

Marra-Desimone Park Development Project

Cultivating Community



WELCOME & INTRODUCTION

PROJECT GOAL:

To design and implement improvements for Marra-Desimone Park with funding from Parks and Green Spaces Levy.

COMMUNITY MEETING GOAL:

To identify community priorities for Marra-Desimone Park

PROJECT VISION:

“Create an engaging and welcoming urban park that provides open space and educational benefits to the South Park community, meet the operational needs of Marra Farm Coalition programs and offer an agriculturally-based educational resource/model for the City of Seattle.”

MEETING AGENDA:

1. Welcome & Intro
2. Project Schedule
3. Project Background
4. Long Range Development Plan
5. Design Criteria
6. Site Analysis & Presentation of Program Alternatives
7. Design Game
8. Group Presentations
9. Next Steps

PROJECT SCHEDULE:

- **Meeting with Marra Farm Coalition**
- **1st Outreach Committee Meeting**
- **South Park Green Spaces Committee Meeting**
- **2nd Outreach Committee Meeting**
- **Proview #1** – Wednesday, September 2 - Site Analysis, Programming and Concepts/Schematic

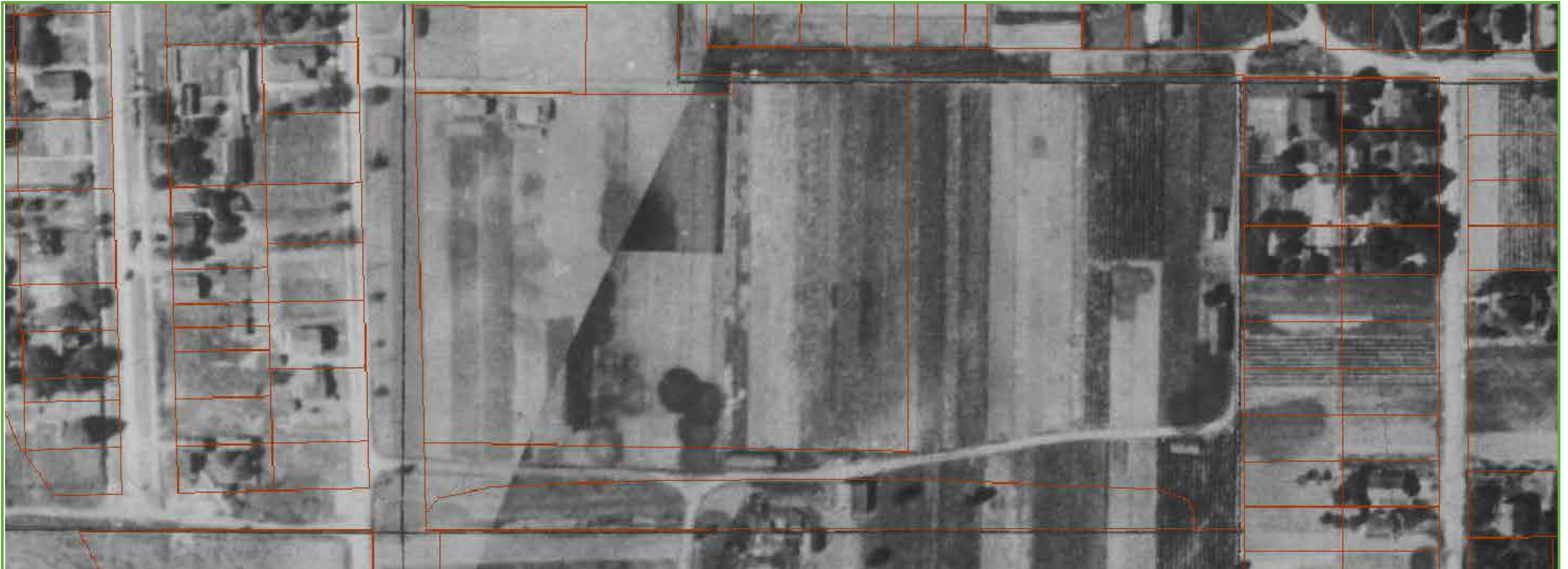
- **Public Meeting #1** – Site Analysis, Programming and Concepts/Schematic
September 15 @ SP Community Center

- **Design Team Meeting** – Monday, September 21 – Public Meeting Outcomes – Initiate Design Development
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- **Design Team Meeting** – Monday – November 2, 2015 – Launch CD's
- **65% - Proview** – December 2, 2015
- **95% - Proview** – January 20, 2016
- **100% - Parks Review – FAS Review** – February 8 to 12, 2016
- **Advertise** – March 2016
- **Award** – April 2016
- **NTP** – May 2016
- **Substantial Complete** – August/September, 2016

PART 1: PROJECT BACKGROUND



The farm property is sold to Carmine and Maria Marra by Joe Desimone.

