

**BOARD OF PARK COMMISSIONERS
MEETING MINUTES
May 22, 2003**

Present:

Bruce Bentley, Chair
James Fearn
Susan Golub
Terry Holme
Sarah Neilson
Kate Pflaumer

Staff:

Ken Bounds, Parks Superintendent
Sandy Brooks, Park Board Coordinator

Chair Bruce Bentley called the meeting to order at 7:04 p.m. **It was moved and seconded that the agenda consent items be approved as submitted, including the May 22 agenda, May 8 minutes as amended, a scribe correction to the April 10 minutes, and the acknowledgment of correspondence. The vote was taken and the motion passed unanimously.**

Bruce welcomed Terry Holme to the Park Board, who has replaced Kathleen Warren. Bruce also acknowledged and thanked Kathleen for her years as a Park Board member.

Oral Requests and Communication from the Audience

Bruce explained that the general public comment portion of the agenda is reserved for topics that have not had or are not scheduled for a public hearing. Testimony is limited to three minutes per speaker. Two people signed up to give testimony on non-public hearing topics:

Tom Noblock came before the Board to express his concerns regarding the Union Pacific railroad spur near Georgetown Playfield. The railroad has plans to run unmanned automatic trains through this area. In some areas, jersey barriers are being used to keep people off the tracks, and he believes this is a dangerous situation for park users and is also detrimental to some of the nearby businesses. He requested that the barriers be removed, the area along the tracks be cleaned, safety fencing be installed, and the area be paved, striped, and made presentable. Ken will check with the Seattle Transportation Department, as the City has a liability issue to protect park users.

Richard Haag: came before the Board because the new Olympic Sculpture Park is in need of 200,000 cubic yards of fill soil. The soil can be substandard and he suggested that the soil be moved from another Seattle park, which remained nameless as it is currently in a Park Board public hearing process. The park is undergoing a major construction project and will have a great deal of soil to haul away.

Fremont Park Discussion/Recommendation

A public hearing was held on this new park at the Park Board's May 8 meeting (see "Fremont Park Briefing, www.seattle.gov/parks/ParkBoard/minutes/2003/05-08-03_Minutes.htm.)

At tonight's meeting, the Board was asked to vote on the proposed plan. Cathy Tuttle, Parks staff, gave a brief overview of the project and its funding sources. There were no questions from the Board. Susan commended the public process for this new park and stated that there is a good outcome and collaborative effort. Cathy said that the Parks Department and Seattle Public Library have worked extremely well together on this project.

Kate moved and Susan seconded to approve the park plan as submitted. The vote was taken and the motion passed unanimously.

Gas Works Park Improvement Plan Discussion/Recommendation

Background

A briefing and public hearing was held on this project at the Park Board's March 27 meeting.

See [03-27-03_Minutes](#)

At its April 10 meeting, the Board discussed the proposed project.

See [04-10-03_Minutes](#)

At its April 10 meeting, the Board was asked by Parks staff to accept the preferred project plan as presented or with modifications. The Board approved several motions:

- 1. Kathleen Warren moved that there not be an off leash area in the park itself. James Fearn seconded the motion. The vote was called for and was 3-2 in favor. Kathleen Warren, James Fearn, and Susan Golub voted in favor; Sarah Neilson and Kate Pflaumer voted against. Motion passed.**
- 2. James Fearn moved approval of the proposed design. Kathleen Warren seconded the motion. The Board voted 0 for and 5 against approval of the proposed design. Motion failed.**
- 3. James Fearn moved that the existing plan be reviewed to determine what design changes can be made to preserve the maximum number of trees. Kathleen Warren seconded the motion. Motion passed unanimously.**

On April 18, Seattle Parks and Recreation Superintendent Ken Bounds concurred with the Board's recommendation regarding no off-leash area and directed the design team to provide two plan alternatives: (1) a plan showing the least amount of trees that must be removed to provide a connection between the northwest corner and the rest of the park and (2) a second plan showing a design that would involve no major tree removal.

Parks and the Park Board received 300-400 e-mails; most urged that the trees not be removed. A community meeting was held on May 15, with 41 people in attendance. 26 people testified, with 23 of those urging that the trees remain.

