

# Lake City Landbanked Site

**Edward B. Murray**  
Mayor

**Samuel Assefa**  
Director, OPCD

**Ross Tilghman**, Chair

**John Savo**, Vice Chair

**Lee Copeland**

**Ben de Rubertis**

**Thaddeus Egging**

**Rachel Gleeson**

**Laura Haddad**

**Brianna Holan**

**Rick Krochalis**

**Jescelle Major**

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## Commissioners Present

Ross Tilghman, Chair  
Lee Copeland  
Thaddeus Egging  
Laura Haddad  
Brianna Holan  
Jescelle Major

## Commissioners Excused

John Savo, Vice Chair  
Ben de Rubertis  
Rachel Gleeson  
Rick Krochalis

## Project Description

The project is one of 14 landbanked sites acquired by Seattle Parks and Recreation to provide additional open space in neighborhoods throughout the city. The 10,000 sf parcel, which was previously acquired by SPR, is located in the Lake City hub urban village near the intersection of NE 125th St. and 33rd Ave NE. The project site is located near several multi-family developments, including a development operated by the Seattle Housing Authority (SHA), and will serve as an open space for the surrounding community. Proposed park amenities include a large play area, basketball court, picnic areas, lawn area, community garden, and p-patch gardens.

## Meeting Summary

This was the Seattle Design Commission's (SDC) first review of the Lake City Landbanked Site. The purpose of this meeting was to review the concept design phase of the project. After the presentation and discussion, the SDC voted, 6-0, to approve the concept design phase for the Lake City Landbanked Site with several recommendations.

## Recusals and Disclosures

There were no recusals or disclosures.