For the next several decades the property is run as a truck farm supplying produce to Seattle's farmers' markets.

The farm is sold to King County in the 1970's where it is largely unused for several decades.

In the late 90's community members and local organizations begin to restore the land. Since that time the property has become an important community resource, transformed by many efforts.

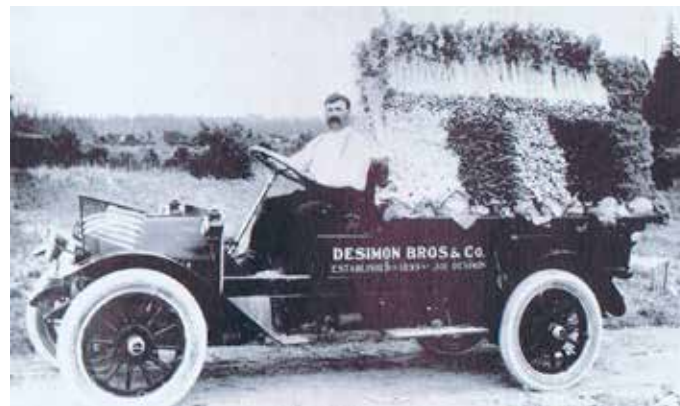
Currently, Seattle Parks is looking to continue previous planning efforts by constructing new amenities on site