May 22 Meeting

At tonight's meeting, Parks project manager Tim Motzer and Guy Michaelson of the Berger Partnership came before the Board to present the two alternative plans.

Drawings of the original proposal and the two alternatives, referred to as "L" and "R" were displayed. Guy and Tim pointed out the differences in the three proposals.

Original proposal included the following elements:

- a major pedestrian crossing and plaza connecting the Wallingford Steps to the park with a curved asphalt path to the rest of the park
- numerous cuts to the east wall to support an additional picnic area
- scale size location tank ring with a crushed walk path to waterway #20 in conjunction with a level grass area
- a crushed rock railroad right-of-way path
- a view corridor from the Wallingford Steps created by removing 24 trees (7 sycamores, 15 cedars, 1 poplar, and 1 arbutus)
- an opened up northwest corner created by lowering the prow portion of the wall in conjunction with another view corridor and rounded mound area, and
- tree groupings with bermed areas

Alternative L - minimal tree loss

- establishes a physical-visual connection/extension between the northwest corner and the rest of the park by removing 5 cedars and 6 sycamores
- removes volunteer poplar and arbutus that are growing in the containment area
- revises the path from the parking lot and connects it to the proposed path so that there is only one path entering the park
- 30 new trees will be planted, but are situated not to interfere with the connection to the rest of the park
- suggested mitigation for the removal of the cedars is to replant new cedars that were removed along the row to the east

Alternative R - no major tree loss

- does not provide a physical-visual connection/extension between the northwest corner and the rest of the park
- as a result, no major trees need to be removed
- 1 poplar and 1 arbutus in the containment area will be removed and replaced by new trees
- creates a separated park space with its own identify and becomes a refuge/sanctuary from the more intensive uses of the rest of the park

- connects the new entry path into the parking lot path so there is still one path entering the park
- entry plaza is down-scaled since it is no longer the main path entering the park
- 30 new trees to be planted in the containment area will be regrouped to define the spaces around the tank remnant ring and the mount to the west

Questions & Answers

Kate asked how many people drive and how many walk to this park. Tim answered that many neighbors of the park attended the meetings; however, it is a regional park and the decisions affect people who travel there from other areas. Kate asked what is the expected use of the rest of the park. Guy answered that there would be no organized sports played in the large grassy area. It is expected that it will be used for Frisbee and other more passive uses. The park space in the containment area will be somewhat of a sanctuary, a quiet place protected by trees.

Susan asked how many trees will be added and Guy answered 30 or so. James asked if the photos in the packets mailed to the Board were taken at grade and Guy answered yes. James asked about the view from the Steps. Guy answered that the view will be opened a bit. As trees grow, the view of downtown will be lost. However, he doesn't want to overemphasize the view aspect of the park.

Kate asked if some of the new plantings could be used to reconnect the ring of landmark cedars where several have been lost. Guy said that due to the project's budget, that cannot be committed to right now. Kate asked if the budgets are the same for both Alternative L and R. Guy said that either alternative will use the entire budget, however, cut and fill costs could make Alternative L more expensive.

Terry asked if, related to safety issues, either alternative is more secure than the other. Guy answered that the open view would allow more view into the park; he would leave it up to the Park Board to determine if that made it a safer choice.

Sarah pointed out that, because they are deciduous, the six sycamores are "invisible" during the winter and Guy agreed. Bruce asked about Alternative R and its reference to "no major tree loss". Guy defined no tree loss vs. no major tree loss and said that the volunteer arbutus and poplar would be removed in both plans. Kate asked if there is any significant difference in the amount of impervious surface of Alternative L and R. Guy answered no.

Kate moved that the Board vote in favor of Alternative R. Sarah seconded.

Discussion

Kate appreciates the work done on these two alternatives. She prefers a plan to save the maximum amount of trees. She does question, however, how many people will actually use the sanctuary space being created - she believes that most people will want to be nearer the water at Gas Works Park.

James believes that the park design should not be driven by the trees, but by the park itself. He is torn on his vote, as both designs are acceptable to him.

Terry stated that he is a new member to the Park Board and because he missed one of the critical meetings, he would abstain from voting. He requested that, in the future, the Park Board get copies of drawings several days ahead of their meetings. Bruce said this would be a discussion item at the Park Board retreat.

