

Board of Park Commissioners  
Meeting Minutes  
June 23, 2005

***Board of Park Commissioners:***

Present: Kate Pflaumer, Chair  
Angela Belbeck  
Terry Holme  
Jack Collins  
Debbie Jackson  
Amit Ranade

Temporary

Leave: Joanna Grist

***Seattle Parks and Recreation Staff:***

Ken Bounds, Superintendent  
B.J. Brooks, Deputy Superintendent  
Sandy Brooks, Coordinator

Commission Chair Kate Pflaumer called the meeting to order at 6:04 p.m. **Three motions were made and approved: (1) Commissioner Belbeck moved approval of the May 26 minutes and Commissioner Holme seconded. Motion passed, with three abstentions. (2) Commissioner Collins moved that approval of the June 9 minutes be postponed until the July 14 meeting. Motion was seconded and passed unanimously. (3) Commissioner Jackson moved approval of the June 23 agenda and Consent Items. Commissioner Holme seconded. Motion passed unanimously.**

## **Superintendent's Report**

Ken Bounds, Superintendent of Seattle Parks and Recreation, reported on the following:

Programming at Hing Hay Park: In an effort to reclaim Hing Hay Park from illegal activities, Seattle Parks' new Downtown Parks Programmer is coordinating with the International District/Chinatown Community Center to develop programs. The first of these, martial arts classes for adults and for youth, started holding class in Hing Hay Park, but had to be moved back to the community center. Parks security has since enlisted the support of Seattle Police and the classes have now moved back to Hing Hay.

City Hall Park Improvements: Parks published a request for proposals on June 15 to obtain design services for this project and consultant selection should be complete by July 15. This park is located just south of the King County Courthouse.

Loyal Heights Playfield Improvements: Parks hosted a third community meeting on June 14 to discuss improvements to Loyal Heights Playfield, funded by \$2.3 million of Pro Parks Levy funds. The 2006 improvements include replacing the existing athletic field grass surface with synthetic turf, new fences, universal access upgrades, and other site improvements. New field lights are not included as part of the improvement project. About 70 people attended the meeting. Most of the time was devoted to citizen comments, which focused on whether or not synthetic surface material was appropriate for this location.

Day in the Park: On June 11, Earthshare, in partnership with Parks, sponsored the annual “Day in the Park” at Golden Gardens. More than 700 volunteers removed invasive plants, repaired trails, and cleaned up the park during this all-day event.

Beach Naturalist Program: The Aquarium’s beach naturalist program is in full swing. The naturalists have reported over 1,500 contacts with the public on seven beaches since Memorial Day weekend. Adults and kids are learning how to be better beach stewards through these educational contacts.

Magnuson Park Wetlands Issue: Seattle Parks’ Enterprise Division staff received notice this week from the attorneys for People Protecting Parks (PPP) stating their intent to file a citizen suit against the City pursuant to the Clean Water Act. PPP contends that Parks has violated Section 301 of the Clean Water Act by filling wetlands. Parks’ consultants have been working with the Army Corps of Engineers to assess the issue.

Wading Pools Open: Half of the wading pools opened this past weekend with wonderful weather and high use. The first nine days of operation at eleven sites is funded by ProParks. Remaining sites will open when the summer playground programs begin.

Beach Fires Update: The Golden Gardens beach fire management traffic control has been underway for a week. Morning clean up crews have noticed a reduced volume of garbage overall and a drastic reduction in illegal fuel residue. Early indications are that the program appears to be effective.

Youth Programming Grant Received: The Environmental Stewardship Unit received a \$10,000 grant from the American Association for the Advancement of Science (AAAS). The funding is being provided to Parks as part of outreach for a Public Broadcasting System (PBS) television special called “Journey to Planet Earth”, hosted by Matt Damon. These funds will support Parks’ summer 2006 “Mapping My Place” project which will reach more than 3,000 diverse youth through the Department’s 24 community centers.