**May 4, 2017**

**10:00 – 11:30 am**

**Type**

CIP

**Phase**

Concept Design

**Previous Reviews**

None

**Presenters**

**Zack Thomas**  
Board & Vellum

**Attendees**

**Leslie Batten**  
Board & Vellum

**Nancy Blasé**  
Lake City resident

**Karimah Edwards**  
SPR

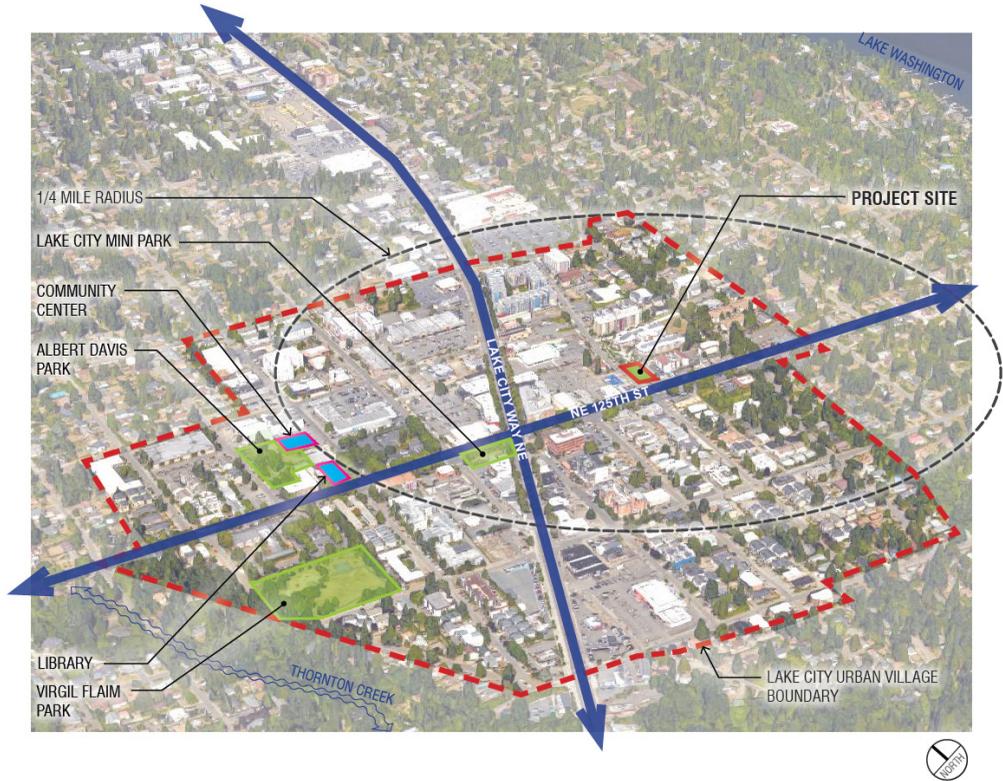
**Kelly Goold**  
SPR

**Maija McKnight**  
OAC

**Katie Sheehy**  
OPCD

**Summary of Presentation**

Zack Thomas of Board and Vellum presented the concept design phase of the Lake City Landbanked Site project. Zack Thomas provided an overview of the project, site context, and background information. The project site is located on a 10,000 sf vacant parcel near the northeast corner of the NE 125th St and 33rd Ave NE intersection. The project site was acquired by Seattle Parks and Recreation (SPR) in 2010 and has a total budget of approximately \$1,000,000. Additional funding has been secured for the art program and bicycle facilities.



**Figure 1.** Site context

Community outreach was integral throughout the planning and design process. SPR used the city’s Race and Social Justice Toolkit as a guide in creating a robust public outreach plan to include historically underrepresented communities in developing options for the park. Outreach included informal events during the Lake City Farmers Market, providing multilingual materials, stakeholder meetings, and online surveys. SPR hosted two large public outreach events during the summer and early fall of 2016. The first outreach event focused on stating goals for the overall project design, addressed potential barriers, and guided conversations about the future park. Participants were also asked to provide input on potential programming ideas. The majority of participants preferred programming elements such as a play area, net climber, basketball court, and open space.

During the second outreach event participants voted on three concept design proposals. Each proposal included the programmed elements preferred by community members, but differed in park character, design, and program layout. Participants preferred elements of two options – A and C. Participants preferred elements of Option C that included its naturalistic design with a centrally arced pathway, and landscaping throughout. Participants also supported elements of Option A that included the basketball court. Participants also indicated a preference for additional programming elements such as a community garden, p-patch area, gated access to SHA p-patch area, and seating. Additional feedback from community members included creating a hybrid design with all the preferred programmed elements and mitigating the grade change on the eastern edge.

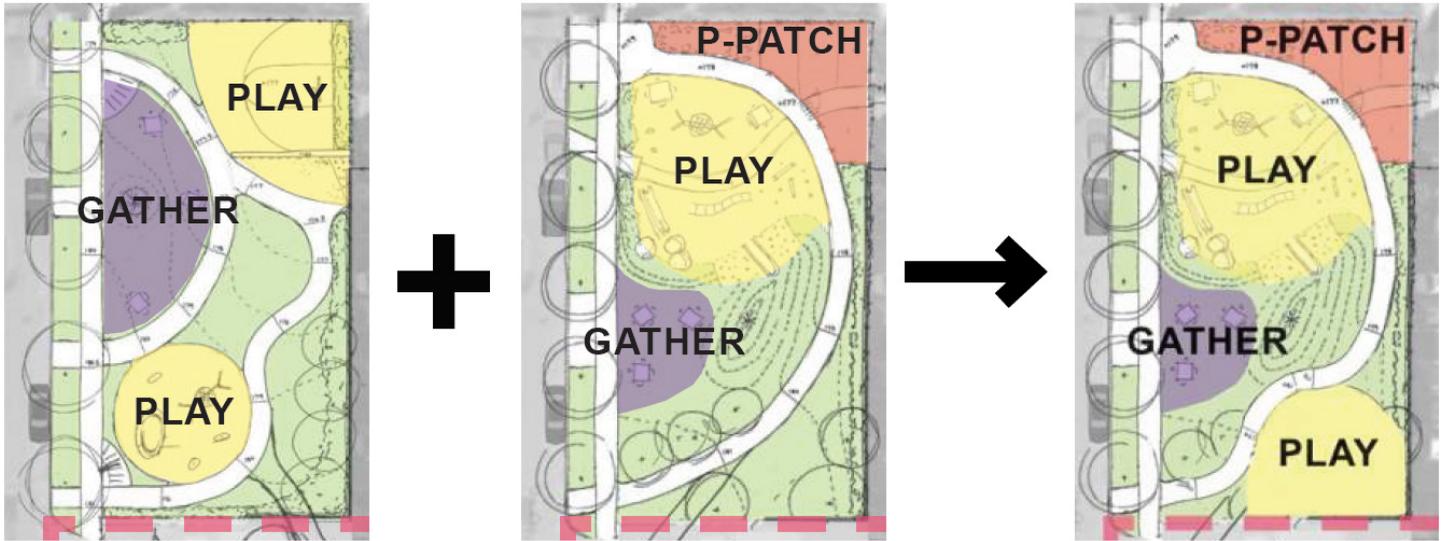


Figure 2. Hybridization of options A and C

Accordingly, the proposed design is a hybrid of Options A and C. The proposed design includes a central curvilinear pathway, basketball court, seating, community garden area, p-patch, welcoming park entrance, artwork, bicycle facilities, open lawn area, and play area with net climber and slide. The proposed design will further integrate with the surrounding context through adjacent streetscape improvements, improving access, and providing gathering spaces for active and passive recreation.