Susan has concerns with the public process. She believes that community members attended the design process meetings and believed they had reached consensus on a design. When that design was brought to the Park Board at three meetings, the meetings focused on new aspects: one meeting focused on an off-leash area and the other two focused on tree removal. A "spam" e-mail message stating that the Parks Department was cutting down trees in Gas Works Park went out, without the information that new trees would be added. Consequently, the Park Board was caught in an outpouring of rage, causing her to feel that people don't trust the Board to do the right thing. She, too, is torn on her vote.

Sarah is concerned that the cedars be maintained as an historic landmark and thinks the sycamores make a nice entrance. She believes the sanctuary can protect park users from the wind and also offer a quiet retreat.

Kate said that thousands of boaters enjoy the view of Gas Works Park from the water. As a kayaker herself, she prefers to see trees, rather than condos, when looking at the Park. She likes the entrance the way it is.

Bruce values people who go to public meetings. He believes that e-mails and correspondence are all part of the public process. He feels that Alternative R conforms most closely to what Gas Works Park was designed to be - a regional park. He, along with several other Board members, spent extensive time clarifying the Department's tree policy. He would like to see the Park preserved as is.

The vote was called. Four members voted in favor of Alternative R, with no major tree loss: Kate, James, Susan, and Sarah. Terry abstained, as this was his first Board meeting following his confirmation. The motion passed.

The Board thanked Tim and Guy for the presentation.

Hitt's Hill Open Space Reclamation Conceptual Design and Draft Vegetation Management Plan Discussion/Recommendation

This project came before the Park Board at its March 13 meeting. (See Hitt's Hill Park Briefing, [03-13-03 Minutes](#)) Cathy Tuttle came before the Board tonight to ask for a recommendation on this new 3.2 acre park. The community rallied the City to buy this parcel of land, located in the south portion of Columbia City. \$100,000 in the Pro Parks Opportunity Fund, along with funds from the King County Natural Area Stewardship

Fund, \$50,000 in a Neighborhood Matching Fund award, and a \$25,000 match from the community has been secured for the project. The community has worked hard to secure this park, raising funds, holding numerous community planning meetings, and scheduling great work parties to remove ivy, blackberries, and other invasive plants.

The park has a number of deciduous trees the community wants to preserve. It will consist of primarily trails and viewpoints. The land is the former site of a fireworks factory. Soil remediation is complete; however, the area cannot be used for a P-Patch. No play equipment will be installed.

The Parks Department will install the pathways and irrigation system. Other funds will be used for the vegetation. A Vegetation Management Plan (VMP) has been designed for the park and the Board is being asked to approve both the conceptual design and the VMP plan tonight.

Ken said that the Department is asking the Board for its formal approval of this new park, which has been formally named Hitt's Hill Park.

Terry moved that the plan be approved; Susan seconded. The vote was unanimous in favor.

Mt. Baker Rowing & Sailing Addition Briefing

Steven Wright, Parks Department project manager, came before the Board to give a briefing on the proposed addition to the Mt. Baker Rowing & Sailing complex. A written briefing paper was distributed to the Board prior to tonight's meeting and is included below. A verbal briefing was given at tonight's meeting, followed by a question and answer session.

Written Briefing

Action Requested

A briefing for Mount Baker Rowing and Sailing Club addition will be held May 22. No recommendation is requested at this time. This memo summarizes the issues of the redesign that will guide the additions to the existing sail house and crew house to allow an increase in programming and equipment storage for the facility.

Project intent

The intent of the project is to increase the equipment storage capacity and provide flexible program space of the facility to respond to the constant pressure to increase available programs offered on site. The existing crew house and sail house are located in Stan Sayers Park on Lake Washington Boulevard.

Project Background

This project was presented to the Parks Board last year showing a new building located

between the crew house and Lake Washington Boulevard. During design development for the original proposal concerns about significant visual impacts to Lake Washington Boulevard and other program challenges resulted in a choice to stop the process, review the program scope and location options, and return to schematic design and explore other alternatives.