Automatic External Defibrillators Donated: The Mayor formally accepted the donation of 10 Automatic External Defibrillators from Philips Medical valued at over \$25,000. This donation was received by Seattle Parks Foundation on behalf of the eight indoor and two outdoor pools. Staff members have been trained and the defibrillators are fully operational at each site.

Diversity Award: The Association of Washington Cities (AWC) has awarded a 2005 Diversity Champion Award to the City of Seattle and Parks and Recreation. The AWC award this year honors 12 cities that have taken the initiative to support and honor the diversity of its community members. AWC rated the applications on the basis of how well each city celebrates, educates, collaborates, leads, empowers, and creates an impact on community diversity.

### **Upcoming Events**

Longfellow Creek Legacy Trail: Dedication is scheduled for Tuesday, June 21, at 6:30 p.

Bitter Lake Open Space: Dedication is scheduled for Saturday, June 25, 1:00 p.m.

Pritchard Beach: Reopening celebration is scheduled for Saturday, June 25, 1:30 to 4:30 p.m.

Gas Works Park Dedication: Wednesday, June 29, 6:00-7:00 p.m.

The Superintendent also distributed a list of upcoming community meetings and celebrations.

### **Oral Requests and Communication from the Audience**

The Chair explained that this portion of the agenda is reserved for topics that have not had, or are not scheduled for, a public hearing. Speakers are limited to three minutes each and will be timed. The Board’s usual process is for 15 minutes of testimony to be heard at this time, with additional testimony heard after the regular agenda and just before Board of Park Commissioner’s business. No one signed up to testify.

## **Briefing/Public Hearing/Discussion/Recommendation: Magnuson Park Long-Term Lease of Building 67**

Kevin Bergsrud, Seattle Parks Planning and Development Specialist, presented a briefing on a proposal for a 30-year lease of Building 67 at Magnuson Park to The Mountaineers. The Board received both a written and verbal briefing; both are included in these minutes.

### *Written Briefing*

#### **Requested Board Action**

The Department is asking for the Board to recommend a 30-year lease of Building 67 at Magnuson Park to the outdoor recreation and education club, The Mountaineers. Long-term leases of City property require oversight by the Board and the City Council.

#### **Project Description and Background**

The Mountaineers, an outdoor recreation club and conservation organization, has made a proposal to renovate an existing building within Magnuson Park, operate classes and programs consistent with a parks and recreation mission, and provide public access and amenities.

The Mountaineers approached the Department in late 2004. The organization was conducting a regional site selection process for the replacement of their existing clubhouse located on lower Queen Anne. Their site selection committee reviewed numerous potential locations before recommending to The Mountaineers Board of Directors in April 2005 that Building 67 at Magnuson Park be selected. The Board voted in May to move forward with negotiations with Parks for a long-term lease. The organization sees a move to Magnuson Park as allowing them to focus on their core mission while also having a space which will allow them to reach out to new user groups. They see opportunities for partnerships with other non-profit organizations located at the park (Cascade Bicycle Club, Sail Sand Point, EarthCorps, etc.), and coordinating with Parks initiatives such as environmental learning. Staff in the Enterprise Division have actively supported The Mountaineers by providing encouragement and information regarding the benefits to them and the park by having their headquarters there.

Building 67 contains approximately 33,000 SF and was originally constructed as a garage for servicing navy vehicles. The building consists of two levels, each with a number of vehicle bays. The second level also contains a number of storerooms, offices, and restrooms. A third level contains offices and restrooms. The Mountaineers intend to occupy only the upper two levels – approximately 14,000 square feet. Capital improvements are estimated at \$1.7 million. This includes improvements to the upper level, limited improvements to the lower level which may be required to occupy the upper one, adjacent site improvements, and demolition of a lower level lean-to shed. A rock climbing wall and adjacent plaza will be constructed for use by Mountaineers classes and the general public.

