superintendent Ken Bounds reported on the following:

***Initiative I-80 Update:*** After a question at the March 13 Park Board member as to whether it is appropriate for the Park Board to take a stand on I-80 (which is now a ballot issue), Ken checked with the Ethics and Elections Commission, as well as the Law Department. Their determination is that Park Board members may take a stand as individuals; however, the Board as a whole may not take a stand on an issue that is on a ballot.

***Westcrest Open House:*** There will be an open house at Westcrest Park on Saturday, March 29, from 1:00 - 3:00 pm. The improvements to the park have been completed, including the off-leash area. Park Board members were invited to attend.

***South Lake Union:*** The design is coming along well on this park.

***Maritime Heritage Center:*** The Maritime Heritage Foundation Board has hired a new Executive Director, Grant Dull, who will begin work March 17. For the last seven years, Grant has been president of Salmon Bay Expositions, which produces both the Northwest and San Francisco Flower and Garden Shows. Before that he was program development

manager for King County Executive Tim Hill and worked as special assistant to the Seattle City Comptroller. He is also a past President of the Center for Wooden Boats.

***Pro Parks Levy:*** This week, Ken briefed the City Council Parks, Education and Library Committee on the status of the Community Center Levy program and Pro Parks Levy.

***Sand Point Magnuson Park Community Center:*** Construction began this week on this renovation project funded by the 1999 Community Center Levy. The work will include seismic upgrades, new restrooms, offices and activity areas. We expect construction to be completed this December. This was the first community center project that went out for bid. The project had a number of bids, with the winning bid coming back under the engineer's estimate by a considerable amount. This trend seems to be holding true for all the community center bids and may be due to the current economic conditions.

***Regrade Park:*** There was a community meeting this week to discuss using part of this park as an off-leash area. The community is very interested in this possibility. This will come before the Park Board in the next few months.

***Sand Point Magnuson Park SEIS:*** On Friday, March 21, we issued the Draft Supplemental Environmental Impact Statement analyzing the impact of sports field noise on wildlife. We will hold a public hearing on April 7 and the comment period will end on April 21. This process is required as a result of the Hearing Examiner's decision to analyze the impact of noise from athletic fields on habitat. A copy of the SEIS will be made available to any Board members.

***Pro Parks Ballard Property Acquired:*** On March 17, Parks completed the acquisition of a corner property at 17th NW and NW 63rd for a new neighborhood park. The site was nominated by Ballard citizens through the Pro Parks Opportunity Fund. The acquisition is funded both by the Opportunity Fund and by King County Conservation Futures Levy matching funds.

***Wallingford Playfield:*** The playground at Wallingford Playfield is open! The fence was pulled back at about 1 p.m. on Tuesday, March 25, and by late afternoon there were some 50 to 60 people playing on the structures. The renovation of Wallingford Playfield is a rousing success.

***New Teen Loft at Loyal Heights Community Center:*** Loyal Heights Community Center has opened its new "Teen Loft". There will be an open house in early April. The teen program at Loyal Heights has been averaging between 20-40 teens each day. Staff expects attendance to increase with the dedication of the new teen loft.

***Park Inspections:*** Today, Ken and several Division Directors toured and inspected four outdoor parks and one community center, per the Operations Division's 2003 Work Plan. The purpose of the tour, held quarterly, was to provide top management representatives an opportunity to actively participate in the parks and community centers inspection programs and to obtain a "close-up" view of selected park facilities. This information gets

fed back to the crews maintaining the park or to shop crews if repairs are needed. The Board asked if this is a surprise visit and Ken said yes, that crews don't know which parks will be inspected when. Every park has been inspected once and most have been inspected twice. Summary information is being assembled.

***Parks Naming Committee:*** The Parks Naming Committee will be meeting on April 3 to consider names submitted for the Lincoln Reservoir Site, Ohman Place (along Kiwanis Ravine), and Hitt's Hill.

***SYEP Week Events:*** Ken distributed an eight-page flyer listing youth appreciation week events. The kickoff is April 4, 6:00 p.m., at Seattle Center.