1920



1920 - 1970



1970 - 1997

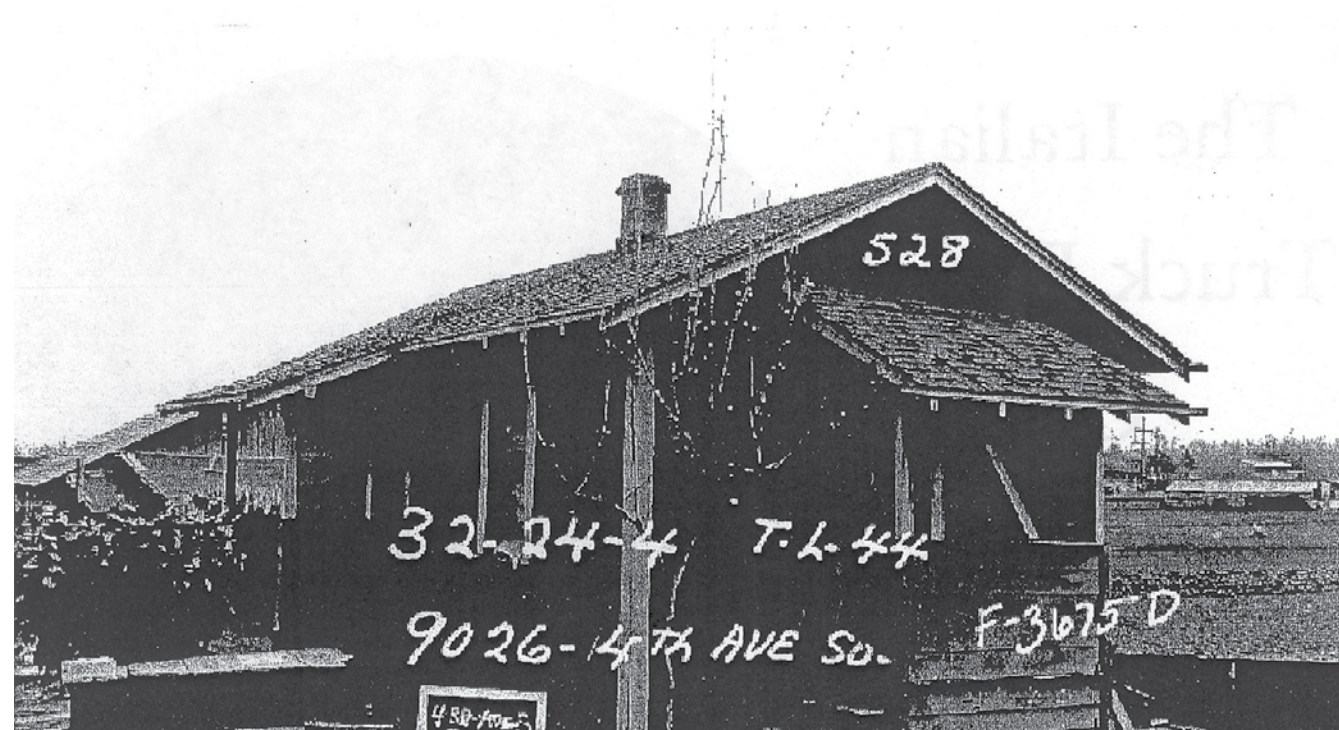


1997 - 2015



2015 - future





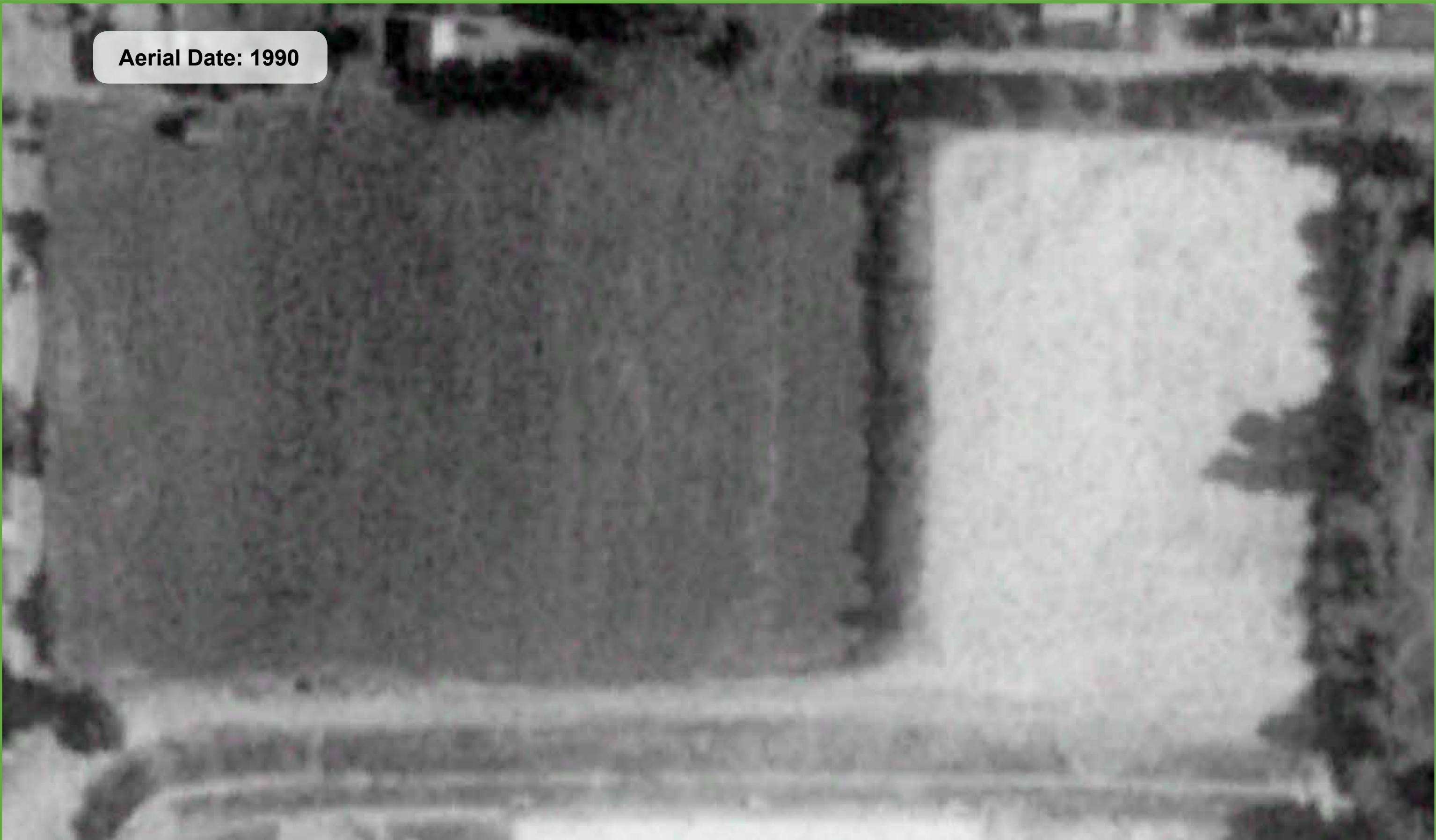
Aerial Date: 1936



Marra-Desimone Park Improvement Project | Fallow Farm & Acquisition
By Parks



Aerial Date: 1990



Marra-Desimone Park Improvement Project |

Fallow Farm & Acquisition
By Parks



Aerial Date: 2002



Marra-Desimone Park Improvement Project | Fallow Farm & Acquisition
