



Project Information

Project address and location 3655 35th Ave S, Seattle, 98144

DPD project number No DPD project number as of yet

Budget CCA: \$1,280,000

Project description

This Landbanked Site will develop the open space in an area of high urban density on 6 lots in north Rainier Valley which Seattle Parks and Recreation acquired between 2011 and 2019. Impervious surfacing shall be limited to 15% or less, excluding trail and circulation surfaces.

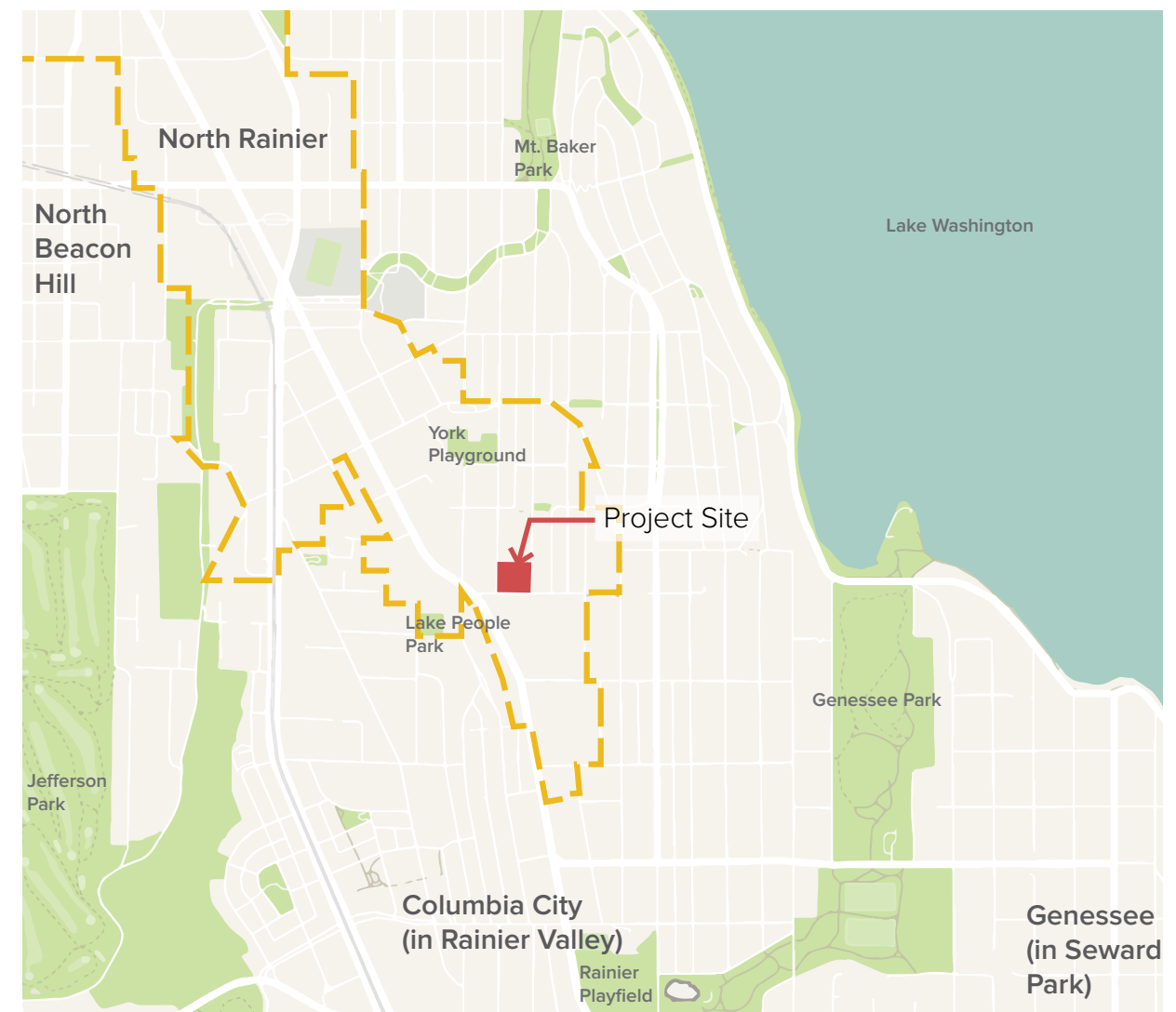
Park elements will complement the character of the neighborhood, encourage positive activity, compliment the SEED development to the north. Crime prevention through environmental design techniques will be used to activate spaces and discourage negative activity.

The design will incorporate:

- Accessibility in compliance with the Americans with Disabilities Act
- Elements that are inviting to people of all ages
- New paths
- Lawn and planted areas
- Seating
- Barbecue pits and picnicking areas
- Fitness equipment --Kaiser Permanente has pledged \$80,000

The design may incorporate:

- Gathering spaces
- Play elements for toddlers and older children of all abilities with high play value to increase activation of this area beyond summer months



Vicinity Map

▲ North not to scale
Source: Kroll Map Company

Site Photos: Panoramas



Looking West on 35th Ave South

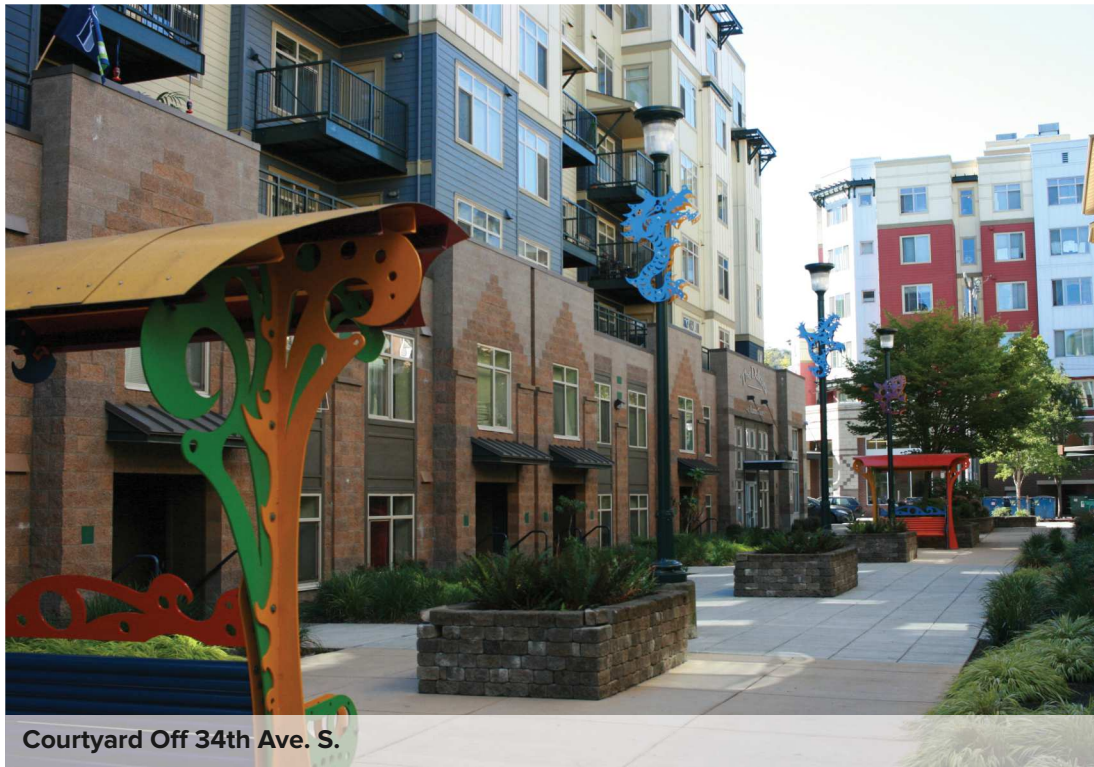


Looking North on S Charlestown St.

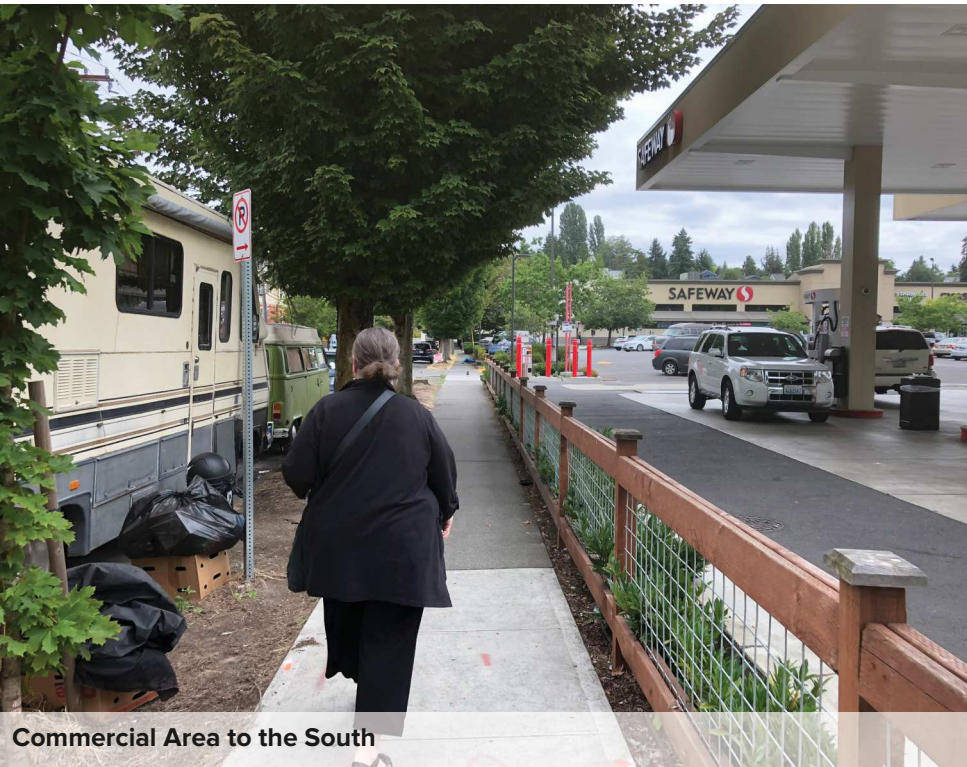


Looking East on 34th Ave South

Site Photos: Neighborhood Character Photos



Courtyard Off 34th Ave. S.



Commercial Area to the South



SEED Development Under Construction



Looking West from S. Spokane



Houses Along East Side of 35th Ave. S.



Courtland Place P-Patch Community Gardens

Rainier North History

Natural History

- The site is located in a valley originally consisting of forests and farms.
- The original area was wet and swampy until the lowering of Lake Washington via the development of the Ship Canal. Ground water is shallow.
- The site drains east toward Lake Washington, and is part of the South Lake Washington sub-watershed.