### **Oral Requests and Communications from the Audience:**

Susan explained that the general public comment portion of the agenda is reserved for topics that have not had or are not scheduled for a public hearing. Testimony is limited to three minutes per speaker. One person signed up to give testimony.

***Carole Kitchell:*** spoke briefly on Interlaken Park; she had received a letter from the Parks Department that the topic will be on an April 10 agenda. The proposed project is disturbing to some community members.

### **Linden Orchard Briefing:**

Parks' project manager Andrew Sheffer came before the Board to give a briefing on Linden Orchard (Green Lake Open Space Development). A written briefing was presented to the Board, which follows:

#### **Written Briefing**

##### ***Action Requested***

At the meeting on March 27, there will be a briefing and public hearing on the Proview/Community Approved Conceptual Site Development Plan. At the meeting on March 27, the Board will discuss the Conceptual Site Development Plan and make its recommendation to the Superintendent. The Board will be asked to make a recommendation to the Superintendent to accept the Conceptual Site Development Plan and direct the project team to proceed with design development based on this alternative.

##### ***Community group active in project development:***

Friends of Linden Orchard

##### ***Park Location***

Northwest quadrant of intersection of N 67th St and Linden Ave N



### ***Project Information***

#### **SCOPE**

Site development of a recently-acquired property at NW corner of 67th & Linden into a park and P-patch. Scott Woodcock, Berger Partnership, was selected as designer after a rigorous consultant selection process. Scott's conceptual plan (see attached) has evolved based on input from three community meetings. The plan includes a large lawn area, P-patch, new fruit trees, edible landscaping, universal access ramp, neighborhood gathering area and interactive features for children's play.