This briefing shows a new concept that locates the majority of the new facility expansion as an addition to the existing sail house. It also adds a small addition to the existing crew house. The design program has also been reduced from the original proposal to lessen the site impacts and reduce the cost of the project. Project funds for planning and construction are being raised by the Mt. Baker Boating Advisory Committee. No construction will begin until all necessary funds are secured.

Schematic and Design Development

Abrahams Architects has continued to be the architect for the project. During the redesign process Abrahams has created an organizing concept that improves the "sense of entry" and guides visitors clearly to doors leading to services, offices, and restrooms in a logical sequence. The additions reflect a common architectural language and are simple and complimentary of the existing facilities.

Public Process

The new concepts have been presented to the Friends of Olmsted Parks showing the relocation and other design efforts made to reduce visual and proximity impacts to Lake Washington Boulevard. The members of the group provided additional ideas for continuing to improve the new structures by refining roof lines of the new additions prior to presenting to the public.

1. A public meeting was held on Tuesday, April 1, presenting new location and design options. The public chose the configuration shown in this briefing. The primary concerns voiced were security lighting impacts and landscaping impacts and needs of the site.
2. On May 1, the Seattle Design Commission reviewed the new configuration. The commissioners offered suggestions for improving the appearance of the new structures on all sides, and to blend them with the existing structures. The Commission approved the new schematic design.
3. The Mt. Baker Boating Advisory Committee has reviewed the designs four times during the redesign. They are pleased with the direction of the new design and have committed to raising sufficient funds to cover all design and construction costs, including internal park development costs.

Parks will send a letter to the Friends of Olmsted Parks to thank the group members for their assistance in this design effort and provide a set of plans and elevations showing how the design has incorporated their input. Information was also shared with the public through links to the Mt. Baker Boating club website, a project mailer, and posters in adjacent neighborhood parks, as well as the project sign.

Seafair has been notified of the revised plans and changes in the project development schedule. Parks intends to review the design with Seafair to assure that operation of the Stan Sayers pit is not impacted. None of the temporary utility hookup facilities utilized by Seafair operations are impacted by this new design. The project timeline includes a break in the proposed construction schedule to accommodate the Seafair events in 2004.

Overall the public, interested constituent groups and the advisory committee have favored the redesigned additions. Reviews to the project scope have reduced overall design costs and have provided opportunities for phasing the development, if needed. The new design has been reviewed by Department of Neighborhoods and NPS (both providing grants to the original project). Both groups are satisfied that the new configuration meets the original selection criteria; therefore the grants are still valid.

Project Schedule

Construction documents will be completed by end of January 2004. If fund raising is successful, the project will be constructed from April through November of 2004. No on-site work will be allowed from July 15 to August 15, 2004 (Seafair).

Project Budget

The project is being funded by the Mount Baker Boating Advisory Committee. Planning and design costs have been funded by a Neighborhood Matching Fund grant of \$120,000. Total building costs are expected to require \$1,500,000. The advisory committee has received an IAC grant for \$700,000 (requiring a 50% match).

Additional Information

Steven Wright, Seattle - Sr. Capital Projects Coordinator, 684-7054;
steven.wright@seattle.gov

Verbal Briefing

Ken explained that in the spring of 2002, Parks staff came before the Park Board with a plan to expand this facility. The Board was concerned with both the size and bulk of the proposed expansion. Parks staff and the consultants are presenting a new design tonight that addresses these concerns.

Steven displayed drawings of the original design and the proposed design and pointed out changes from the original re-design. The size was reduced by 10-15%. Parks believes this is a good, strong re-design.

Questions & Answers

Sarah asked if the Friends of Olmsted Parks has endorsed this re-design. Steven said that suggestions from FOP have been incorporated into the re-design and follow-up information is being sent to them.

Susan asked if there will be showers in the facility and Steven answered that there will be two showers each for both males and females.

Terry said he visited the site during the evening of May 21 and asked if the \$1.5 million would pay for the entire project. Steven answered yes. Terry believes the re-design will be a good plan. Terry asked questions about the interior design and about the location of the mature trees outside the facility. He also asked if something could be done to lessen the bright glare from the soft drink machine at the facility.