The Mountaineers board approved a move to Magnuson Park in early May and Parks recently completed contract negotiations pending a recommendation by the Board and approval of City Council. A copy of the full lease is attached for your consideration. The key terms of the lease are:

1. Term: 30 years with two 5-year extensions possible
2. Premises: two upper floors of Bldg 67, right of first refusal for the ground floor
3. Fund-raising: Must certify to the Department that \$1,700,000 is available for construction prior to applying for construction permits.
4. Management and Operations: must submit an annual plan to the Department for review and approval.
5. Rent:
  - a. Minimum rent = \$200/month, inflated annually based on CPI
  - b. Base rent = \$4,970/month, inflated annually based on CPI
  - c. Additional rent = 10% of gross receipts from non-Mountaineers events and products sold
  - d. Rental offset for capital improvements, public rock climbing plaza, and other public programming.

6. Maintenance Obligations: Annual inspections, maintain systems so that no major maintenance is required for two years after end of term.
7. Capital Improvements: Mountaineers funds all capital improvements necessary to obtain certificate of occupancy.

### **Public Involvement Process**

A community outreach effort began in May 2005 following the decision by The Mountaineers Board. Prior to the community outreach effort several newspaper articles were published in The Seattle Times. To date, Parks staff and The Mountaineers board members have made presentations to the Magnuson Park Community Communications Committee and the North East District Council. No fatal flaw issues have been raised. Other presentations will be made to community organizations in June and July.

### **Issues**

Noise and traffic have been the only issues mentioned at community meetings, but no specifics given.

### **Budget**

The Mountaineers will be funding renovation of the building, estimated to be \$1.7 million with the proceeds from the sale of their current building. Ongoing building maintenance will also be the responsibility of The Mountaineers. Parks already provides on-site grounds maintenance for all areas at Magnuson Park, and this is not anticipated to change. Parks staff time to monitor the lease and construction has not been calculated at this time.

### **Schedule**

We anticipate presenting a long-term lease to the City Council by September 2005. The Mountaineers intend to submit permit applications in October and have construction underway by early 2006. A move-in date is anticipated for September 2006, the 100<sup>th</sup> anniversary of the creation of The Mountaineers.

### **Staff Recommendation (if applicable)**

Parks is asking the Commissioners to recommend a long-term lease with The Mountaineers to renovate and operate programs from Building 67.

### **Additional Information**

Kevin Bergsrud, Planning and Development Specialist, Enterprise Division, 100 Dexter Avenue North, Seattle, WA 98109. Phone: 206-683-5831. E-mail: [kevin.bergsrud@seattle.gov](mailto:kevin.bergsrud@seattle.gov)

### ***Verbal Briefing/Board Questions & Answers***

Mr. Bergsrud introduced himself and stated that he has worked at Magnuson Park for a number of years and is very familiar with issues there. Tonight Seattle Parks is asking the Commissioners for a recommendation on a long-term lease for Building 67 at Magnuson Park.

He displayed several large drawings and pointed out the location of Building 67, which is ¼ mile north of the 73<sup>rd</sup> Street entrance of the park and reviewed the information in the written briefing paper. He described the various items that are now being stored by other groups in Building 67 and stated that, as approval of the lease nears, Parks staff will work with those renters to find other storage location. He described the rental price, pointed out the location of the proposed rock climbing wall to be built by the Mountaineers, and reviewed the public outreach.

The Mountaineers Club has 12,000 members, from Bellingham to Olympia. Their current building, located on lower Queen Anne Hill, is a much larger space than they need. The Mountaineers have been leasing space in the building out to other groups and have been searching for a smaller location in the Seattle area. Parking is an issue at their current site. The building has been listed as for sale and has generated much interest. Mr. Bergsrud introduced several members of the audience as members of the Mountaineers Club: Ken Madden – President-elect; Ron Eng – President;

Julian Sayres – Building Committee; and Steve Cosby – Executive Director. All were in attendance to show the Mountaineers Club support for this proposal.

### *Board Questions & Answers*

Commissioner Pflaumer asked if the lease would change the Department’s liability issue on the climbing wall. Mr. Bergsrud answered that only Building 67 is being leased and the climbing wall would be on Parks property. Under State law, the City would retain liability and will post signs reading “use at own risk.” Commissioner Pflaumer asked if improvements are needed on the lower level in order for the Mountaineers to occupy the upper level. Mr. Bergsrud answered that this will not be known until the Department of Planning and Development has completed its review.

