



Morgan Junction Park Development Public Process Overview – March 2008

History of the Project

- Genesis of the Morgan Junction Park Development Project
(a.k.a. Morgan Junction Substation Alternative Site/ Beveridge Place)
- The Morgan Junction Neighborhood Plan
 - Acquire the SCL substation on Morgan Street for possible future park/plaza space and/or reconfiguration of street intersections in order to support the Green Crescent while at the same time improving traffic flow and pedestrian safety.
 - After City Light, decided that the Morgan Substation was required for providing electrical utility service for the foreseeable future, Parks considered alternative sites. Morgan community members indicated to Parks that the Monorail property at Beveridge Place was their top priority site for a new park. Ultimate a partnership between the Beveridge Pub owners and Parks enabled the acquisition of the site located just south of SW Eddy St for a park.
 - The Pro Parks Levy provides \$367,000 project costs of planning, design and construction.
 - The CIP states
 - “This project, part of the 2000 Parks Levy, develops a newly acquired property located at the northwest corner of California Ave SW and SW Beveridge Pl. into a new park or plaza. Originally the Levy named Morgan Substation as the likely purchase however, the owner of this site, City Light, decided that the location was required for providing electrical utility service for the foreseeable future. Parks then pursued the purchase of this new property, which was a former Monorail acquisition.”
 - An initial meeting was held in March 2007. Parks approved a design program in May 2007 based on themes developed at that meeting. These include the creation of a gathering space or plaza for the community and family activities that would feature hardscape, natural vegetation edges, seating and a shelter structure. The landscape architecture firm of HBB was hired in December 2007 to design the park.
 - HBB held a site meeting in January 2008 with owners of the adjacent Beveridge Place pub to get information about their current remodel project especially plans along the shared property line. Steve Sindiong of Morgan Junction Community Association was also present.
- Public process conducted on the project to date:
 - Parks staff attended at Morgan Junction Association to introduce himself.
 - Public meeting # 1 was held in March 2007
 - The Monorail authority held several meetings concerning the design of the monorail station site.
 - Public meeting #1 was held in January 2008

- Who Parks notified about the meeting and the sources of the list:
 - Parks sent meeting notification to carrier routes within ¼ mile or more from the project site.
 - Park posted a notice at the site.
 - Parks sent a press release to Seattle Time and Post Intelligencer, West Seattle Herald and other city newspapers.
 - Meetings are posted on the Project Web site.
- Milestone and decisions made to date, if any:
 - Design program approved
 - Consultant Hough Beck & Baird Inc hired
 - Schematic design approved by Parks ProView
- Project Web Site <http://www.cityofseattle.net/parks/proparks/projects/morgan.htm>

Elements open/not open to public comment, and why:

- Projects are governed by the City’s Land Use Code. As a City agency, Parks is required to follow the Code.
- Parks has many policies, design standards and technical specifications for construction that are in place to ensure safety and durability.

Explanation of how decisions are made.

- How Parks uses input from the public
 - Public input will be used to define the general design of the parks.
- What impact that input has on a project
 - Public input will be used to define the general design of the parks.
- How “majority” opinions will figure in decisions:
 - If a majority of meeting attendees indicates a preference, this may be used to define or confirm the design direction, subject to the following reviews.
 - In instances where a “majority” opinion conflicts with previous “majority” opinions, the conflict will be considered by Parks internal review committees that may include ProView, ProView Tech or Project Steering.
 - In all cases, opinions are advisory to the Parks decision making process that includes internal technical review (ProView and ProView Tech) where Park policies, procedures and standards are considered.
 - Additionally, this project may be reviewed by the Seattle Design Commission that may provide project direction.
 - The Board of Park Commissioners may hold a public hearing and make a recommendation to the Parks Superintendent. The Parks Superintendent has the final decision on this project.

Factors that may have an impact on the outcome, including:

- Safety Issues – Safety issues are considered by the consultant, project manager and Parks technical review committees during design.
- Mayoral priorities – None known
- City Council Actions –No Council action is expected.
- Voter approval – Not Applicable
- Budget limitations – All costs for design, construction and project management must be paid from project funds. ProParks Levy provides \$367,000 for the Morgan Junction site. Community generated grant funding could provide optional amenities. Decisions on the scope of the project and materials may be limited by the budget.
- Regional need – Not Applicable

Budget source, and amount, impact on project scope

- Budget limitations – All costs for design, construction and project management must be paid from project funds. ProParks Levy provides \$367,000 for the Morgan Junction site. Additional funding from community generated grants could provide enhancements to the basic design. Decisions on the scope of the project and materials may be limited by the budget.

Timelines: upcoming steps in the process, points at which Parks will invite comment

- HBB will continue with design development based on approved schematic design and input provided by public.
- Parks staff will review design development and construction documents.
- Construction is expected to begin in the Fall of 2008.

After the public involvement process is over, Parks will proceed to implement design.