Susan asked if local community groups favor the plan. Steven discussed the project with Lakewood Community Council President Grover Hayes. Grover felt that the Friends of Olmsted Parks would look out for the best interests of the community group. Their main concern is that the night time lighting not be too bright. Lake Washington Boulevard, which winds along the western shore of Lake Washington, is an area that is not too brightly lit. The concerns are that drivers will suddenly drive into the glare from the facility, causing driving hazards.

Bruce commented that the plan looks great. He is very involved with the Associated Recreation Council and its president, Anne Martin Armstrong, has worked closely on this project.

Steven thanked Cathy Whitman, Parks and Recreation Aquatics Manager, for her invaluable assistance. The Board thanked Steven for his presentation.

Oxbow Park Briefing

Steven Wright, Park Department project manager, came before the Board to give a briefing on this new park. A written briefing was distributed to the Board and is included below. At tonight's meeting, a verbal briefing, followed by a question and answer session, was held.

Written briefing

Action Requested

A briefing for Oxbow Park will be held on May 22, 2003. No recommendation is requested at this time. This memo summarizes the park design and inclusion of the landmarked Hat n' Boots structures in the phase one construction.

Project intent

The intent of the project is to construct a small neighborhood park on a vacant plot of land within the Georgetown neighborhood. The park design includes a P-patch, open grass play area, low maintenance plantings, and the restored Hat n' Boots structures. The new park will be constructed in the 6400 block between Carleton Ave. S. and Corson Ave. S.

Project Background

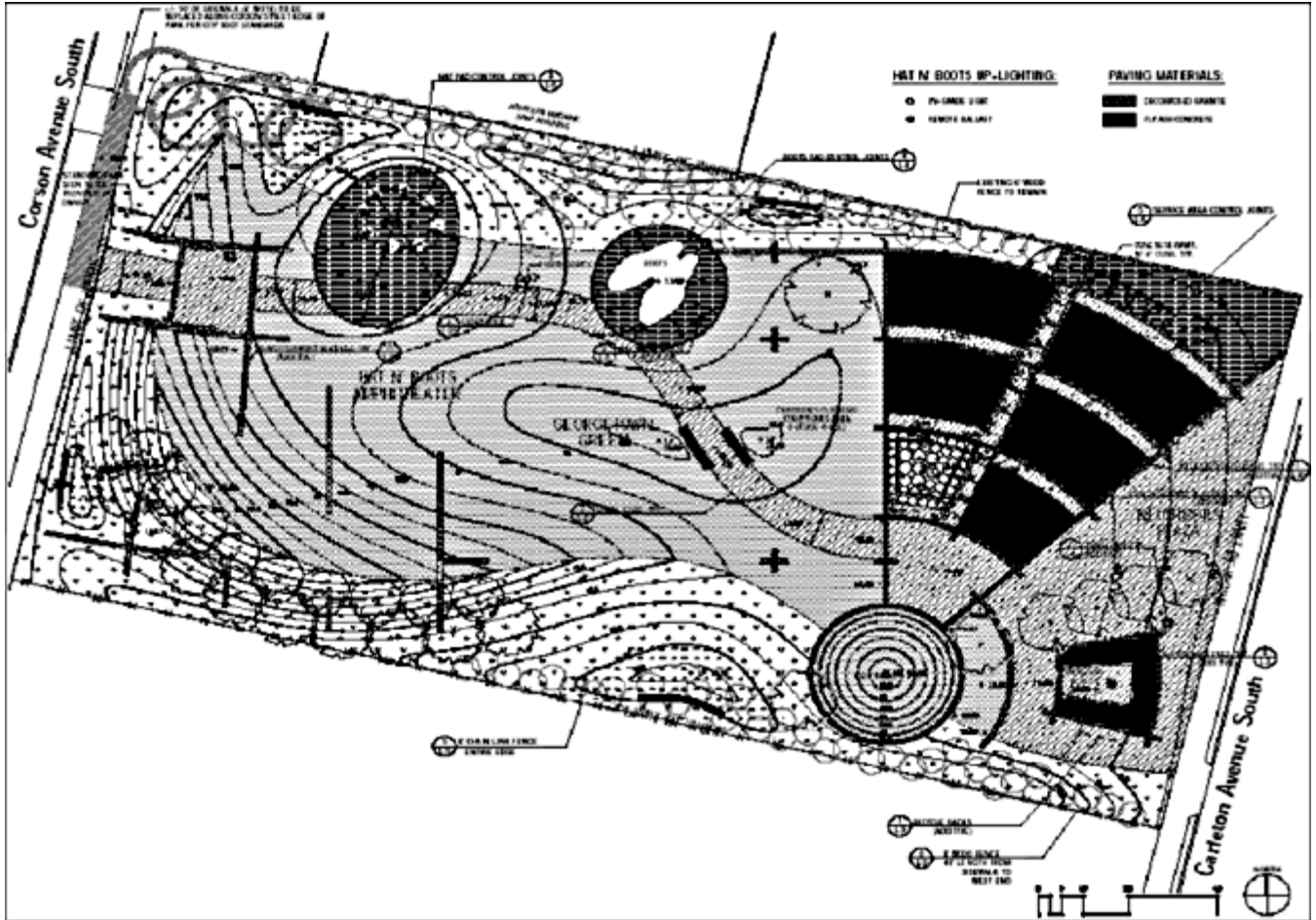
This park project was originally conceived by the neighborhood as a planning effort for the open lot. The lot was purchased by Parks using Opportunity Funds in 2000. The subsequent neighborhood planning effort developed a park concept that included approximately \$700,000 worth of amenities. The Pro Parks Levy provided \$335,000 in funds for a phase one park development. The original relocation and restoration of the Hat n' Boots structures was not included in this phase due to lack of funds.