Commissioner Holme asked if any of the current tenants have long-term leases and Mr. Bergsrud answered that they don’t — the leases are month-to-month or for one year. Commissioner Holme asked whether the City or the developer would pay for abatement costs and Mr. Bergsrud answered that these are to be paid for by the developers. Commissioner Holme asked about the extent of revisions planned for the building’s exterior. Mr. Bergsrud answered that the concrete façade would be cleaned. The developers are working on a design similar to the REI buildings, with timbers and steel cutouts showing outdoor activities. The building is located in a historic district, where only limited changes are allowed. Once the pre-application has gone to the Department of Planning Development and through the historic district review, the architect will provide more detail. Rich Anderson, architect, prepared the conceptual design presented tonight to the Commissioners. The Mountaineers have interviewed three architectural firms and are now evaluating.

Commissioner Jackson commented that several tiers of rental amounts were listed in the briefing and asked Mr. Bergsrud which rent amount he expects the Mountaineers will pay. Mr. Bergsrud answered \$200 per month, due to the calculated public benefits. Commissioner Jackson asked if the Mountaineers have the right of first refusal. Mr. Bergsrud answered yes and believes that the right of first refusal runs for the entire 30-year lease.

Commissioner Ranade asked if City staff will be involved in the contracting process for the actual work or will this be done between the Mountaineers and the contractor. Mr. Bergsrud answered that it will be done by the Mountaineers and contractor; however, he will assist the Mountaineers as they go through the City’s land use and building permit process, due to several unique facets of the building.

Commissioner Belbeck asked if the City must approve the final exterior design. Mr. Bergsrud answered yes and that the historic preservation elements must also be followed. Commissioner Belbeck asked if there will be a maintenance bond to require that the building is functional for two years after the term of the lease and Mr. Bergsrud answered yes, this will be included in the lease. Commissioner Belbeck asked if Parks expects any non-Mountaineer events to be held. Mr. Bergsrud answered that this hasn’t yet been determined. In the scope of the lease, Parks staff can rent rooms in the building and Mountaineers staff can request to sub-lease space. A Parks Special Use Permit must be submitted. The Mountaineers will add high tech capabilities to the building, which can be useful to other tenants.

Commissioner Collins asked if the building design must go to the Seattle Design Commission. Mr. Bergsrud stated that it isn’t required; however, Parks will take it to the Design Commission in August. Commissioner Collins stated that he is concerned that the building be compatible with other buildings that may be improved during future years. He asked about types of rentals (such as weddings that the Mountaineers schedule at their current building) and asked if the City controls the type of events that the Mountaineers may schedule at Building 67. He referred to testimony the Board heard at a previous meeting of citizen concerns regarding impacts of weddings held at Laurelhurst Community Center. He is concerned that the Mountaineers not do this at Magnuson Park. Mr. Bergsrud stated that in all the negotiations the Mountaineers Club has listed outdoor recreation groups as its users and wants out of the wedding business. Superintendent Bounds asked if Parks is part of the permitting process in the lease. Mr. Bergsrud answered that Parks is somewhat part of the permitting process, as it has oversight over some of the larger events that could take place.

Commissioner Pflaumer commented that when the Commissioners recently toured Magnuson Park, she understood that a Request for Proposal would be issued for interest in leasing the larger, empty buildings there and asked if Parks is violating its own policy or is this just one of many ways to rent the buildings. Mr. Bergsrud answered that this is one of many ways of redevelopment. Another way the Department is generating interest was to publish ads since early May and send brochures to 350 non-profit organizations in the Pacific Northwest notifying them that there are four other large buildings available in Magnuson Park. Twenty letters of interest have been received so far and will be reviewed.