Cultural History

- Originally lands inhabited by the Duwamish Tribe and Coast Salish peoples. Their major footpath route connecting Lake Washington to Elliot Bay developed into what is now Rainier Avenue S.
- In 1891, the Seattle & Rainier Valley Railway was developed along this same route to connect south neighborhoods to Seattle's downtown core, and it continued for 46 years.
- Development in the valley becomes centered along Rainier Avenue South, with an increase in housing and commercial areas along the streetcar stations. Italian, Japanese, African American, Irish and many other populations are drawn to jobs, fertile farmland and access to housing in the area. The streetcar linked Rainier Valley farmers and their produce to downtown Seattle shoppers.
- In 1937, tracks were removed and Rainier Avenue was widened and resurfaced for automobile use.
- In 2009, Sound Transit's main line from Seattle to Tacoma International Airport to Downtown Seattle opened along Martin Luther King Jr. Way South.

Sources:

-<https://web6.seattle.gov/DPD/HistorySite/QueryResult.aspx?ID=1858715763>

-<http://www.historylink.org/File/1756>

-<http://www.rainiervalleyhistory.org/stories/articles/rainier-valleys-first-streetcars>

-(Courtesy of the Wing Luke Museum)

-<http://psmhinsidepassage.blogspot.com/2016/05/making-cut-rainier-valleys-wetmore.html>

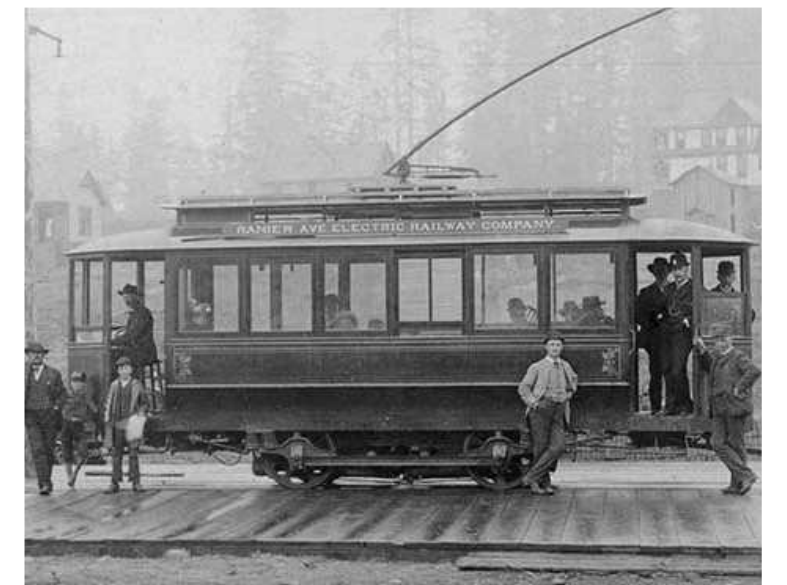
-<http://www.seattle.gov/Util/EnvironmentConservation/OurWatersheds/UrbanWatersheds/LakeWashington/index.htm>



Rainier Avenue streetcar tracks next to Dugdale Park



Japanese Farmers



Ferdinand Street Looking East Across Rainier Avenue

Zoning Information

Legend

- Single Family 5000
- Low Rise Residential 2
- Commercial 1
- Commercial 2
- Neighborhood Commercial 2



Source: Seattle Department of Construction and Inspections Zoning Map Books

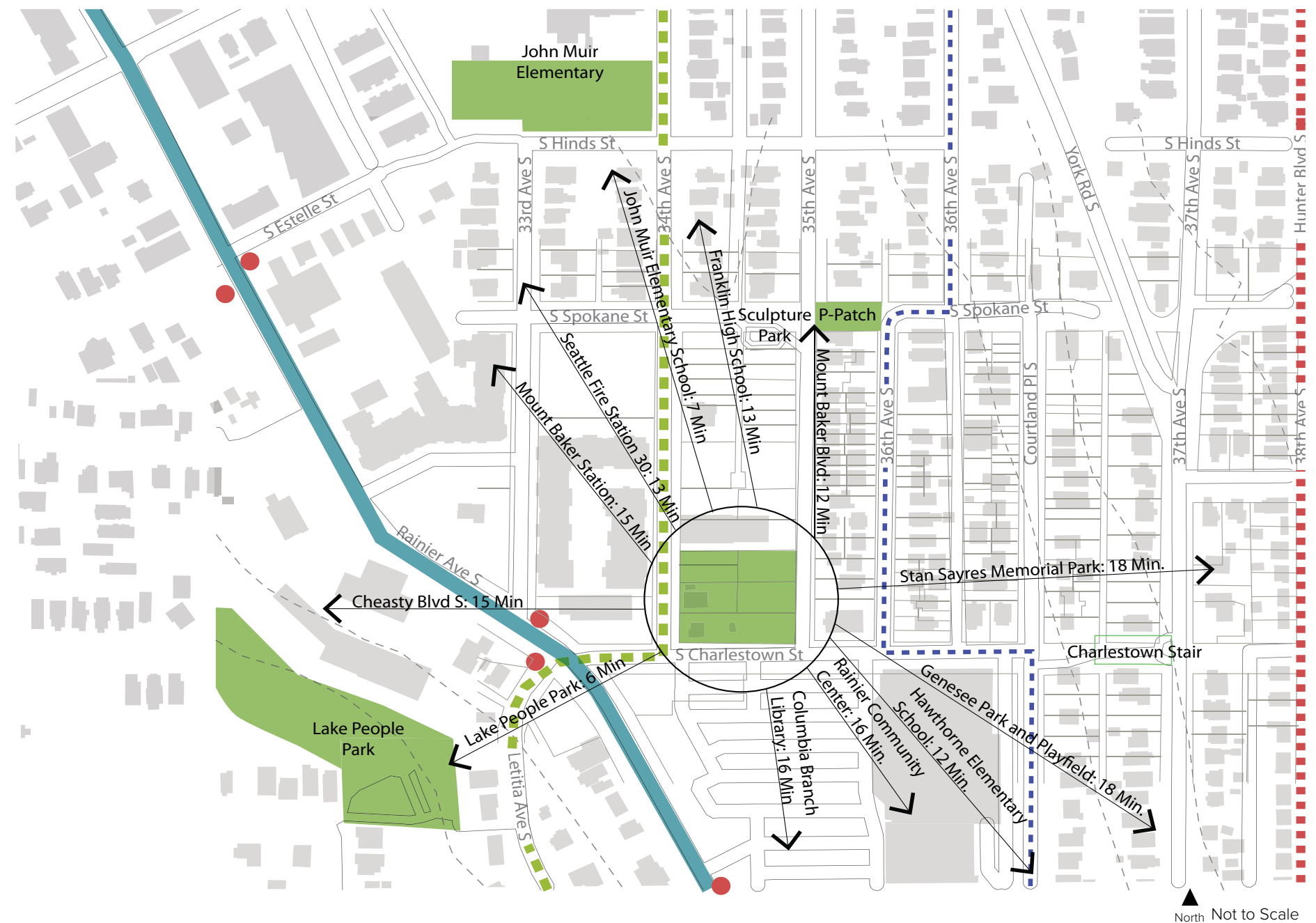
Map of Neighborhood Context

Legend

- Bus Stop
- Park
- Principal Arterial
- Collector Arterial
- Proposed Neighborhood Greenway (Citywide Network)
- Proposed Neighborhood Greenway (Local Connector)

Neighborhood context:

- North Rainier has a small amount of open space and an increasing amount of residences
- Easily accessible by Neighborhood Greenway
- Close to Rainier Avenue bus routes
- Within walking distance of Light Rail
- Along the Charlestown Stair route



Source: Seattle Department of Construction and Inspections Zoning Map Books

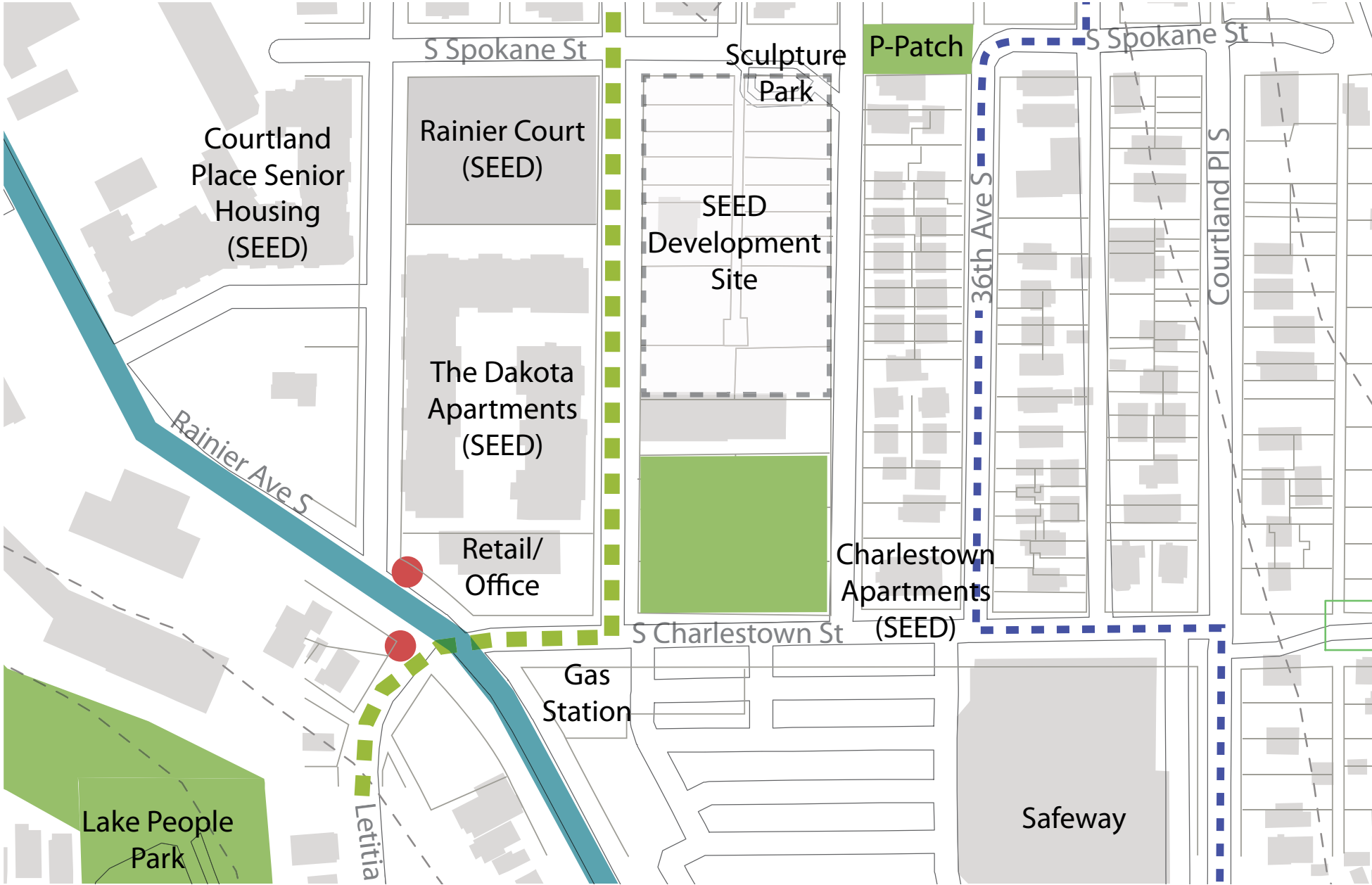
Site Context

LEGEND

- Bus Stop
- Park
- Principal Arterial
- Proposed Neighborhood Greenway (Citywide Network)
- Proposed Neighborhood Greenway (Local Connector)