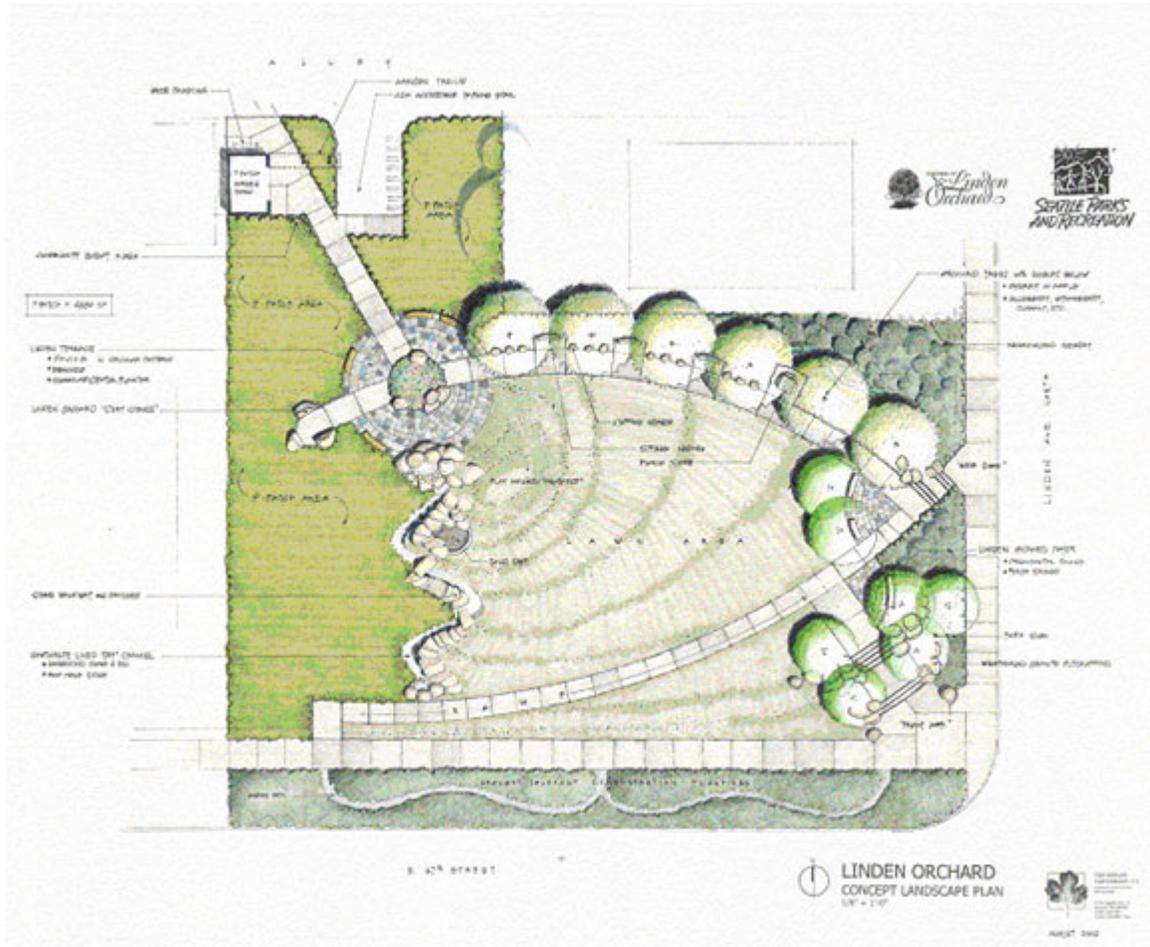
#### **BUDGET**

\$10,000 SAS Grant - Department of Neighborhoods  
\$60,000 Pro-Parks Levy - Seattle Parks and Recreation  
\$100,000 LPG Grant - Department of Neighborhoods  
\$65,000 Community "Cash" Fundraising Target  
\$235,000 Project Total  
\$190,000 CCA (including tax and contingency)

#### **SCHEDULE**

Planning: Summer-Fall 2002  
Design: Winter 2003  
Construction: Summer 2003  
Completion: Fall 2003

## Justification for Preferred Alternative



Seventy people plus, consistently attended three community meetings to give input in the design process. There was consensus on the size of the p-patch vs. the size of the park. Additionally, the public wanted to maximize access to the park, integrate a child play element (i.e. sand play) and a symbolic water way. Parks operation staff reviewed the plan with regard to maintenance and made recommendations that helped shape the final design form. There has been a wonderful working relationship between the community, Seattle Parks and Recreation, and the consultant.

### Additional Information

Andrew Sheffer, Seattle Parks Project Manager, 684-7041; or [andy.sheffer@seattle.gov](mailto:andy.sheffer@seattle.gov)

### Verbal Briefing

At the March 13 Park Board meeting, Ken discussed three new parks being designed Hitts Hill, Linden, and Fremont. Public hearings are not planned, as there is not controversy about these three new parks; however, at a future Board meeting the Park Board will be requested to advise Parks on the scope.

Andy displayed photos, a map, and conceptual drawings of this new park, located west of Aurora on Linden and N 67th Street. Neighbors are delighted with the location of the park, which includes a P-Patch. Planning began in the fourth quarter of 2001 with a Neighborhood Matching Fund Small and Simple award. This award was used to hire a consultant to help plan the park. Completion is estimated in fall of 2003 if the community is successful in raising a match to its second Neighborhood Matching Fund request of \$100,000. King County has already awarded the park some funds. This has been a very successful community-initiated process.

### **Questions and Answers**

Kathleen asked if any trees will be removed. Andy said yes, that some of the older fruit trees are diseased and will be removed. The Fruit Tree Society will plant new trees. The removal is being coordinated with the City Arborist and Parks staff and is proceeding cautiously.

James asked what is the community's fundraising goal? Andy answered \$65,000 in cash and the rest in volunteer labor.

The Board thanked Andy for the briefing.

### **Gas Works Park Improvement Plan Briefing:**

Parks Department Development Director Erin Devoto and Project Manager Tim Motzer came before the Board to give a briefing on the proposed Gas Works Park Improvement Plan. A copy of the written briefing which was presented to the Board is included in these minutes and follows:

#### **Written Briefing**

##### Action Requested

At the Park Board meeting on April 10, the Board will be asked to make a recommendation to the Superintendent to accept the preferred project plan as presented or with modifications.