Commissioner Holme asked how Parks staff determined the \$200 rental figure. Mr. Bergsrud stated that Seattle Parks Enterprise Director, Eric Friedli, did the calculations and he would send that information to the Board. Commissioner Belbeck asked if the Mountaineers are aware that there will be State tax along with the fair market rental and Mr. Bergsrud answered that the Mountaineers are aware of the process.

### *Public Hearing*

The Public Hearing began, with one citizen testifying. The Chair reminded the audience that each person has up to three minutes to speak and will be timed.

**Ron Eng:** He is the current President of the Mountaineers Club and believes this use of Building 67 will be very compatible and the Mountaineers will be a perfect tenant for Magnuson Park. The Mountaineers focus is on education at two levels: (1) safety and (2) appreciation of the outdoors.

### *Board Question & Answers*

The public hearing concluded. After a brief discussion, the Board determined that it would vote on a recommendation tonight. **Commissioner Holme moved that the Board of Park Commissioners supports the staff recommendation on the long-term lease of Building 67. Commissioner Ranade seconded. The vote was taken and passed unanimously.**

The Superintendent stated that when negotiations are finalized and the lease is taken to City Council, the public will have another opportunity for input. Seattle Parks is excited about this opportunity.

The Board thanked Mr. Bergsrud for the briefing.

### **Briefing: Moorage Request for Proposal**

Charles Ng, Seattle Parks Manager of Contracts and Business Resources, gave a briefing on a Moorage Request for Proposal at Lakewood and Leschi Moorages. The Board received both a written and verbal briefing, with both included in these minutes.

### *Written Briefing*

#### **Requested Board Action**

This briefing is primarily for informational purposes. The Department's policies and procedures call for briefing the Park Board about renewals of long-term concession agreements and to provide opportunity for feedback (Department of Parks and Recreation Policy 7.5).

#### **Project Description and Background**

What is being proposed? A public Request for Proposal (RFP) process is being used to secure a long-term operator for the Department's Leschi and Lakewood Moorages. The current contract with the existing operators will expire at the end of the year. The RFP process is a standard tool which the department uses to provide open and competitive opportunities to prospective parties who are interested in doing business with us. This process will result in a contract with an operator that requires the operator to make capital investments to the facilities at no costs to the city and make

a monetary payment to the city during the term of the contract. In exchange, the operator is afforded a multi-year contract that allows it to recoup its capital investment and support its own business.

What is the project background? Since the mid-1970s, Parks has been providing public moorage services along the southwest shore of Lake Washington at Lakewood and Leschi moorages, and, until last year, at Aqua Marina, which was destroyed by a wind storm. Lakewood and Leschi moorages are the only public moorage facilities on the west side of Lake Washington. They are attractive to tenants because the fee for moorage is affordable and there are above average amenities that make it competitive with private marinas. These two moorages are normally at full occupancy and there is a waiting list. In terms of income, the Department receives in excess of \$350,000 per year. However, the moorages are showing their age and the structures—piers, docks, and other support structures – are showing wear and tear. Most of the capital investments made previously have exceeded or are near the end of their usefulness. In response to tenant requests for facility upgrades and in order to continue this service and provide an attractive facility, the Department is undergoing an RFP process this year.

The RFP process is a two step process. The first step is a Request for Qualification (RFQ) in which we determine if interested parties are qualified to operate our facilities. The second step is to send qualified respondents a detailed RFP questionnaire that will allow the Department to evaluate, rank, determine, and make a recommendation to the Superintendent for his review and approval.

#### **Public Involvement Process**

Department staff has provided briefings to the Leschi Community Council and the Lakewood Community Council about the moorage RFP process. The Department followed past protocol by contacting these groups, who are the most immediate neighbors of the moorages. There were between 15- 20 people at both meetings. The public feedback was mainly supportive of the Department's process. One common theme that came from these meetings was the issue of how we can make the moorages more accessible to the public. Most attendees did not even know that these moorages were city owned. Department staff is considering these two issues seriously and will address these in the negotiations for the concession contract with the successful proposer.

#### **Issues**

The key issue that has emerged from the public process is that of improving public access and recognition of moorage as a city asset. The detailed RFP will require respondents to make detailed recommendations about how they will implement changes to address these issues.