Site Context

- Higher density of residential units are located North and NW of the site.
 - Retail is located South of the site.
- Activity levels:
- Higher density residential to the West and Northwest
 - More traffic, noise, light to the South and West
 - Lowest density and least traffic to the East and Northeast



▲ North Not to Scale

Source: Seattle Department of Construction and Inspections Zoning Map Books

Existing Conditions and Site Information

Park Area:

- .89 acres

Street Frontage Length:

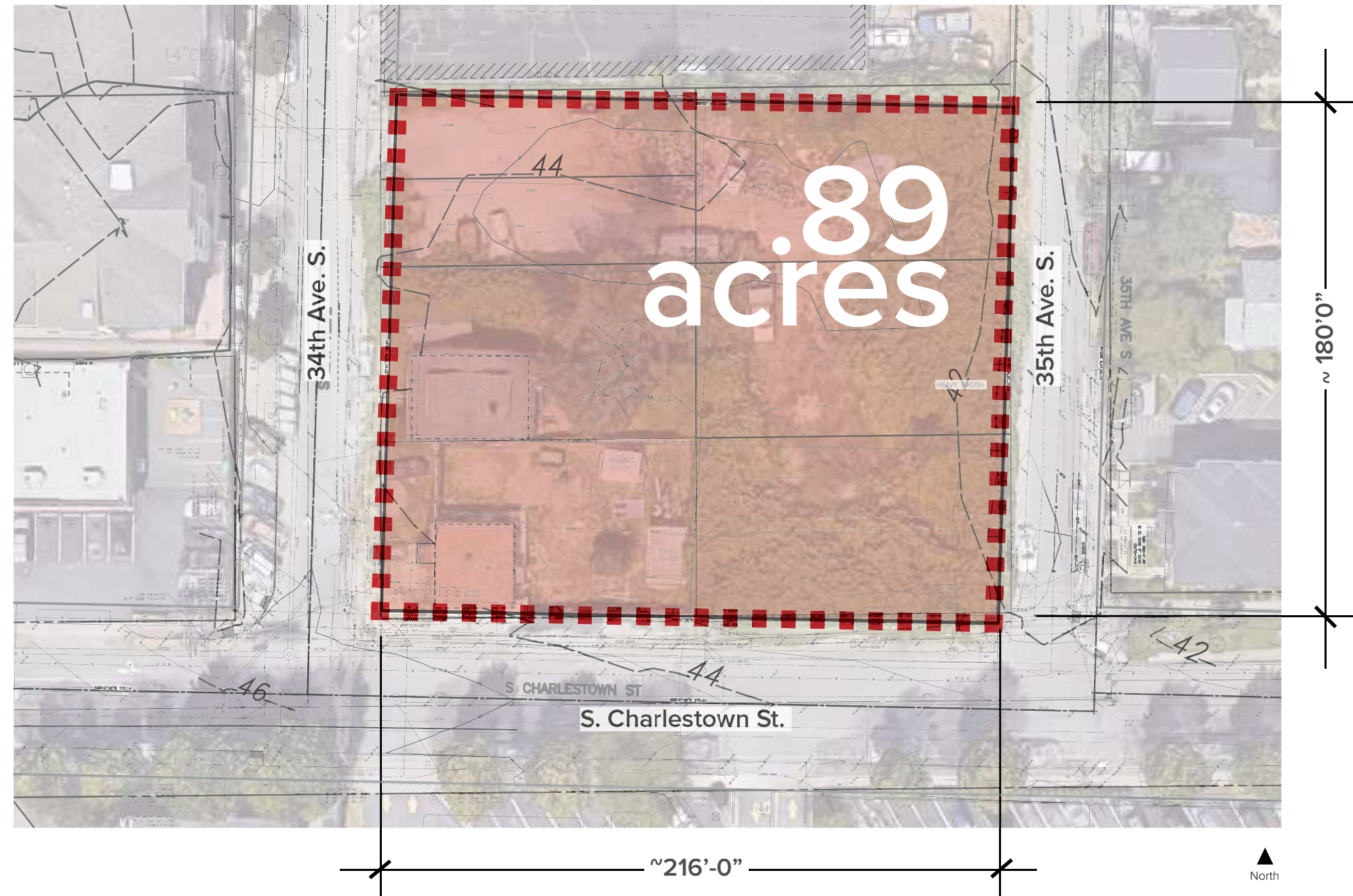
- 635 LF

Overview:

- Much of the site is covered with invasive knotweed.
- The weeds and at least 4 feet of soil will be removed to eliminate the weed roots. The shrubs and trees on site will be removed in this process. Imported soil will be installed to bring the site up to the design condition.

Accessibility:

- The park can be readily accessible on all sides and throughout.
- No sidewalks currently exist on any of the park parcels.



Solar Study

Conclusions

A review of shadows cast on the park indicates the following:

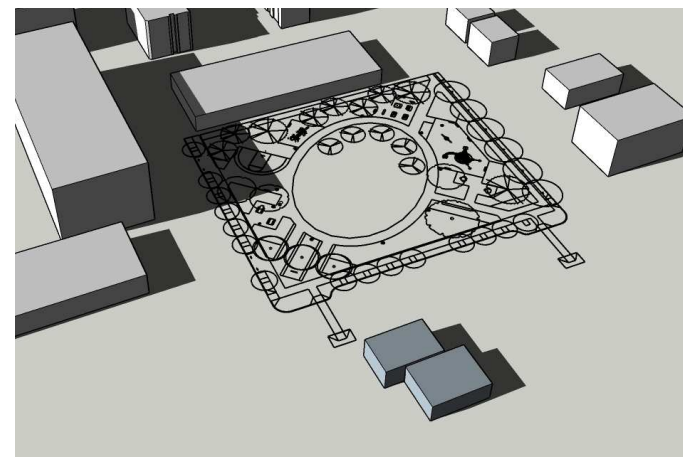
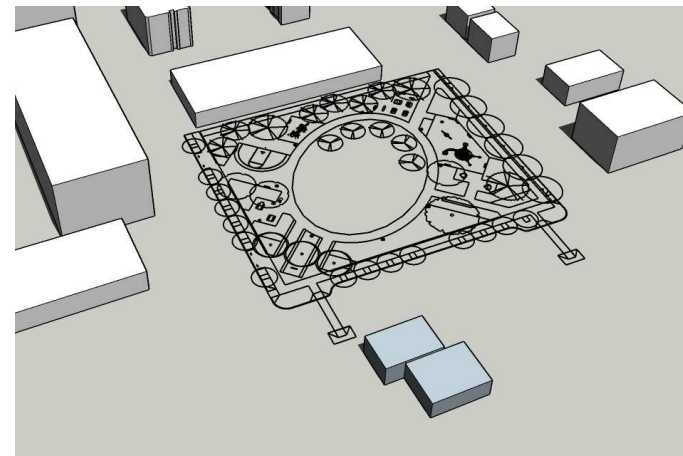
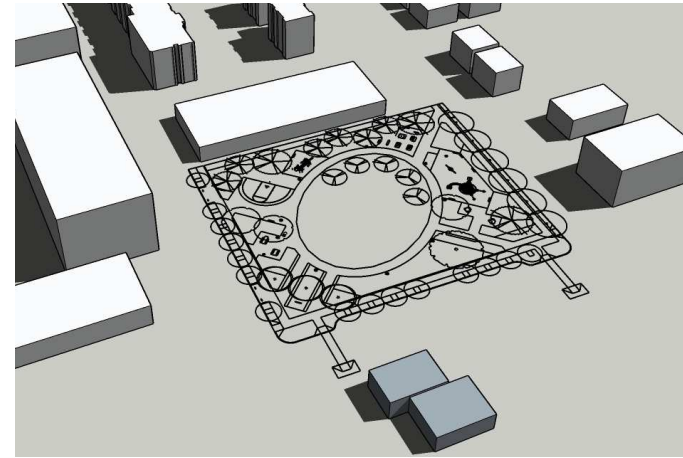
- The site is primarily open with good solar access.
- The northeast corner of the park including adult exercise equipment is shaded in the morning at the winter solstice.
- The northwest corner of the park including the basketball court is shaded in the evening at summer solstice.
- The northern portion of the site including basketball and adult fitness is shaded in the evening at Spring and Fall Equinox.
- Picnic areas and children's play areas are always in sun.

9 am

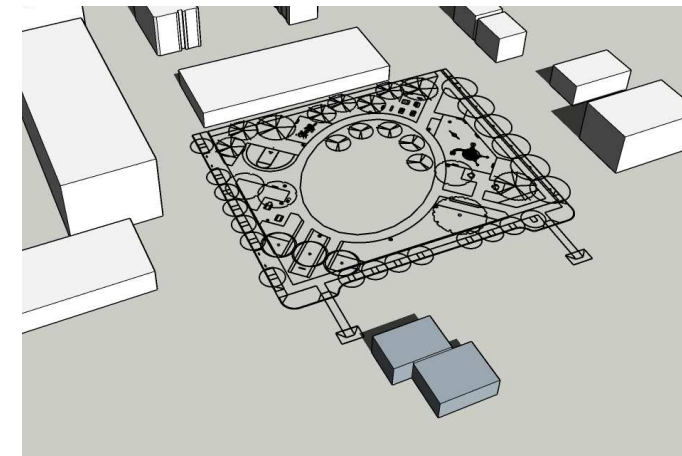
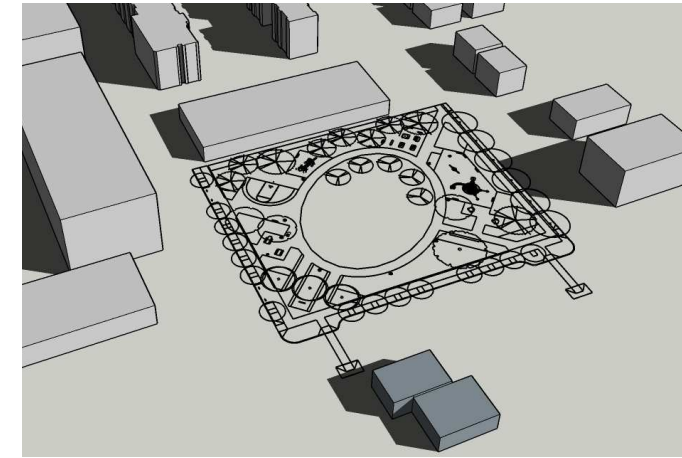
Noon