By Parks



POMEGRANATE CENTER



Aerial Date: 2006



Marra-Desimone Park Improvement Project | Fallow Farm & Acquisition
By Parks



POMEGRANATE CENTER



Aerial Date: 2007



Marra-Desimone Park Improvement Project | Fallow Farm & Acquisition By Parks



POMEGRANATE CENTER



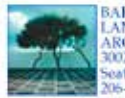
Aerial Date: 2009



Marra-Desimone Park Improvement Project | Fallow Farm & Acquisition
By Parks



POMEGRANATE CENTER



BARKER
LANDSCAPE
ARCHITECTS, PS
3002 NW 68th St
Seattle, WA 98117
206-783-2870

Aerial Date: 2011



Marra-Desimone Park Improvement Project | Fallow Farm & Acquisition
By Parks



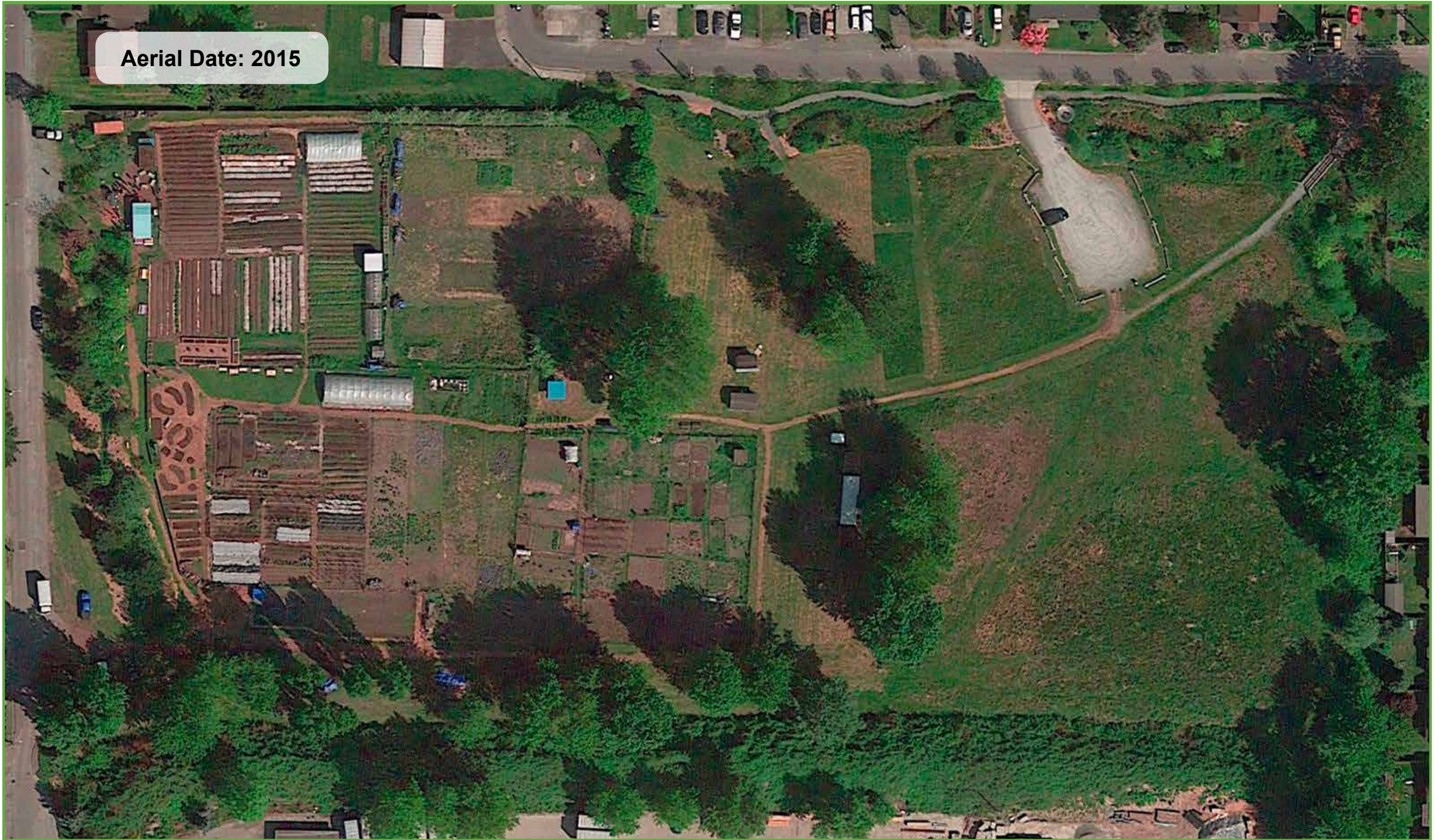
POMEGRANATE CENTER



Aerial Date: 2012



Aerial Date: 2015



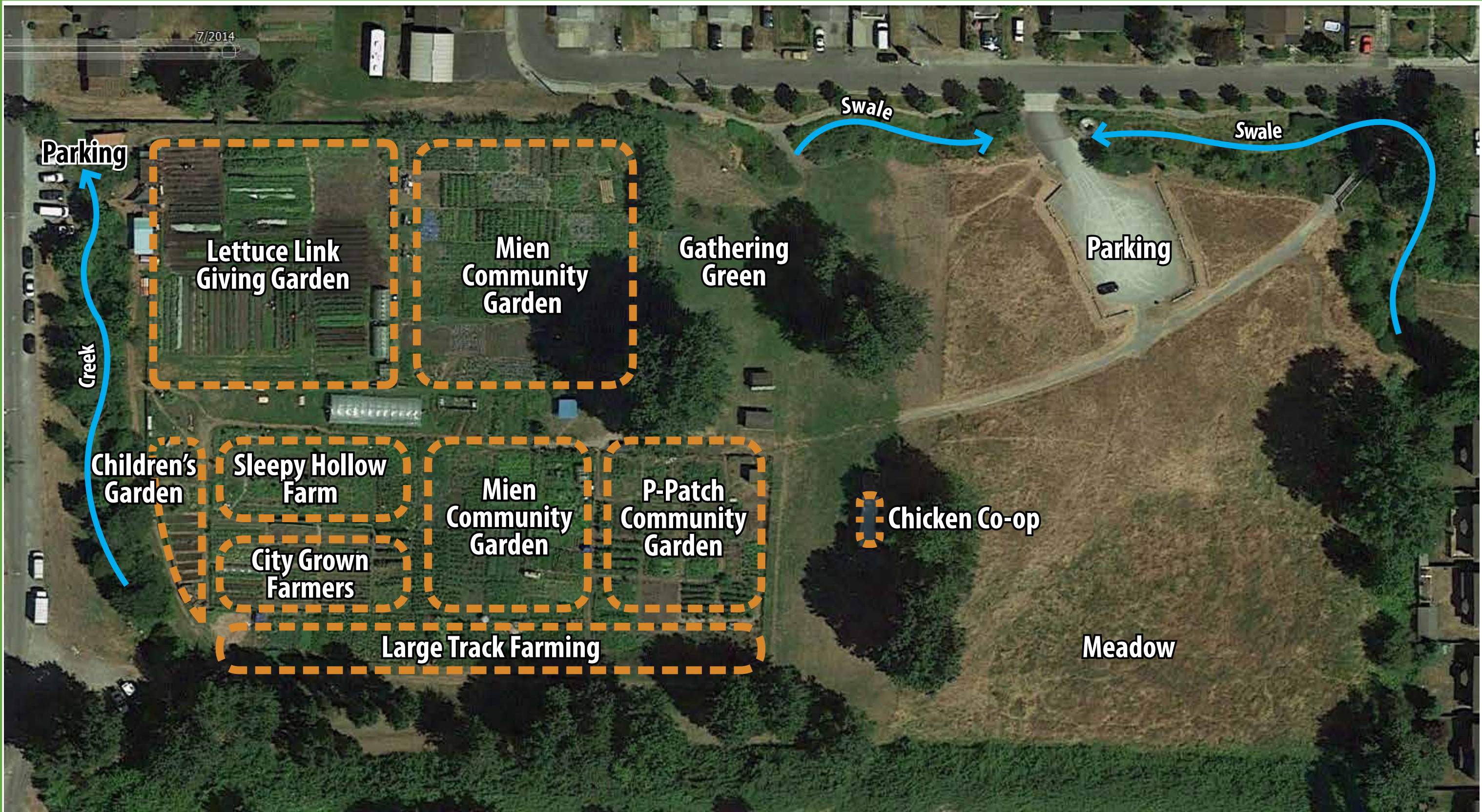
Marra-Desimone Park Improvement Project | Fallow Farm & Acquisition
By Parks