#### **Budget**

Only budgeted staff time and some nominal printing/advertising costs are required to implement the RFP process.

#### **Schedule**

The RFQ process will begin in July and the RFP process in September. The goal is for the new agreement to start between March and June 2006.

#### **Staff Recommendation**

Not applicable.

#### **Additional Information**

Charles Ng, Manager, Contracts and Business Resources, Tel: 684-8001, [charles.ng@seattle.gov](mailto:charles.ng@seattle.gov)

#### ***Verbal Briefing/Board Questions & Answers***

Mr. Ng reviewed the information in the written briefing and distributed photos of the marinas that illustrate the wear and tear each have gone through.

Commissioner Jackson asked about the current tenants and whether they are interested in renewing their contract. Mr. Ng answered that Creative Marine handles Lakewood Moorage and Schubert & Associates handle Leschi. Both are interested in renewing. Commissioner Jackson asked how Parks would make these marinas more accessible to the public and, at the same time, maintain security. Mr. Ng answered that this is a balancing act. The private property at the marinas is valued at millions of dollars. One suggestion has been for Parks staff to hold guided tours at certain times. The Superintendent referred to accessibility at Boater's Island at Lakewood. If the public walks up to the gate and rings the bell, they are admitted. A problem is that the public doesn't know about access to these facilities. Better signage and information is needed. The Board briefly discussed the difficulties of accessibility and maintaining security for the property.

Commissioner Jackson commented that a large amount of money must be spent on capital improvements at these sites, and City Council controls the rates charged. When the capital improvements are made, how will Parks entice City Council to budget for the improvements without raising rates. Mr. Ng discussed several ways this might be handled.

Commissioner Belbeck referred to item #8 in the RFP questionnaire and asked about the reference to "local". Mr. Ng commented that this would be clarified by staff before the RFQ is mailed on July 13. He and his staff welcome any additional input from the Commissioners, as this type of input is very helpful.

The Board thanked Mr. Ng for the briefing.

### **Update Briefing: Piers 62/63**

Kevin Stoops, Seattle Parks Manager of Major Projects and Planning, presented the Board with both a written briefing paper and verbal briefing on Piers 62/63. The Board was previously briefed at its April 14 and June 9 meetings on this project and the projects' relationship to other waterfront planning.

Tonight Mr. Stoops briefed the Board on the progress of three different conceptual plans and stated that this effort is moving very fast. Parks is working with the Department of Planning and Development, which has convened the Waterfront Partners Committee. Commissioner Belbeck is a member of this Committee. The study will be completed and a report submitted to the Mayor by the end of July. The Mayor will report to the City Council in September per the Statement of Legislative Intent that asks for alternative concepts for Piers 62/63.

Mr. Stoops distributed colored handouts showing the site analysis, opportunities, and drawings of the three options presented. John Owen of the urban design firm of MAKERS displayed large drawings of the concepts and reviewed each. The Superintendent commented that these are drawings and not a final design.

The three concepts were described in the written briefing as:

(1) The **Belvedere** provides an extension of Steinbrueck Park to the SR 99 lid, a new development at the PC-1 site with an extension of the Desimone Bridge to the lid, new retail development on the easterly edge of the lid, and terraces to Alaskan Way – all with views to the west. A pedestrian overpass could be built to link the lid to a new Pier 62/63 that would feature a fixed concert/special event venue with retail and concession space below the seating. Waterfront Park would be removed and intertidal habitat work would focus on improving existing rip rap to create a sloping face to the Alaskan Way Seawall.

(2) The **Market Street** also extends Steinbrueck Park to the SR 99 lid, develops the PC 1 site with an extension of the Desimone Bridge to the new park atop the lid, and provides market stalls (seasonal truck vendors) along the easterly edge of the lid and other retail spaces at the triangle site to create a double loaded, terraced open space. A pedestrian overpass could be built to link the lid to a redeveloped Pier 62/63 that would be a flat, multi-use space situated closer to the Aquarium than exists at present. Waterfront Park would be removed and intertidal habitat work would include nearshore beach enhancement at the Waterfront Park site as well as north of the new, relocated Pier 62/63.