The Georgetown Community Council (GCC) purchased the Hat n' Boots from the Department of Natural Resources and have successfully raised sufficient funds to include the Hat n' Boots and other park improvements into the phase one construction. During the past seven months Parks and the GCC have been working together to landmark the Hat n' Boots structures and secure approval to relocate them onto the park site. Once installed in the park, the GCC will continue to own and maintain the structures. A Memorandum of Agreement defining responsibilities and rights of access and future responsibilities for Parks and the GCC is being completed at this time.

This briefing shows the park design and elevations for the Hat installation. At its original location, the hat was a glass-enclosed structure; in the park it will be installed to serve as an informal gathering space, with simple seating and locations for future interpretive elements.

Construction Documents and Construction

The 50% construction documents have been approved and 90% construction documents will be reviewed by Technical Review-Westbridge in one week. After final construction document approval and transfer of funds from the GCC to Parks, the project will be bid and constructed during the second half of 2003.



Public Process

1. The public process for this park was completed last fall. Between that time and today the project has been reviewed by the Landmarks Preservation Board five times.
2. One final Landmarks presentation of the restoration plans will be completed in June of 2003. Conditions and incentives have been negotiated and accepted.

Project Schedule

Construction documents will be completed by mid-June 2003. Funds for the project will be transferred to Parks in June and bidding and construction will begin in July and be completed by the end of 2003.

Project Budget

The project is being funded by a combination of Pro Parks Levy funds (\$335,000), NMF grants (213,000), and grants from non-profit groups (\$165,000).

Additional Information

Steven Wright, Sr. Capital Projects Coordinator, 684-7054; steven.wright@seattle.gov

Verbal Briefing

Steven displayed design drawings of the park and pointed out various elements. He stated that this new park has undergone quite a change in design during the last seven months, due to the hard work and efficiency of the Georgetown Community Council. Originally, there was no funding to move the Hat n' Boots structure to the park. Thanks to GCC, which bought the well-known structure for \$1 from the Department of Natural Resources, the Hat n' Boots will be an integral part of this park. Additional details can be found at the groups' website: <http://www.hatandboots.org>

Three local house-moving companies are being contacted to move the structures. All are familiar with moving and setting up large structures. After the structure is moved, grooves will be installed to deter skateboarders from using the hat portion as a skateboarding haven, as happened at its current location. The community wants interpretive panels installed and there will be four "uplights" focused on the structure to highlight it in the evening.

Along with the Hat n' Boots, the new park will include a P-patch, landscaping, and colorful, "low-mow" meadows. The community group plans to raise additional funds to add a small play structure.