##### Intent of Planning Phase for the Pro Parks Funded Gas Work Park Improvement Project:

The scope of the project based upon the levy description was very broad. A planning phase was needed to identify improvements for the westerly third of the Park that satisfied the Pro Parks scoping language and then to select those project elements that could be implemented with the Pro Parks Project funding.

##### Background Information;

- The approved 2000 Pro Parks Levy provided the following scope language for the project: "Improve Gas Works Park including the NW corner of the Park to create connections to the Wallingford Steps".
- A Master Plan for the Park was adopted in 1972.
- The park site was purchased and renovated using Forward Thrust Funds and opened to the public in 1975.

- The NW corner of the Park (referred to as the containment area) is currently undeveloped. This location was the original site of two large oil storage tanks which required the installation of a tall concrete perimeter wall to provide containment in the case of a spill. The tanks have been removed but the wall remains intact except for portion on the SW side which is fenced. The wall presently separates the neighborhood from the rest of the Park. The containment area is approximately 1.63 acres (71,569 sq ft).
- The entire Park was designated as a local landmark in April 1999 and placed on the State Historic Register in June 2002.
- The Wallingford Steps funded by the Pro Parks Levy was open to public in the late fall of 2002 and provided direct access from North 34th Street along Wallingford Avenue to the north side of the Park.
- The Park has undergone major environmental clean up for contamination. Parametrics, the City's Hazmat Consultant for Gas Works Park, has indicated that there are few environmental restrictions providing construction is limited to surface improvements.
- A draft design program for the Pro Park Project was completed in August 2002.
- The Berger Partnerships was hired as the landscape design firm for the planning phase as well as the remaining design and construction phases as part of full consultant selection process.
- The current project schedule has the design process being completed by the first quarter of 2004, bidding in the second quarter of 2004, construction starting in the third quarter, and completion anticipated by the end of 2004.

#### Summary of Planning/Public Process:

1. The first public meeting was held in December 2002. Approximately 50 citizens attended the first meeting. The citizens identified number of desired project elements which included an off leash area (OLA) for Berger to consider.
2. Berger developed three concept plans and corresponding development plans with respective cost estimates. One plan included a potential small OLA (4700 sq ft) outside the project boundaries.
  - The three concept plans were reviewed by the following groups:
    - ProView supported Scheme A and did not support an OLA.
    - The Landmarks ARC and Design Commission both supported Scheme C and were opposed to an OLA in the containment area. The Landmarks ARC supported cutting and removing part of the wall.
    - The second public meeting was held on February 2003. Approximately 51 people attended the meeting. Citizens at the meeting expressed their preference for the three schemes. 12 people wanted a fourth alternative showing a larger OLA in the containment area. The following elements were identified as highly desired features:
      - Waterway 20 connection;
      - Burke-Gilman connection;
      - Plaza connection to Wallingford Steps,
      - A larger oil tank ring,

- A widen view corridor to kite hill
  - A larger OLA in containment area.
- 3. Berger then developed a preferred concept plan with a development plan and cost estimate which included a larger OLA (9500 sq ft) outside the project boundaries. Discussion with Seattle Department of Transportation indicated no opposition to the proposed improvements on right of way.
  - The preferred concept and development plan with cost estimate was presented to the same groups who did the first review.
  - ProView, Landmarks Board, and Design Commission all supported the Preferred Concept and Project Plan as presented with minor revisions.
  - The third public meeting was held in March 2003. Over 95 people attended the meeting. 67 people were from the Wallingford area based on zip code address and 66 people were first time participants. 52 people spoke at the meeting. 32 people who spoke did not support the recommended concept and project plan since it did not include and did not fund the installation of a larger OLA in the containment area.
- 4. Berger made minor revisions to the plan which included the entry plaza, the topography adjacent to the prow, and changes to the boundaries of the OLA increasing it to 13,000 sq ft. A larger OLA in the containment area was rejected due to its visual impact on the Park and because it was inconsistent with the current master plan related to dedicated uses. Since the OLA was outside the project boundaries and not identified in the Pro Park scoping it was not considered a high priority for limited project funding. Berger made minor changes to the cost estimate to identify secondary priorities for trees, path and plaza development.