(3) The **Eau Natural** relocates the concert/special event venue to a westerly extension of Steinbrueck Park, while the rest of the SR-99 lid is largely devoted to a green open space. As in the other alternatives, the PC-1 site would be redeveloped with an extension of the Desimone Bridge. A small building at the triangle site could also support retail to activate the new park atop the lid. In this scheme, Piers 62/63 would be removed in favor of a more extensive intertidal habitat that would involve nearshore beach with a backshore above the tidal range. Waterfront Park would also be removed in favor of habitat improvements. The overwater structure of Pier 62/63 would be replaced by a narrow offshore waterfront walkway that could trace the outline of the northerly and westerly edges of the former Piers 62/63 and extend to the Aquarium on Pier 59.

### ***Board Questions & Answers***

The Superintendent asked if those seated in the lowest level of the amphitheater would have a view over the tops of nearby condominiums. Mr. Owen answered that he believed so. Commissioner Ranade asked if the bowl could be used when no concerts are scheduled, such as using the area for a lunch site. Mr. Owen and the Superintendent answered yes.

Commissioner Collins asked what the Department is asking from the Board tonight. Mr. Stoops and the Superintendent answered that they would like feedback on any flaws the Commissioners see. Commissioner Collins stated that he prefers #3 and prefers a beach over piers. The waterfront is so precious. Having a big pier dedicated to concerts doesn't appeal to him. Concerts can be held elsewhere in the community. His preference is for people to have access to a beach downtown. What emphasizes the waterfront is the best plan.

Commissioner Ranade questioned what preparations staff are taking if the tunnel is not selected as the replacement option. Mr. Stoops answered that the tunnel is the preferred alternative of Washington State Department of Transportation and Pier 62/63 is deteriorating, which must be resolved. The Superintendent stated that it is very important to fit this effort together. Mr. Owen commented that if the tunnel is not selected he thinks any of the three concepts would work with an overhead structure.

Mr. Stoops commented that some people think the concerts on the pier have been wonderful, while others want to restore the waterfront. Both sides will be very passionate about their opinion.

The Superintendent commented that a flaw he sees in the conceptual plans is building structures to cross Alaskan Way — when the tunnel is being proposed to be buried to open up the waterfront. Commissioner Holme asked about the high and low water levels along the waterfront. Mr. Owen and Mr. Stoops spent some time describing plans to use rip rap to make an intertidal area and the benefits of doing this. Mr. Stoops commented that Parks has already built several of these beaches that have been successes. Commissioner Pflaumer asked if these plans assume the seawall is being re-built and Mr. Owen answered yes. Commissioner Holme suggested that the existing elevations of the seawall be added to the concept plans. Mr. Owen stated this is a good point and it will be added.

The Board had a short discussion on whether it prefers one concept over another. The Superintendent commented that he was hearing that the Board saw value in having access to both views and the water. Further discussion will be held after the July 14 briefing.

Commissioner Collins commented that the team working on this project has made astonishing progress over the past two weeks. The Board thanked Mr. Stoops and Mr. Owen for the briefing.

### **Update Briefing: Tree Management Plan for Freeway Park Activation Project**

Ted Holden, Seattle Parks Project Manager, next briefed the Board on the Tree Management Plan for Freeway Activation Project. The Commissioners received both a written and verbal briefing; both are included in these minutes.

## *Written Briefing*

### **Requested Board Action**

On June 23 we will present a follow-up briefing to the Board of Park Commissioners on the recommended Tree Management Plan for Freeway Park. Our initial briefing on the planning for Freeway Park was February 24, 2005, and the Board discussion and recommendations occurred on March 10, 2005. In addition to this briefing paper, we are providing you with the paper presented at the February meeting. One of the Board's recommendations was to return to the Board with a briefing on the Tree Management Plan.