Questions & Answers

Sarah asked if a public hearing will be scheduled. Ken answered no, there is no controversy over this park, and thus there is no need for a public hearing. Sarah asked if any concerns have been voiced. Steven stated that there is concern that transients will use the park as shelter, especially the hat structure. Concern has also been voiced to ensure the lighting is not intrusive to nearby residents. Terry commented that the landscape "uplights" cause considerable maintenance if located where rain can fall into them. Stephen made note of this.

The Board thanked Stephen for the presentation.

Superintendent's Report

Superintendent Ken Bounds reported on the following:

West Point Light Station: In partnership with Historic Seattle, we are in the process of submitting an application to become the stewards of the buildings and property. This acquisition will add to the current beach and keep this graceful, historic light station as part of the already beautiful Discovery Park. It will also add continuity to the park and add additional open space to the Park Department's inventory for all the citizens of Seattle to enjoy.

WRPA Awards: At the Washington Recreation and Parks Association annual conference the Parks Department won an Honorable Mention in the park development category for the Pro Parks Levy-funded Green Lake Esplanade and an Award of Merit in the media

category for "Best Web Site" for our Pro Parks Levy web pages:

<http://www.seattle.gov/parks/proparks>

Green Lake Alum Treatment: Last week Parks received a draft of the consultant report on the pre-design study for a Green Lake Alum Treatment. The study has ascertained alum dosage recommendations, outlined specifications, and identified costs. It appears that approximately \$1.5 million will be needed to treat Green Lake at a dosage three times higher than the 1991 treatment. Cathy Whitman, Parks Department Aquatic Manager, was in the audience and gave additional comments on the treatment.

Northgate Community Center, Library, and Park: Parks and Seattle Public Library held a joint public meeting on Wednesday, May 21, to kick off the design process for this civic plaza. Park Board Chair Bruce Bentley and Parks Superintendent Bounds attended. Northgate events for this project are usually very well attended and more than 100 community members participated.

Carkeek Park Environmental Learning Center Dedication: Parks will host the dedication on Saturday, May 31, 1:00 pm, at Carkeek Park. Board members were invited to attend.

Outdoor Pools Open: Mounger Pool in Magnolia opened for the summer on May 17 with seven day operation. Colman Pool in West Seattle will open, weekends only, on May 24 and will move to seven day operation on June 14. These pools will be part of a nationwide "Pool Cool" program to promote sunscreen use and will become part of the education of swimming class students.

Mariners All-Star Field at Lower Woodland Park: Although the "official" groundbreaking ceremonies occurred nearly one year ago, the ground was not really broken until Monday, May 12, when the contractor mobilized onto the work site. The current work is actually the third part of a series of projects which have included renovations to the adjacent softball fields and installation of new lights at the Mariner's Field. Work should be completed by the end of the year.

Schmitz Preserve Park Creek Daylighting Dedication: The May 21 dedication ceremony was very well attended. The opening was celebrated with 3rd graders from Alki Elementary School. The project rebuilt the drainage system to handle heavy seasonal and storm flow capacities and this included creek daylighting. The removal of the parking lot and restoration of that open area to a natural condition is a wonderful contribution to the park.

Park Board Business

- Sarah asked if a Park Board retreat is being planned. Ken said he hasn't yet received an official resignation letter from O. Yale Lewis and is awaiting confirmation of Joanna Grist, who has been nominated by Mayor Nickels as a Board member. Once new members are confirmed, a retreat will be planned.

- Susan and Kate asked to be excused from the June 12 meeting.
- Sand Point/Magnuson Park is scheduled for the June 12 meeting. The Final Environmental Impact Statement (FEIS) has been released and may be challenged - the deadline for a challenge won't be until after the June 12 meeting. Consequently, the Board decided to discuss the FEIS at its June 12 meeting and wait until the challenge deadline has passed to decide if another public hearing is needed.
- Bruce visited Westcrest Park and stated that the project work being done there is awesome. He walked through the off-leash area and suggested some additional signage would be helpful. Ken will follow up on this.
- Terry said the ballfield lights were on at Genesee Playfield last night for the first time. Four poles were lit up for games. He did not think the light has a negative effect and there was no "skyglow"; however, he did notice the noise from the playfield. He believes this field will be a good example for future ballfield lighting projects.

There being no further business, the meeting was adjourned at 9:04 p.m.

APPROVED _____ DATE _____

Bruce Bentley, Chair