Recommendation:

The staff recommends acceptance of the revised Project Plan which shows the following desired improvements:

- Pro Parks Levy Scoped Project Elements:
- Major pedestrian crossing and plaza connecting the Steps to the park with a curved asphalt path to the rest of the park,
- Numerous cuts to the east wall to support an additional picnic area;
- Scale size/location tank ring with a crushed walk path to waterway #20 in conjunction with a level grass area,
- Crushed rock railroad right of way path,
- Create a view corridor from the Steps with removal of trees.
- Open up the NW corner of the Park by lowering the prow portion of the wall in conjunction with another view corridor and rounded mound area
- Tree groupings with bermed areas
- Other Potential Elements Recommended for Future Development
- Paved street with angle parking along the SW side of the park in the public right of way
- OLA (13,000 sq ft) adjacent to the Harbor Police facility on public right of way
- Watershed area in the NW corner

- View corridor in conjunction with opening up waterway #20
- The following improvements would be implemented with the Pro Parks Project funding:
  - Demolition, clearing and grubbing
  - Removal and cutting portions of the existing wall
  - Sub-grading
  - Temporary erosion/sediment control improvements
  - Geotechnical fabric sub-grade improvements
  - Installation of 12 inch of topsoil for plantings and 6 inches for paths
  - Installation of drainage where needed
  - Installation of irrigation system sensors
  - Fine grading of site
  - Installation of seeded lawn
  - Installation of asphalt path with crush rock base and 6 inch crushed rock path
  - Installation of interim Steps connection plaza on park side
  - Installation of interim cross walk and curbing if needed on Northlake Way
  - Installation of remaining portion of railroad right of way path to the west, installation of half of the identified trees, and installation of the finished plaza in lieu of interim plaza if funds are available.

### **Verbal Briefing**

Erin said there have been many plans over the years for Gas Works Park and she touched briefly on all of them. Tonight's project is a Pro Parks Levy and the levy scope is to improve Gas Works Park, including the northwest corner of the park, to create a connection to the Wallingford steps. Tim distributed a large aerial map of the park and the preferred development plan. The northwest corner is what is referred to as the containment area, which is 1.7 acres defined by a concrete wall which was constructed for oil containment. The Wallingford Steps is another Pro Parks project that was recently completed and the project scope is to connect these two.

Berger Partnerships was hired for the project and asked to develop three concepts. Tim talked about the pre-planning phase.

The first public meeting was held on December 2, 2002, with approximately 50 people present. Project elements that people wanted were discussed and a surprise element was the strong interest in an off-leash area. With that information Berger developed three schemes, A, B, and C. A is the most formal, with three rings; B has a straight axial path, and C is the least formal, with a casual path.

The concepts went through the Park internal review, which liked Concept A; the Landmarks Board liked Concept C; and the Design Commission liked Concept C.

In early February the second public meeting was held, with 51 people present. Attendees were asked to choose the schemes and specific elements they preferred. View corridors generated lots of interest. A larger off-leash area was supported by a large contingent.

Berger then went back to the drawing board and came back with drawings. Tim described the drawings and what Pro Parks Levy could fund. These were taken back to Parks internal review, Landmark Board, and Seattle Design Commission and they endorsed the plan.

More than 90 people attended a March public meeting, with more than 50 giving testimony. Over 30 expressed concerns and did not like the proposed off-leash area; they wanted a larger off-leash area to be funded in the plan.

Berger went back again to the drawing board and came back with tonight's recommended plan. Tim gave additional details of the recommended plan (included in the written briefing.)

### **Public testimony**

Susan reminded the audience that speakers have three minutes each to testify. She asked that everyone be respectful of the audience and of Board members. Seventeen people gave verbal testimony.

**Rich Haag:** original designer of Gas Works Park; talked about the original vision and the metamorphosis of this 34-year old park and its different phases; and gave a history of the schematic.