### **Project Goal**

The project's goal is to "Balance Freeway Park's tranquility with activities." The criteria applied for the removal of select trees are:

1. Increasing sight-lines into, out of, and within the park;
2. Increasing sunlight into select areas of the park; and
3. Overall health of the tree.

### **Project Description and Background**

This project will selectively remove between 48 and 63 trees in Freeway Park to open up sight lines, increase sunlight and improve the over all health of the remaining trees. The removal will be done in phases over a 5 to 6 year period and coordinated with concrete work and planting. Please refer to the attached map which shows the phasing of the proposed tree removals.

### **Public Involvement Process**

The public was actively involved in the planning process for this project. The proposal to remove select trees came from this public process.

### **Staff Recommendations for Immediate Action**

Staff recommends moving forward with the phased, selective tree removal.

### **Budget**

\$20,000 – Tree removal in 2005 will be funded by the Landscape Restoration Capital Improvement Program (CIP).

\$27,000 – Tree removal in 2006 and future years will be funded by the Urban Forestry Program.

### **Schedule**

2005 – Perform extensive tree inventory and analysis. Remove up to 11 trees at key entrances: Seneca and Hubble, west of the crew quarters, and within the American Legion fountain or East Plaza area. We anticipate Phase I will be completed this year.

2006 – Removal up to 9 trees: Along Seneca Street and additional trees in the American Legion fountain or East Plaza area.

Future years – 2007 to 2010 – Removal of up to 43 trees, approximately 10 per year.

### **Additional Information**

For additional information, please contact Ted Holden, Parks Project Manager, at 206.684.7021 or [ted.holden@seattle.gov](mailto:ted.holden@seattle.gov)

## *Verbal Briefing/Board Questions and Answers*

Mr. Holden came before the Board to give an update on the tree management program at Freeway Park. This update briefing was requested by the Board of Park Commissioners at its March 10, 2005, meeting. He reviewed the Freeway Park project that is currently under way.

Mr. Holden stated that Freeway Park, built in the 1970s, contains 282 trees. The soil in the park is only 1-1/2 feet deep. By today's standards, the park was over planted; however, that was the accepted style at the time. The park has lost 50% of its grassy areas due to shading from the trees.

In 1975 he participated in a tree management plan at Freeway Park in which trees were identified for removal. Thirty trees were surgically removed, which increased the sightline into the park. Parks is now faced with a new tree management plan. He has walked through the park twice with the original landscape designer of Freeway Park and developed a list of 63 candidate trees to remove. The Superintendent, Deputy Superintendent, Horticulture & Forestry Manager, and Mr. Holden also walked the site on June 27.

In 2005, 11 trees will be removed; in 2006, 9 trees will be removed, and in 2007-2010, another 43 will be removed as other improvements are made to the park. The trees will be replaced with colorful, under story trees.

**Commissioner Collins moved that the Board of Park Commissioners support the staff recommendation to move forward with the phased, selective tree removal at Freeway Park. Commissioner Ranade seconded.**

Commissioner Collins asked if any certain species of trees are reaching the problem area and Mr. Holden that all the trees are reaching this area. Commissioner Ranade asked if the trees are too large to transplant. Mr. Holden answered that this would be very costly. The trees must be removed limb by limb to protect other nearby trees. **There being no further discussion, the vote was taken and was unanimous in favor.**

### **Board of Park Commissioners' Business**

- None

### **New/Old Business**

- Commissioners briefly discussed the July 14 meeting. A large crowd is expected to testify during the public hearing for the Loyal Heights Playfield Project. The meeting is scheduled at South Lake Union Armory. The second agenda item will be an update briefing on Piers 62/63.
- A Project Advisory Team (PAT) is being sought to work on the City Hall Park improvements. A Board of Park Commissioner is requested for this PAT and Commissioner Ranade volunteered.

There being no further business, the meeting adjourned at 8:00p.m.

APPROVED: \_\_\_\_\_  
Kate Pflaumer, Chair  
Board of Park Commissioners

DATE \_\_\_\_\_