Figure 3. Hybrid schematic design

Sustainability strategies include the replacement of over 5,000 sf of impervious pavement with landscape and pervious paving, the use of amended soils, low maintenance planting, and streetscape improvements. An artist was selected in late fall 2016. Artwork is proposed near the south entrance and will serve as a gateway feature for the community. A potential second area is located within the interior of the park.

## Agency Comments

None

## Public Comments

**Nancy Blasé**, Lake City resident, appreciated the project team's hard work and is pleased with the how the entire process has evolved.

## Summary of Discussion

The commission organized its discussion around the following issues:

- Urban context – access, visibility, future conditions
- Community outreach and equity
- Concept alternatives Program, and circulation
- Sustainability and planting and CPTED
- Art

### *Urban context – access, visibility, future conditions*

The SDC agreed the park will positively influence the surrounding area. Commissioners indicated that the surrounding edges of proposed park are less developed, that has the effect of diminishing its success as a park. The commission recommended the project team continue to develop and increase permeability of the north, south, and east edges of the park. The SDC also recognized the limited visibility of the park from the intersection of NE 125th St and 33rd Ave NE, but agreed the park's association with surrounding organizations will help increase its visibility.

### *Community outreach and equity*

The SDC commended the design team for their community outreach strategy. Specifically, commissioners liked how the project team did not limit outreach to evening meetings, but took the initiative to reach community populations that are underrepresented or missing from the usual outreach strategy. Commissioners recommended the project team create opportunities for positive interaction between different park user groups, specifically homeless populations and children.

### *Concept alternatives, programming, and circulation*

The SDC is concerned with the limited functionality of certain areas within the proposed park design. Commissioners mentioned that the proposed pathway alignment creates several conflicting and unusable areas. The commission recommended the design team explore creating a more effective design layout, eliminating unusable spaces within the program elements, while maintaining the initial vision created by community input. The SDC also recommended the design team strengthen the relationship between the park design and SHA property. Commissioners stated that the design should clearly show how and when access is provided to SHA property, including the existing p-patch areas. The Commission then strongly recommended further integrating the community garden and p-patch with the rest of the park so that it is available to all users.

The SDC is concerned with the programming of the south entrance near the intersection. Commissioners recommended the design team integrate the entrance plaza and pathway, which are currently separated by fixed seating. The SDC also recommended the project team explore the further development of seating throughout the site, specifically near the play area, as well as the inclusion of a larger table used for community gatherings.

### *Sustainability and planting and CPTED*

The SDC appreciated the proposed sustainability strategy and recommended the project team continue to incorporate additional strategies as the project design develops. Commissioners requested the team provide a lighting strategy as well as explain how materials and plantings will interact with programmed areas. Several commissioners were concerned with the inclusion of a berm, 6+ feet in height, separating a pathway from the rest of the park, but the concern was withdrawn once it was pointed out that the berm reaches that height at only one point, making it less of a visual and physical barrier.

### Art

The SDC agreed the artwork location allows the artwork to serve as a landmark and/or gateway, providing a visual connection between the street and park. Commissioners recommended the project team continue to work with the artist in order to create a space that is welcoming and well used. The commission also requested the artist attend the next commission meeting.

### Action

The SDC thanked the project team for the presentation of the concept design phase for the Lake City Landbanked Site. The SDC appreciated the streetscape improvements, artwork location, community outreach, programming of community gardens, and the thoughtful use of materials and sustainable practices. The SDC voted 6-0 to approve the concept design for Lake City Landbanked Site with the following recommendations:

1. Better definition of the gathering space and its integration of artwork
2. Further exploration of materials and on-site sustainability measures
3. Explore increasing permeability along the north, south, and east edges of the park
4. Further understanding of how interactions between different populations, specifically between homeless populations and children, will work
5. Further integrate the spaces; look for more efficiencies in layout
6. Consider the increased integration of the food programming and p-patch area
7. Consider more seating around the play area
8. Consider more functional picnic furniture