At the end of three minutes, Rich asked that he be allowed to use the three minutes that Edward Mannery signed up for to continue his testimony. **James moved that he be allowed to talk for 6 minutes, Sarah seconded, and the motion was approved, with three voting for and one against.**

Rich showed construction documents which he believed were approved by the Parks Department and Seattle Design Commission; talked in detail about Phase III; gave the Board a hard copy of his testimony; and asked the Board to hold to the original vision of the park.

**Cheryl Trivison:** member of Friends of Gas Works Park, which opposes an off-leash area in the park; the park is a City and State landmark and has been nominated as a federal landmark (one of only two sites - Volunteer Park is the other - in Seattle to be so designated); read excerpts from two letters; urged no single use of the park; Friends of Gas Works Park gave a copy of its newsletter and testimony to the Board

**Victoria Foedisch:** supports off-leash; lives in Wallingford and takes her dog to the park daily; area is perfect for off-leash site as existing boundaries work well for dogs; Gas Works is a regional park, not a neighborhood park, and should have a wide variety of uses; an adequate off-leash area requires one acre or it is set up for failure; existing area for off-leash is also near parking

**Amy Tsai:** supports off-leash; is park steward for north off-leash area; discussed turf requirements; described how an off-leash area would save, rather than cost, money; said

Genesee Park is a good example of off-leash area that hasn't turned into a mud pit; estimated there are 100,000 dogs in Seattle and only 8 off-leash areas for them

**Jack Mackie:** opposes off-leash in Gas Works; member of Seattle Design Commission - however, he is not speaking for the Commission; consider what it means to change the master plan of a park; he lives in Belltown and Regrade Park is being considered as an off-leash area; Gas Works is a regional park - allow its master plan to develop as planned; off-leash will compromise the intent of the park

**Bill Uznay:** supports off-leash for Gas Works; lives in Fremont; doesn't know the master plan but knows that lots of dogs visit the park; move an off-leash area into the compound

**Alyne Fortgang:** supports off-leash area; collected 300 signatures in 3-4 hours in support of off-leash area in the park; Gas Works already has picnic tables, trails, and lots of grass; 30 years ago when the park was designed it wasn't illegal for dogs to be in a park unleashed - now it is; discussed possible savings that would be realized from an off-leash area; please partner with off-leash supporters in this; gave written testimony to the Board

**Cheryl Cullen:** supports off-leash area; member of Coalition of Off-Leash Area (COLA); requests one acre for off-leash; there are 4 off-leash sites in the north part of the city and 4 in the south part; COLA members didn't "stack" the public meetings that have been held - many COLA members lives in the area; off-leash is not a single-use area, as people talk, play Frisbee, and watch sunsets while their dogs are in the off-leash

**Catherine Maggio:** opposes off-leash area; landscape architect who has lived near the park for years; distributed photos for the Board to view; the design process has been distracted by the off-leash issue; public meetings mostly focused on off-leash; she is concerned with the destruction of the historical entry and the removal of 54 trees; the nearby Regatta complex put the design forward to remove the trees for its view purposes; don't let this issue slide through the process

**Margaret Hedgecock:** supports off-leash area; Wallingford resident for 25 years; don't cut the wall down irregardless of the outcome of an off-leash area; the parking lot is only full at the 4th of July; Gas Works is 22 acres - give one acre to the dogs

**Bruce Draper:** supports off-leash area; Wallingford resident who drives to the Magnuson Park off-leash area; parking can be difficult to find at Magnuson

**Aren Parisi:** supports off-leash area; has three dogs and is at the park often; COLA are good park stewards

**Chris Mapes:** supports off-leash area; Wallingford resident; attended the three public meetings; please reject the suggested area presented by the Parks Department, as the area is too small, not included in the budget, and outside Gas Works Parks' boundary; instead, favor the neighbors' plan for a larger off-leash inside the park; urban residents need areas for recreation, including off-leash; dog owners play Frisbee, read, visit with other dog

owners, and non-dog owners come to watch the dogs that are there playing; golf courses, tennis courts, and parking lots are all single-use areas and are in parks; gave written testimony to the Board