5 pm

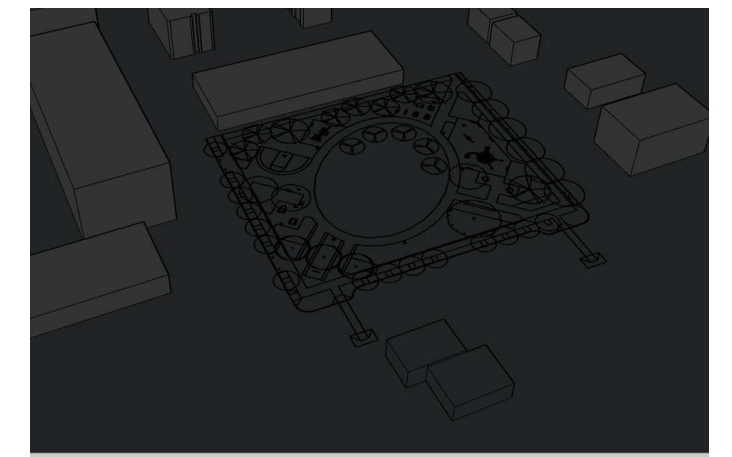
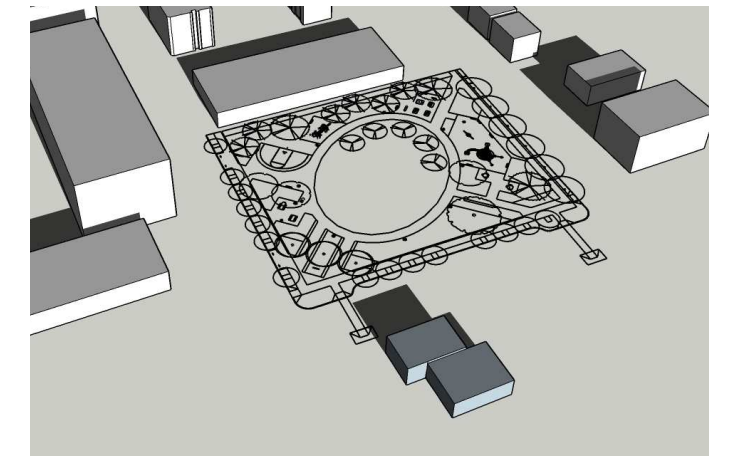
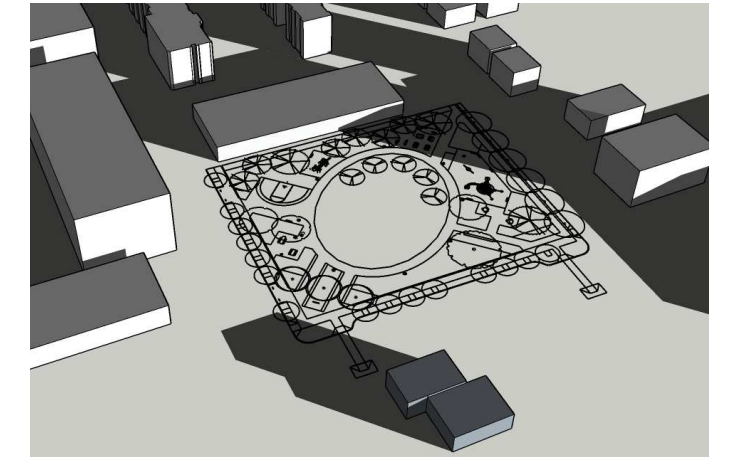
Summer
Solstice



Spring & Fall
Equinox



Winter
Solstice



Demographics, Social Justice & Public Outreach 2017

City of Seattle Race and Social Justice Initiative Toolkit was created to assess the accessibility of projects/programs and eliminate barriers to access.

SITE	TOTAL POPULATION	% of POPULATION < 18	PERCENTAGE of UNDERSERVED POPULATIONS ¹	ELEMENTARY SCHOOL CHILDREN RECEIVING FREE OR REDUCED LUNCH	RESIDENTS BELOW POVERTY LEVEL	CRIME RISK SCORE ²	HEALTH ³ (Childhood Obesity)	LOW FOOD ACCESS	PUBLIC TRANSPORTATION (Method used to commute to work)	YEAR ACQUIRED	WITHIN URBAN VILLAGE BOUNDARY	DESIGNATED 2011 OPEN SPACES GAP AREA	SCORE
SEATTLE	624,681	15.4% / SCORE	33.3% / SCORE	38% / SCORE	13.6% / SCORE	232 / SCORE	13% / SCORE	YES = 1 NO = -1	19.2% / SCORE	1 point per year owned	YES = 1 NO = -1	YES = 1 NO = -1	10
North Rainier HUV	26,429	16.7% / 1	56.8% / 1	66% / 1	13.7% / 1	225/-1	14.8% / 1	NO/-1	22.6%/1	2011 / 4	YES / 1	YES / 1	

NORTH RAINIER - JOHN MUIR ELEMENTARY DEMOGRAPHICS

- 42% of students identify as Black.
- 18% identify as Asian/Pacific Islander.
- 18% identify as White.
- 12% identify as Multiracial.
- 10% identify as Hispanic.
- 1% identify as Native American.
- 26% of students are English language learners.
- 6% are in special education programs.
- 66% receive free or reduced lunch.

COMMUNITY GROUPS play a critical role as trusted community resources for public outreach and dialogue.

- John Muir Elementary School
- SEED (South East Effective Development)
- Courtland Place P-Patch
- Rainier Community Center
- Columbia Branch Library

MEDIA OUTLETS

- NextDoor
- Seattle Parks and Recreation Ethnic Media
- Facebook
- Twitter

PUBLIC INVOLVEMENT GOALS: Materials and outreach strategies that are accessible and inclusive of all members of the Rainier North community. Outreach materials are being translated into 8 languages: Amharic, Khmer, Oromo, Somali, Spanish, Tagalog, Tigrigna, and Vietnamese.

PROCESS TO DATE: 3 public meetings, a survey, a stakeholder meeting, phone conversations and emails have provided valuable input to the park design between 2017-2019.

PUBLIC MEETING 1 was held at the Columbia Gardens Senior Housing (a SHAG facility), a popular location close to the park site and accessible to a diverse group of participants. Approximately 80 community members attended the event.

SURVEYMONKEY SURVEY provided access to people unable to attend meetings. The survey received 70 responses.

STAKEHOLDER MEETING provided additional support from the community and initial thoughts about the park were shared.

PHONE CONVERSATIONS AND EMAILS include common themes of community gatherings, play and safety.

PUBLIC MEETING 2 was held at Rainier Court Community festival sponsored by SEED, SDOT and SHAG. 61 community members provided input.

PUBLIC MEETING 3 was 2 meetings held at Rainier Square Plaza, and in courtyard at Columbia Gardens and the Dakota Apartments. 48 community members provided input.

What We Heard At Public Meeting #1, April 2017

Programming Results: Total Attendees: Approx. 80

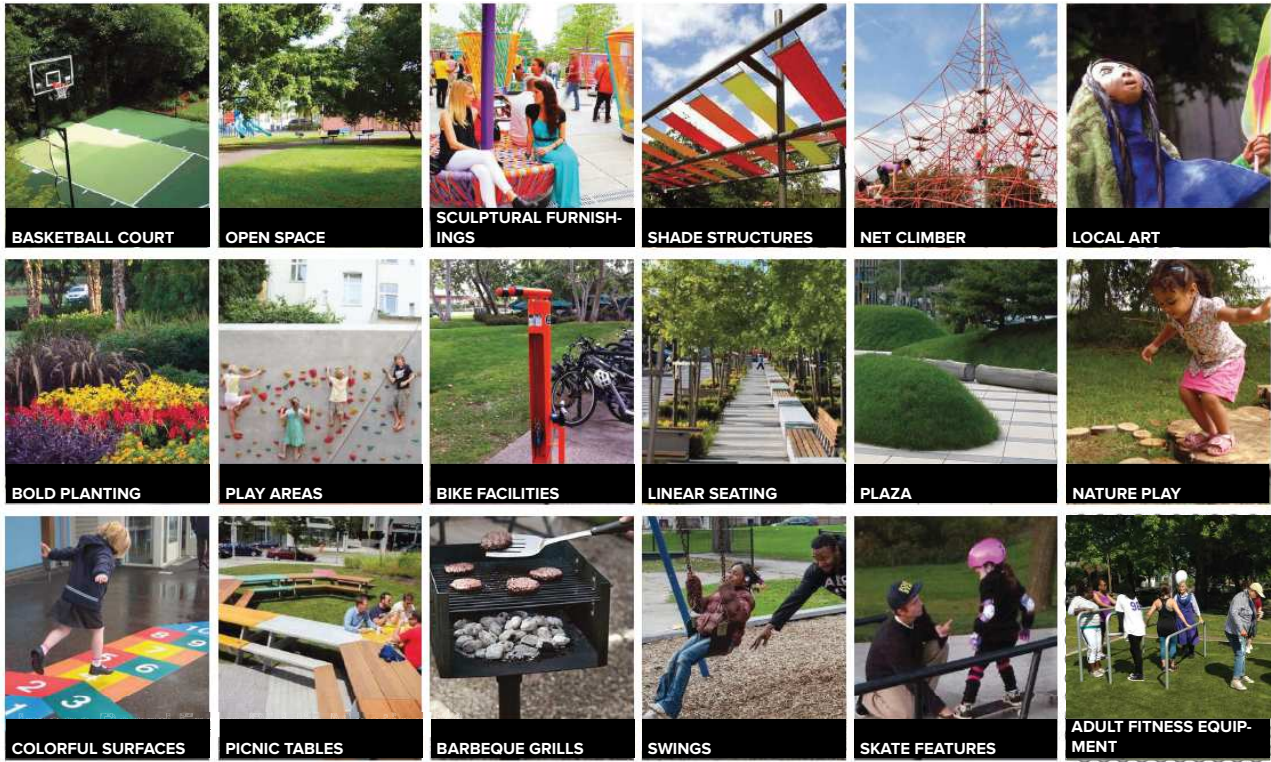
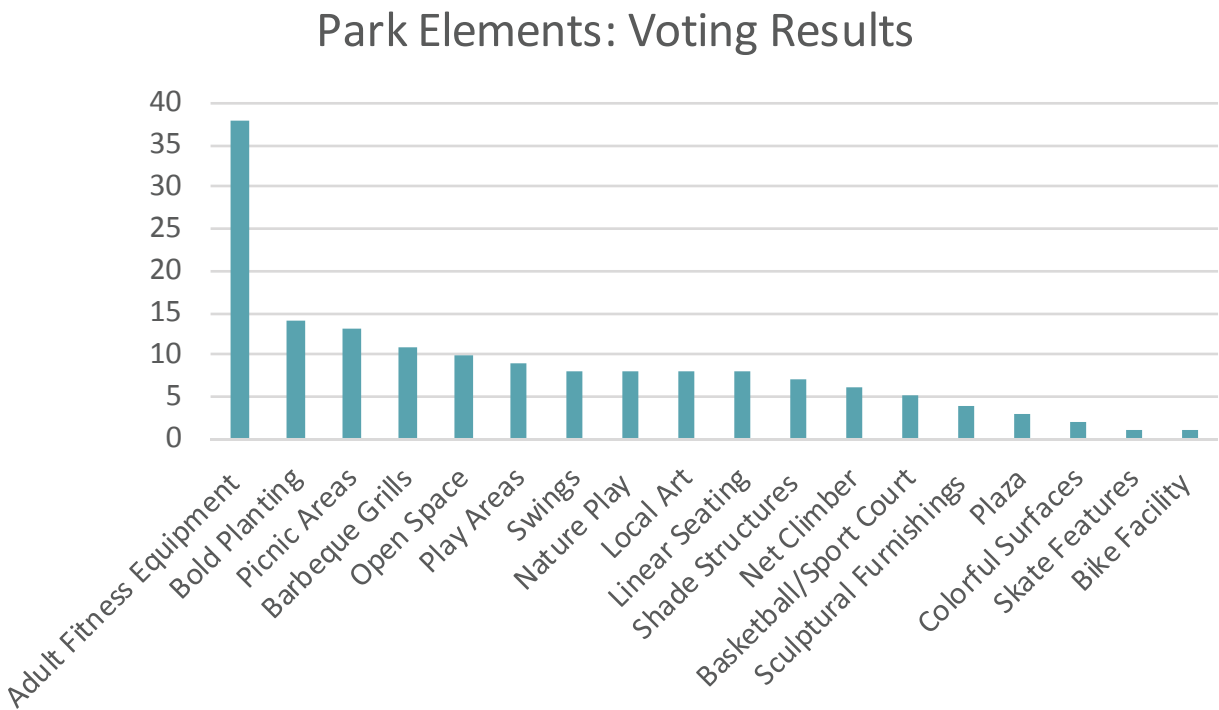


