



JOHN & SUMMIT PARK DEVELOPMENT (aka Bellevue Substation)

Public Meeting #3

Date: June 4, 2008

Capitol Hill Presbyterian Church

7:00 – 8:30 p.m.

Attendees: Lynn Sullivan, Parks Project Manager
Deb Gunther, Principal-in-Charge, Mithun
Craig Skipton, Project Manager, Mithun
Approximately 30 community members

Workshop Format

- Informal board display and viewing
- General project introduction (Lynn Sullivan)
- Presentation: summary of community comments from meeting #2, design principles, preferred plan, cost discussion (Deb Guenther + Craig Skipton, Mithun)
- Community questions and comments

General Project Introduction, Lynn Sullivan

Budget:

- Pro Parks Levy funding supports a construction budget of \$140,909 (including approximately \$13K for sales tax). Asphalt demolition is projected to take another \$35K. Constructing the p-patches on a slope requires expensive walls to create level ground. The existing budget is not sufficient enough to construct the current design. Fund raising by the community will be necessary in order to implement the plan. Parks is also looking for additional funding. More answers are needed from Parks management. Lynn will return to the community with additional information as it becomes available. Note: Since this meeting, community members have formed a fund raising group, "Unpaving Paradise."

Draft timeline:

- Planning through third quarter 2008.
- Community fundraising to occur between third quarter 2008 and third quarter 2009.
- Construction to occur in fourth quarter 2009 & first quarter in 2010 with completion in first quarter in 2010.

Community Comments (grouped into discussion threads)

P-patch plot gardens:

- Does the proximity to street and associated car exhaust matter for p-patch location?
Answer: No. Many p-patches are located at street corners and along busy streets (for example, Interbay on Elliott Avenue). Testing indicates there is no threat from engine emissions.
- Continuity of gardens is important. There is the possibility for conflict between people on lawns and p-patchers who are working on their plots.
- Some p-patch proponents did not share the view that there is a conflict

Lawn areas:

- Is that size of lawn area comfortable? Discussion ensued suggesting that the lawn may be more effective if the three lawn panels are consolidated
- A couple people felt the lawn area in total is too small
- One person liked the divided lawn areas
- There is the possibility for conflict between people on lawns and p-patchers who are working on their plots.
- There is a role for all components, less so for lawn because a few people have not seen the surrounding parks well used, anecdotally

Western plaza area along Summit

- Paving area along west edge of park seems too big
- Cut through is important for pedestrians
- Discussion concerning sidewalk location relative to property line.
- One person would like to see area around the stormwater planter, and the planter itself, turned into lawn – (Parks clarified this becomes a maintenance challenge due to pedestrian traffic. Lawn can't support regular foot traffic).

Skate Dot:

- Skate dot is cool
- Skate dot idea should go to Colonnade Park; the skate dot is good idea and will meet the need of the that community
- Discourage skate park
- An adjacent resident is concerned about noise from skate boarders
- Resulting action: Skate dot is not in current budget. Funds to construct it would have to be raised by the community.

General park design comments:

- Increase the amount of green space, decrease hardscape.
- Hangout space is important
- Support expressed for the hybrid park idea, integrating flexible space with p-patch plots.
- Don't relegate non-gardeners to outside edge of park
- Support closing John Street (several people)
- Does not support closing John St. due to need for parking
- The gabion walls could/should provide seating
- Would like to see a hang-out space at the top of the site because it provides overall view from above
- Likes the condition where the wall provides seating along the level lawn areas
- Making the sidewalks narrower was preferred

Action items:

1. The current number of 24 plots, or close to it, will be maintained in the final design. Access to all plots will be from paths rather than lawn.
2. The three lawn areas will be consolidated into two larger lawn areas.
3. The lawn areas will remain interspersed among p-patch plots to address concept of a shared park space for diverse users.
4. Permanently closing John Street is an idea the community can choose to pursue on their own.
5. Mithun will reduce the amount of paved area while maintaining pedestrian functionality and public interaction along the Summit Avenue streetscape.

6. A skate dot (a "manual ledge" – 15" high, 30" wide and min. 35' long) is shown on the plan but it is not funded. Additional community discussion will ensue at the next community meeting. Construction money would need to be raised by the community.
7. Narrower sidewalks and more green space will be explored. This requires SDOT approval since it's their land.

Community Prioritization list of currently unfunded items

Forms were presented to the community asking them to prioritize unfunded items to inform the design.

Rank	Element
1	Benches
2	Screenwall + Compost silos
3	Picnic table + Barbecue grill
4	Skate dot

Next Steps:

Lynn will continue to clarify budget issues with Parks management. A fourth community meeting will likely be scheduled.