***Alley Rutzel:*** supports one-acre off-leash area inside containment area; Wallingford resident; 1,400 names were gathered on petitions in three weeks supporting the off-leash area; copies of the petition will be forwarded to the Park Board; it is estimated that there are 6,000 dogs per acre in the city; sports enthusiasts influence decisions in their favor; gave written testimony to the Board

***Mardie Holden:*** supports one-acre off-leash area inside containment area; confused why off-leash is considered single use - lots of people hang out in parks to be near dogs playing; why are dog owners standing around in the dark while tennis courts are over-lit and empty at night?; at the third public meeting, it was stated that Regatta Condos are using a guard to keep the public out of a portion of the park

***Sharon Levine:*** supports off-leash area; member of Queen Anne Community Council and read a letter from the Council's board; include the neighbors plan in the park improvements; best off-leash area is in far northwest corner and screened; landmark status allows off-leash area; gave a copy of her testimony to each Board member

***Gregory Hill:*** opposes off-leash area; when City Council prepared a list of parks for possible off-leash areas, Gas Works Park was excluded; Wallingford resident; using the northwest corner for an off-leash area is questionable; concerned that 54 trees are being cut and that the Regatta wanted the trees cut; cutting the concrete wall received lots of criticism at the public meetings

## **Questions and Answers**

The Board will more extensively discuss the project and make its recommendation to the Superintendent at its April 10 meeting.

The Board asked if the proposed off-leash is Parks property. Tim said that both the parking lot and proposed off-leash area are owned by Seattle Transportation and one of his assignments is to develop a Memorandum of Understanding with Transportation. Sarah asked what is the budget (\$970,000) and she requested more extensive budget information from Parks staff before April 10. The Board asked if Gas Works is in a neighborhood plan and Tim said it is in the Wallingford plan. The Board asked about the acreage and clarification on the Regatta issue. Erin and Ken said that the Regatta Condos paid \$100,000, which included hydroseeding and watering the park area near their building.

Kathleen asked if COLA follows through on its commitments of donated money and maintenance at off-leash areas. Ken said that there is some good collaboration at Genesee, improved collaboration at Sand Point, and Northacres had some initial work

completed by COLA. It is not the level of commitment and support that is seen from the P-Patch supporters or ivy out groups.

The Board asked about the City Council resolution that selected off-leash areas and was Gas Works included? Ken said that COLA identified 70 sites - Parks Department didn't identify any. City Council selected pilot sites: Lower Woodland Playfield, two sites at Volunteer Park (one was closed due to damage to the trees); Sand Point/Magnuson; Genesee; Westcrest; Blue Dog Pond; and Upper Golden Gardens. Subsequently, Jose Rizal and Northacres were added. Under the Pro Parks Levy, Eastlake under the freeway was added and Westcrest was expanded.

Does COLA's preferred option for Gas Works Park meet Parks Department requirements? Ken said yes, for the most part. However, the street level condos across the street may be impacted, as off-leash areas are heavily used and there is increased noise from dogs barking. In terms of parking, fencing, and seclusion from the rest of the park, the area meets Parks criteria for an off-leash area. This was not included in the Pro Parks Levy, which causes an integrity issue with the voters. The Board continued discussing off-leash areas.

Susan asked at the April 10 meeting, what is the Board being asked to recommend. Erin said Parks staff are at a "fork in the road" and need direction from the Park Board. The focus has been primarily on the off-leash area and there are other elements that have not had adequate focus in the public meetings. Ken said the tree issue is one that needs more focus.

This project will not be taken to City Council for final approval, as it is a Pro Parks Levy project. Parks is asking the Board to approve Gas Works Park Improvement Plan as defined in the Pro Parks Levy. The Board will continue its discussion and make a recommendation to the Superintendent at its April 10 meeting.

**Park Board Business:**

Kathleen and her son attended an anti-war protest at Westlake Park. She was concerned about the presence of large weapons displayed by the police on park property and asked if Parks has a policy regarding this. Ken answered that Parks does not have jurisdiction in this type of matter; once an event has received a permit, the Seattle Police Department handles safety and crowd control.

**New Business/Old Business:**

There being no other business, the meeting was adjourned at 9:15 p.m.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
Bruce Bentley, Chair