Image Board From Public Meeting #1

Other responses:

- Curb cuts for accessibility
 - Restrooms
 - Pathways for walking
 - Water fountain
 - Dog Friendly Area
 - Flashing crosswalks
 - Off leash area
- Handrails for aging adults to practice walking
 - Roller skate area
 - Spray Park
 - Wood-fired bread ovens like in Toronto
 - Performance Plaza
 - Pathways with lighting
- Obstacle course
 - Walking track with an interesting shaped loop
 - Outdoor Ping Pong like in Cal Anderson
 - Alternate fitness options such as a riverstone walk and stuff to hang from
- Big slides
 - Play equipment like what is at Seattle Center and Montlake Playground
 - Atrium
 - Amphitheater
 - Consider teens and aging adults when looking at play equipment



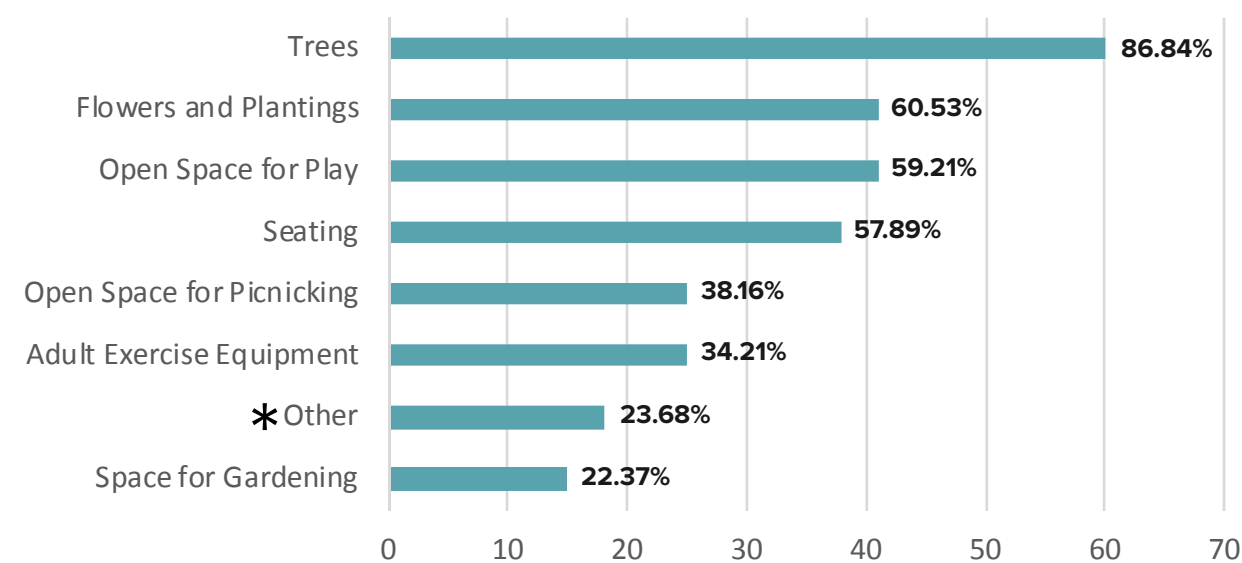
Online Survey Results for Public Meeting #1, July 2017

Programming Results

- Total Respondents: 70

Park Features

What features would enhance your enjoyment of the new park?

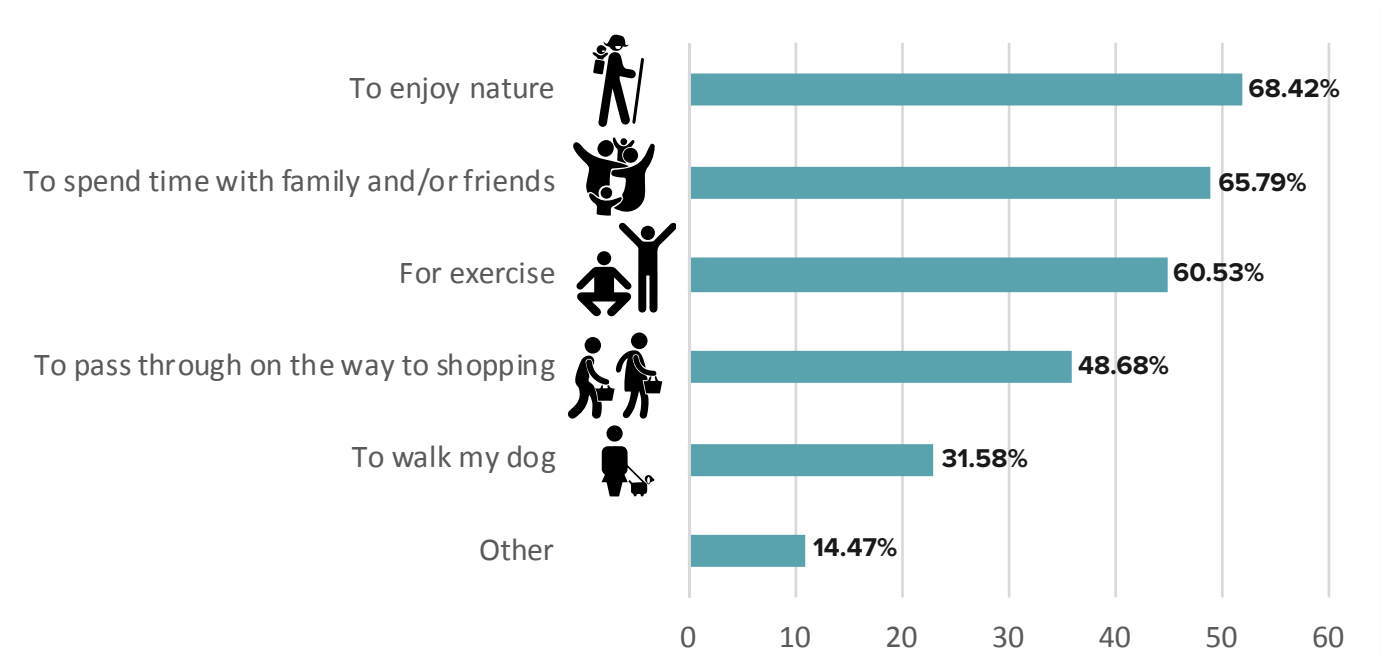


* Other responses:

- Playground equipment
- Fenced dog off leash area
- Play area for kids
- Child playground, off leash area
- Covered area to be outside when it is raining
- Children's play area
- Lots of permanent trash cans.
- Sidewalks on all sides
- Children's play equipment
- Labyrinth, Swings, tree house, deck for buskers
- Playground equipment
- Obstacle course
- Play equipment for kids (similar to what is at Powell Barnett -- big climbing structure, "spider web" climber
- Bradner garden - like
- Off leash space for dogs and/or children's garden w/ water feature.
- Fountain, art, statues, small vendors,

Visiting

Why would you visit the park?



What We Heard At Public Meeting #2, September 2017

Event



- Rainier Court Community Festival sponsored by SEED, SDOT & SHAG

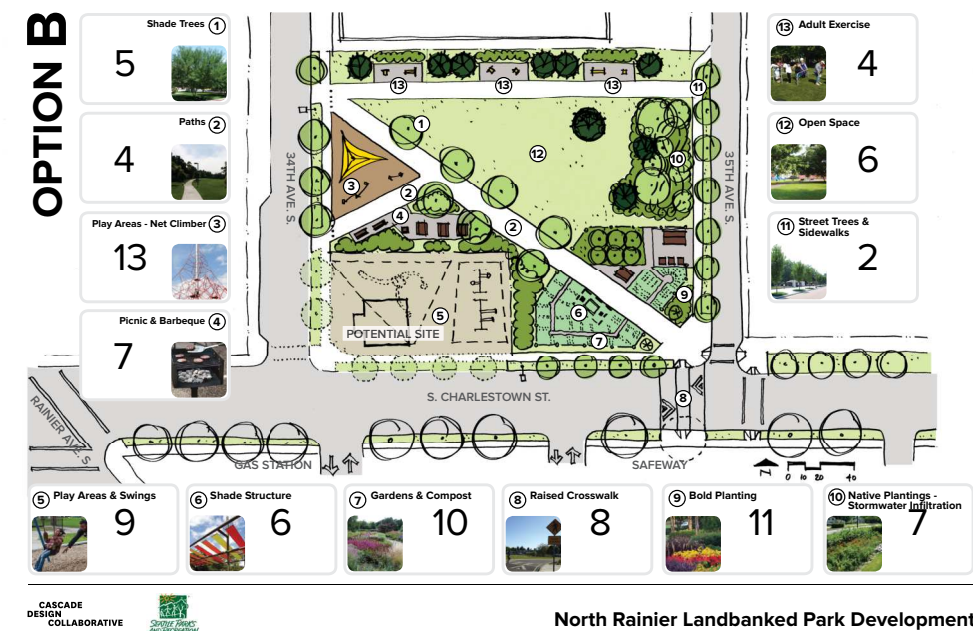
Programming Results

- Option A preferred for loop trail configuration and adjacency of adult exercise and children’s play areas.
- While gardens / bold plantings are popular, the proposed community garden is not due to existing and planned community gardens in the vicinity.
- Play and active recreation are a priority.
- BBQ is desired as this use is not allowed in SEED buildings.

TOTAL PREFERRED: 64%, 39 Respondents



TOTAL PREFERRED: 36%, 22 Respondents



Elements In Order of Preference by Category

Play + Active Recreation

- » 18 Play Equipment
- » 13 Adult Exercise
- » 13 Net Climber
- » 11 Nature/Water Play
- » 11 Sport Court
- » 9 Play Areas & Swings

Natural Elements

- » 23 Gardens / Bold Planting
- » 16 Open Space / Lawn
- » 10 Shade Trees
- » 10 Gardens & Compost
- » 7 Native Plantings
- » 2 Street Trees

Hardscape Elements

- » 17 Paths & Seating
- » 16 Picnic & BBQ
- » 15 Shade Structure
- » 8 Raised Crosswalk
- » 5 Boulder Seating
- » 2 Sidewalks & Ramps

Community Additions

- » 6 Lighting
- » 2 Off-Leash Dog Area

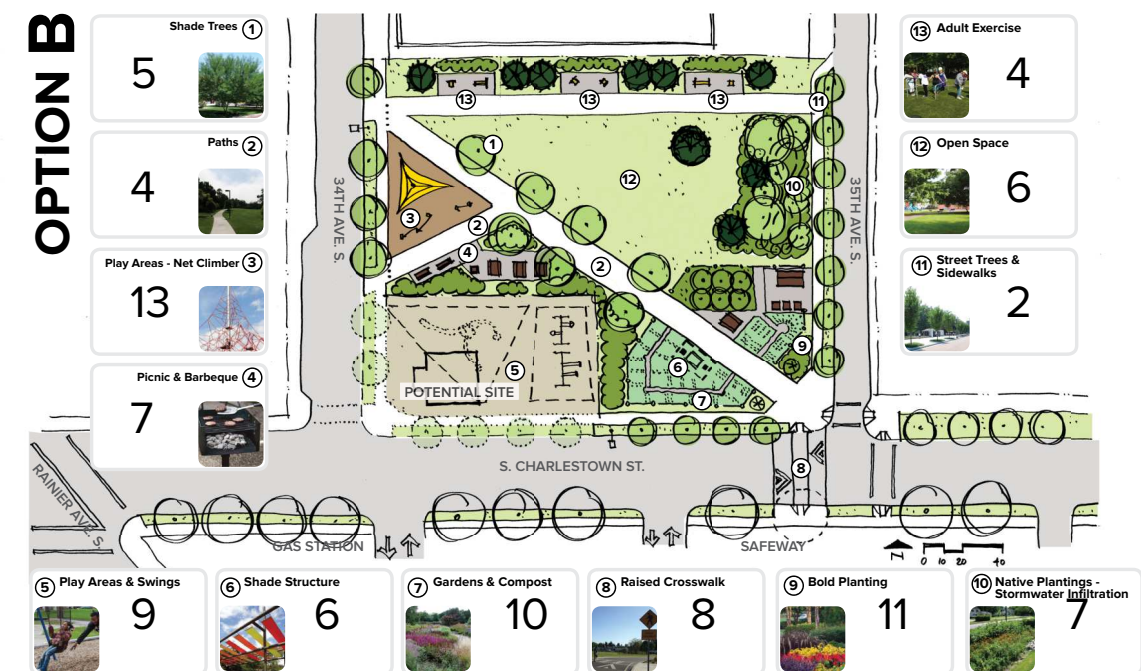
What We Heard At Seattle Design Commission for Concept Design, September 21, 2017

Approval of Concept Design with the Following Conditions

- A. Coordinate with SDOT to fund Street Improvements.** Discussion with SDOT is ongoing. Funding for street improvements from Seattle Parks is included in the construction budget.
- B. Coordinate with appropriate SPR staff to understand feasibility of acquiring the southwest corner parcel for park development.** The SW parcel has been acquired.

Recommendations

- 1. Provide a site concept design that includes the southwest corner parcel.**
The preferred alternative includes the new parcel in the design.
- 2. Create a hierarchy of pathways through the park.** A hierarchy of pathways through the park are shown in the design.
- 3. Consider including a sun shade structure within the park design.** A sun shade structure within the park is not preferred by Seattle Parks.
- 4. Explore locating the play area near the picnic area.** The play area is adjacent to picnic and games tables, and the lawn used for play is adjacent to the picnic and barbecue area.
- 5. Provide sustainability features that contribute to the resiliency of the area.**
Sustainability features that contribute to the resiliency of area are being explored.
- 6. Update SDC on fundraising for the park development.** Seattle Parks has fully funded the project.



What We Heard At Public Meeting #3, September 28, 2019

Event



- Two meetings were held on the same day, in the parking lot of Rainier Square Plaza, and between Columbia Gardens and the Dakota at Rainier Court.
- Kaiser Permanente provided free flu shots in the afternoon.

TOTAL PREFERRED: 65%, 48 Respondents



Elements In Order of Preference

- » Adult Fitness
- » Basketball
- » All Age Play Areas
- » Lawn
- » Traffic Calming at Crossings
- » Loop Path
- » BBQ and Picnic
- » Entry Gardens
- » Pole Lighting
- » Picnic and Games
- » Sidewalk Planting

TOTAL PREFERRED: 35%, 48 Respondents



Comments

- » Adult Fitness was preferred when in 2 different areas
- » Basketball was preferred off of 34th Avenue. Views from the commercial center into the park of green open space was perceived as an amenity.
- » The oval loop path was preferred as it is internal to park and does not engage the sidewalk.
- » The formal entry of Alternative 1 was favored as an inviting entry and meeting place.
- » More seating was requested, especially in play areas.
- » Concerns were expressed about the park use by people experiencing homelessness, drug use, adequate maintenance, safety and security.

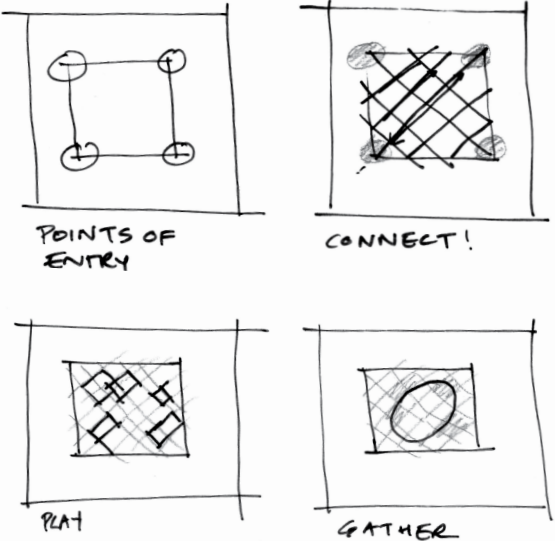


Preferred Alternative

Preferred Alternative



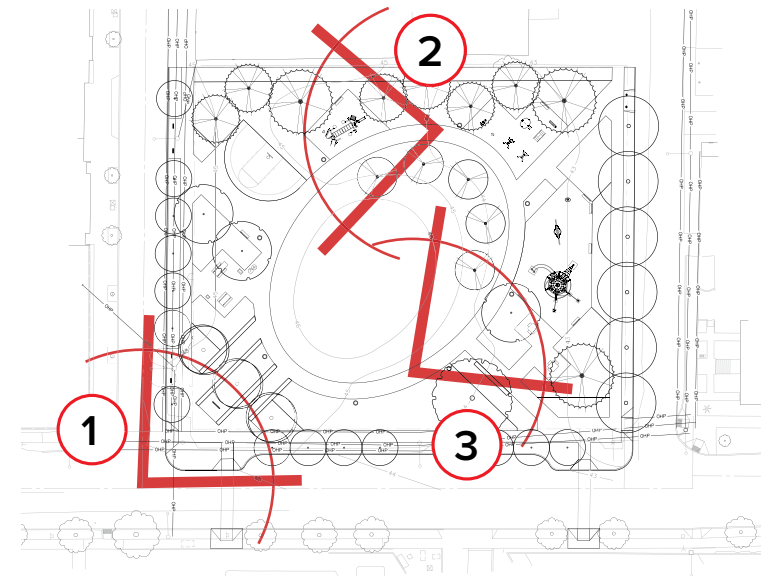
Concept



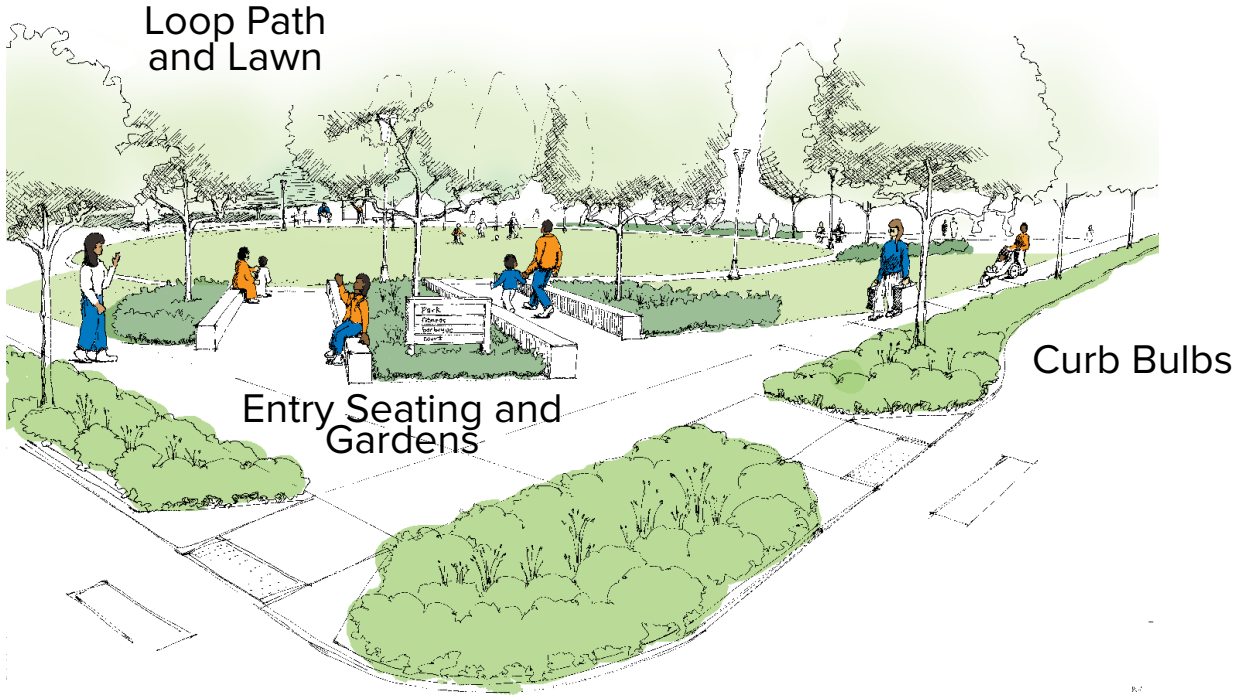
Legend

- 1 Park Sign
- 2 Entry with Planting and Seating
- 3 Picnic Area with Barbecues
- 4 Deciduous Trees, Typical
- 5 Three-Point Basketball
- 6 Adult Exercise Equipment w/ Play Turf
- 7 Evergreen Trees, Typical
- 8 Play Area w/ Play Turf
- 9 Picnic Area / Game Tables
- 10 Pedestrian Pole Lights, Typical
- 11 Loop Path
- 12 Central Lawn

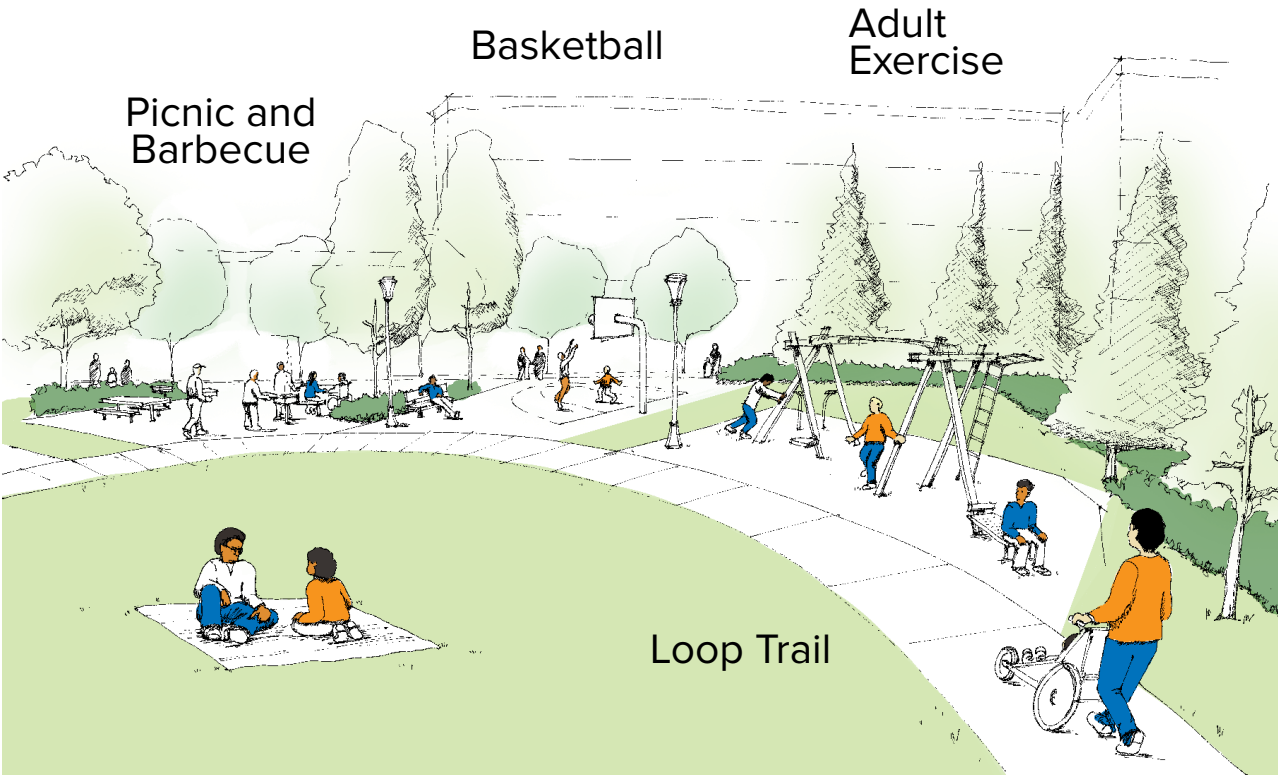
Preferred Alternative - Sketches



Key Plan



1 Looking Northeast from Entry



2 Looking West from Loop Trail



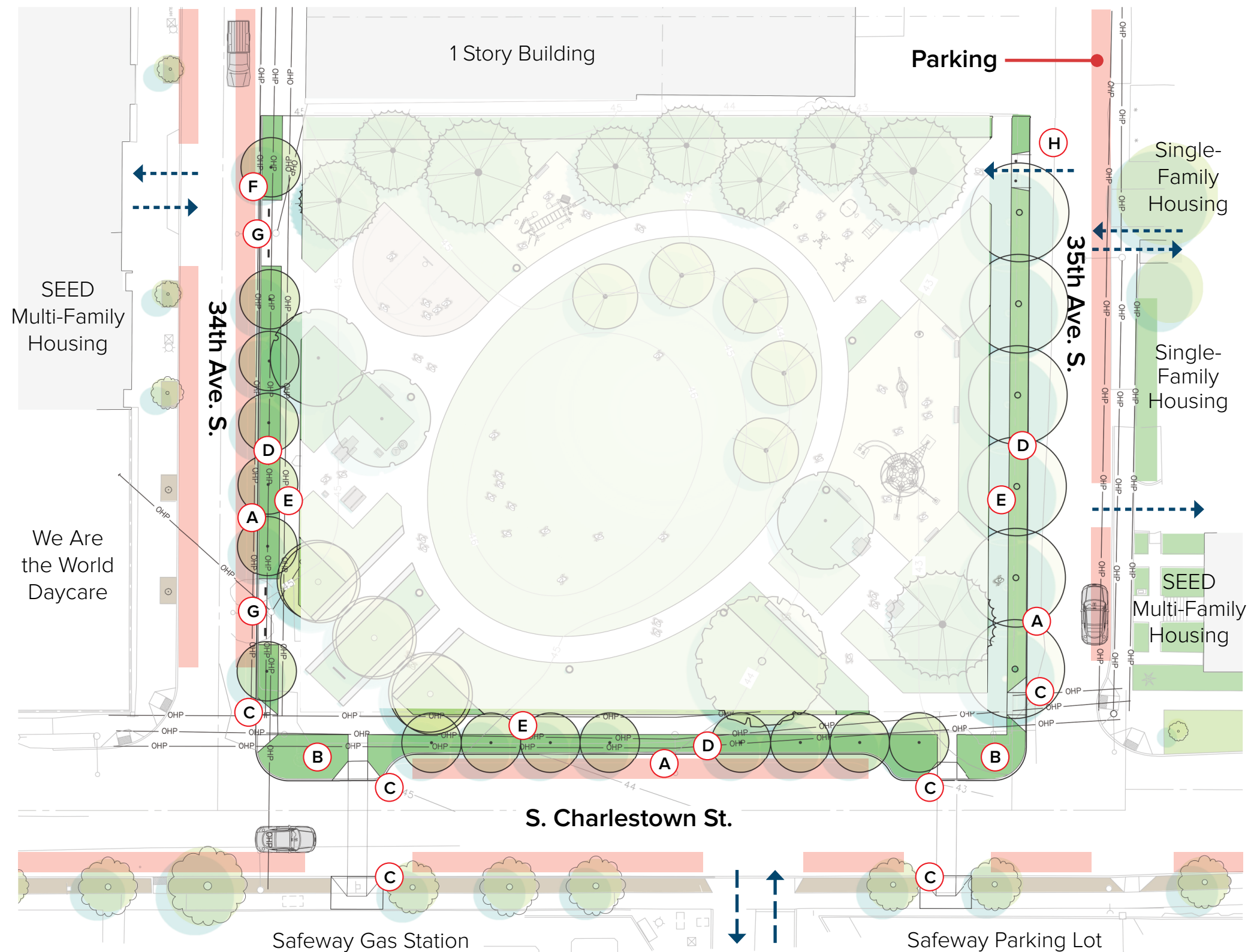
3 Looking North from Loop Trail

Right-of-Way Concept

- All street frontages are undeveloped, and are classified as Urban Village Neighborhood Access.
- All streets are Pedestrian Master Plan Priority Investment Network.
- 34th Ave S and S Charlestown are Neighborhood Greenways.
- Proposed improvement on all street frontages include curb and gutter, a minimum 5.5' planting strip with street trees and understory, and a minimum 6' sidewalk.
- Curb bulbs are proposed for traffic calming on S Charlestown Street to connect to the commercial core.
- Service access is located on the northeast corner for maintenance and emergency vehicles.

Street Right-of-Way

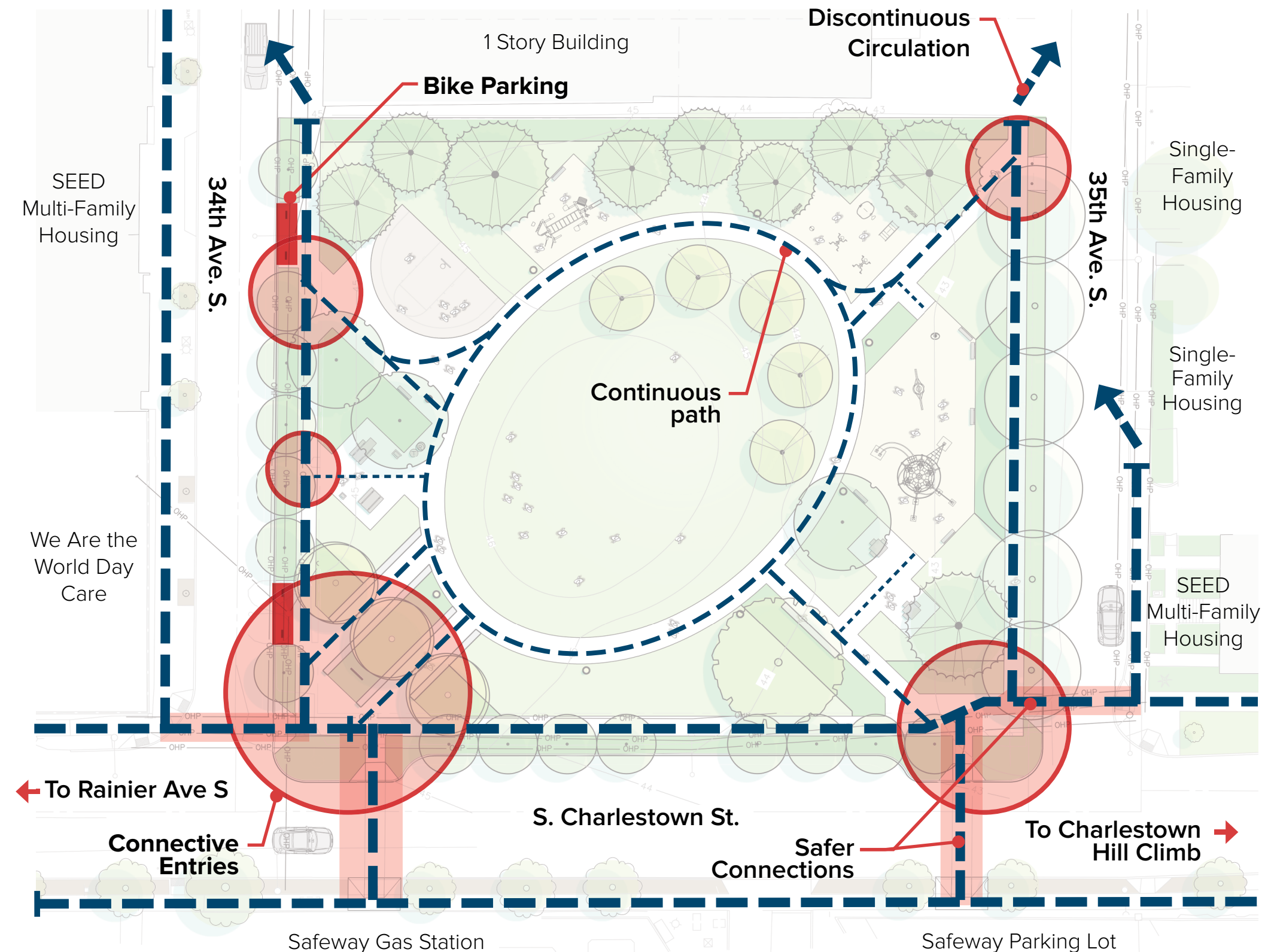
- (A) Curb and Gutter**
- (B) Curb Bulbs for Traffic Calming**
- (C) Accessible Curb Ramps**
- (D) Min. 5'-6" Planting Strip**
- (E) 6' Sidewalk**
- (F) Street Trees**
- (G) Bike Racks**
- (H) Service Entry with Removable Bollards**



Pedestrian + Bike Circulation

Key Elements

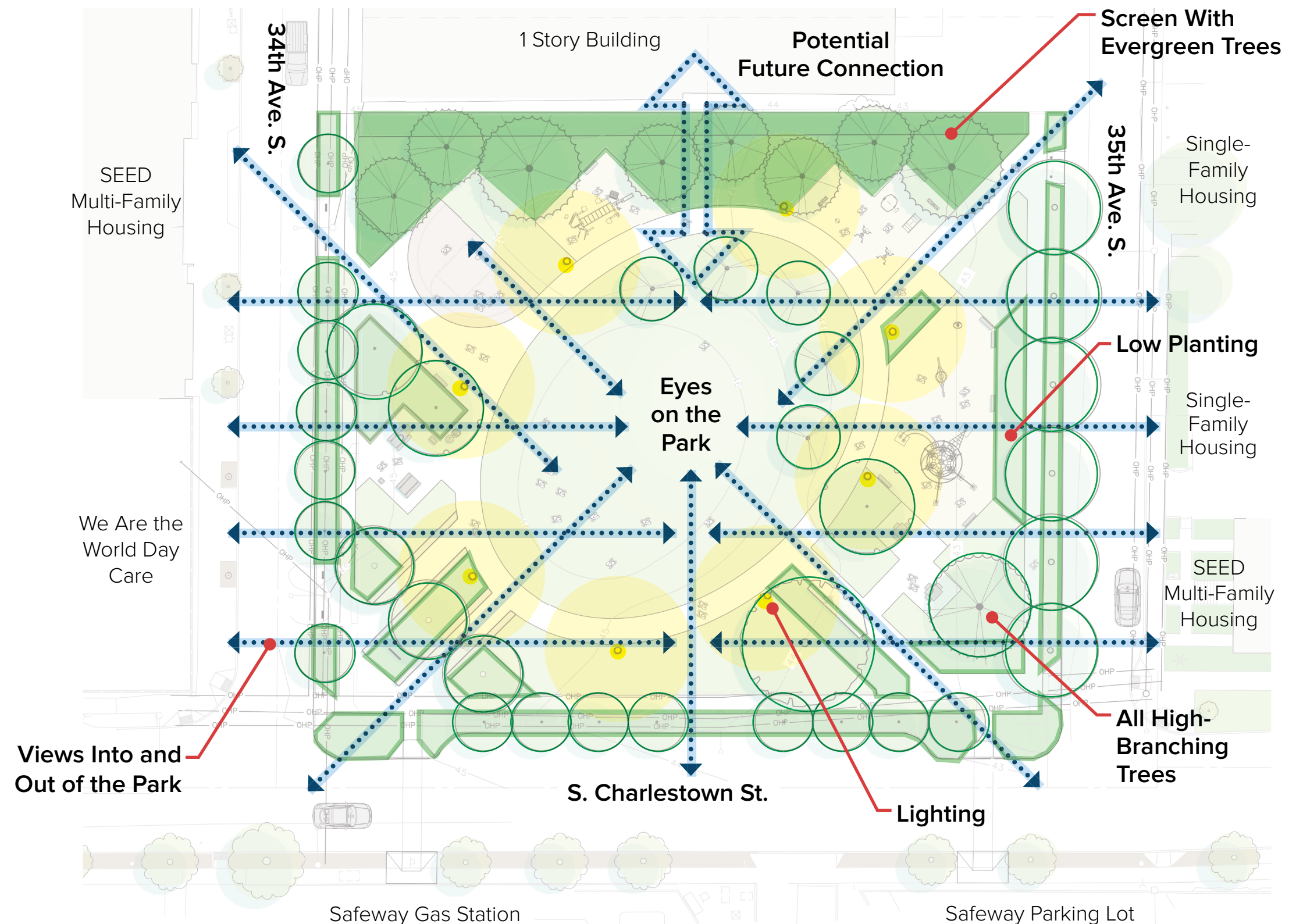
- Pedestrian circulation in the right-of-way is discontinuous in the neighborhood.
- New sidewalks on all frontages and crosswalks at southern corners improve pedestrian safety and connectivity, and anticipate development to the north.
- Entrances at all corners connect the neighborhood to the park, while the loop path provides for a continuous interior experience.
- Primary gateway to park at S. Charlestown and 34th Avenue S. is marked through formal entry design.
- A hierarchy of paths are provided, with an 8' minimum width for maintenance access.
- The park is a dismount zone for bikes. Bike parking is provided in two locations on the west edge of the park



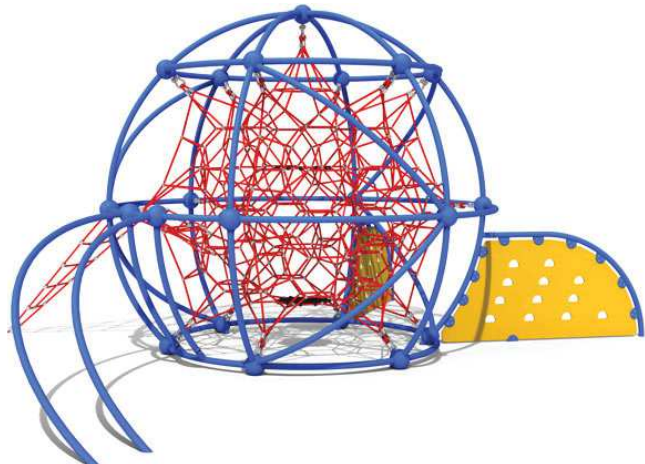
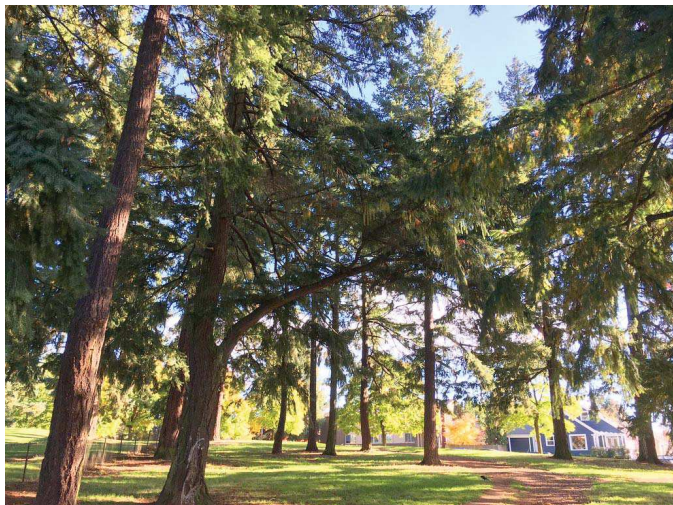
Edges and Visibility

Key Elements

- Design utilizes CPTED (Crime Prevention Through Environmental Design) principles to create extensive visibility throughout the site.
- Low understory plantings and high-branching trees allow clear sight-lines into and out of the Park.
- Placement of evergreen trees anticipates potential mid-block connection from SEED development to the north.
- Pole light fixtures enhance visibility and safety within the Park.



Materials



Stormwater Approach

Existing Conditions

- Separated storm and sanitary sewer systems
- Discharge to a designated receiving water, Lake Washington
- Downstream drainage system is not capacity constrained

Permitting

- Full drainage review will be required per City of Seattle Stormwater requirements.

Watershed Map



Infiltration investigation

- Per the City's GIS map, the project area is mapped as requiring an infiltration investigation, which has not yet been completed.
- Due to the knotweed infestation at the site, existing soil will need to be removed to a depth of approximately 4-feet and replaced with fill soil.
- Infiltration tests at the site will need to be done to a depth below 4-feet to determine if infiltration into the native soil is feasible.
- Geotechnical evaluation is pending



Development Strategy

- Flow control (detention) not anticipated to be required.
- On-site Stormwater Management (OSM) such as the use of pervious pavement, bioretention, tree planting, etc. will be required.
- Treatment of stormwater is not anticipated to be required for the on-site work since no pollution generating hard surfaces are proposed.
- OSM will also be required for the ROW work but flow control (detention) and water quality treatment will not likely be required.



Sustainability and Resiliency

Sustainability

- Using resources wisely to meet the needs of present users without compromising the ability of future generations to meet their own needs, particularly with regard to use and waste of natural resources. Sustainable practices support ecological, human, and economic health and vitality.

Resiliency

- Ability of parks and open spaces to withstand and recover from disruptive events such as earthquakes or other disasters, or withstand more gradual threats like global warming. Resiliency also includes supporting people to build community to be better prepared to respond to future adverse environmental or social conditions.

Sustainability Measures

- Designing capital projects using long-lasting materials and plants that are easy to maintain.
- Using reused and/or locally sourced materials.
- Restoring site to include natural areas to protect biodiversity and promote resilience.
- Employing soil BMP as a salmon safe strategy—decreasing the need for irrigation and fertilizer, and increasing absorption of storm water runoff.
- Reducing the impacts of climate change by ensuring our parks can capture, treat, and retain stormwater.
- Engaging citizens in the stewardship and care of their parks.

Disaster preparedness

- Potential to establish earthquake meeting place, coordinated with neighborhood housing developments.
- Level lawn area for emergency shelter.
- Potential to supply emergency water for hose bib at irrigation point of connection.
- Potential for stormwater vault backup water with filters and pump.
- Potential electricity hookup access for emergency.
- Fitness and mobility: Adult exercise, basketball and play contribute to people’s physical conditioning and resiliency.

Climate Change

- Evolving plant zones: build in diversity of species and choose species for anticipated climate change.
- Focus on drought tolerant plants.
- Native pollinator plants, edible berries/herbs.

Social Cohesion

- Fostering interactions of people to build personal connections and sense of community.
- Cohesive neighborhoods are more resilient.





Discussion