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7/2014

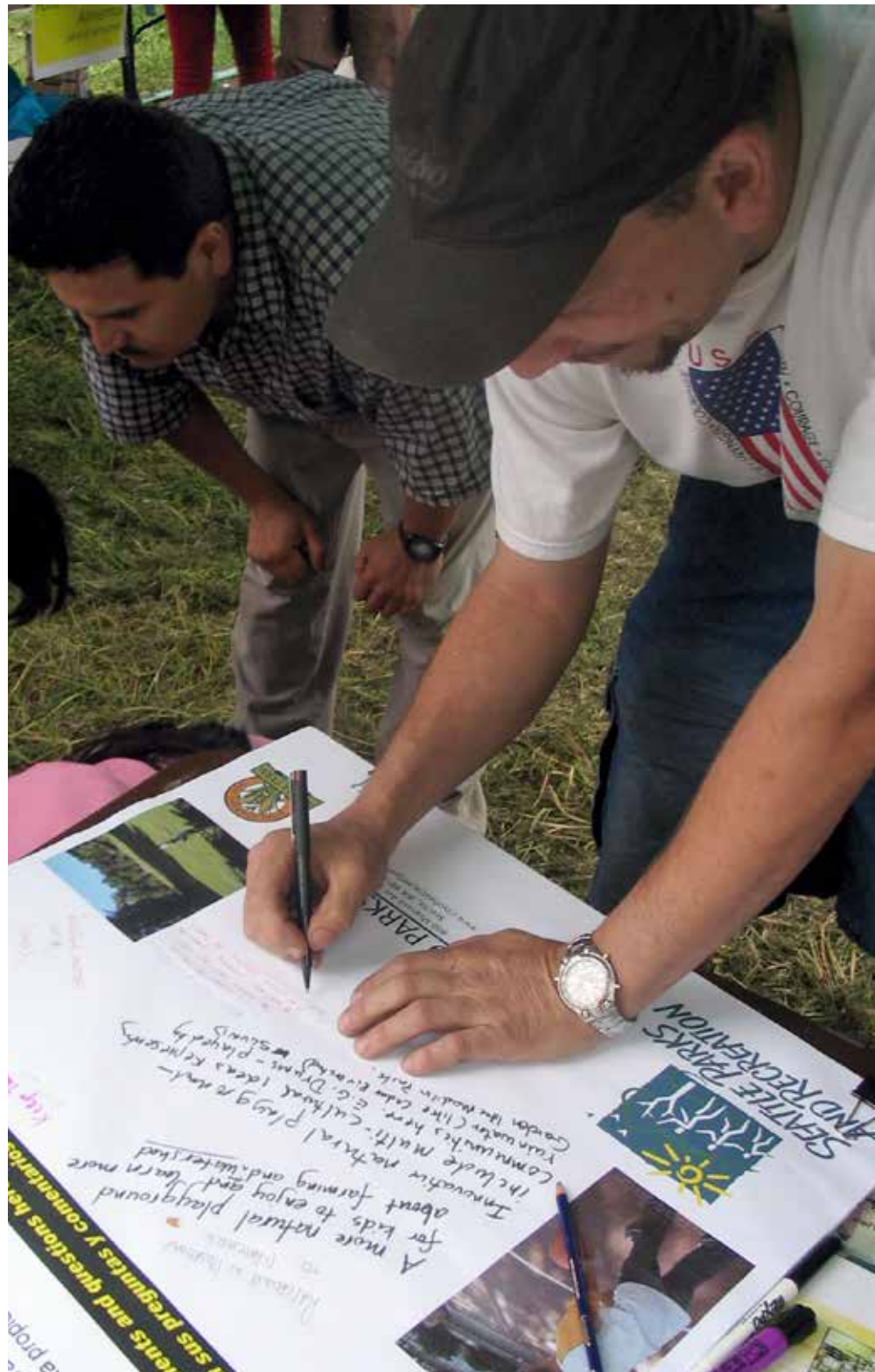


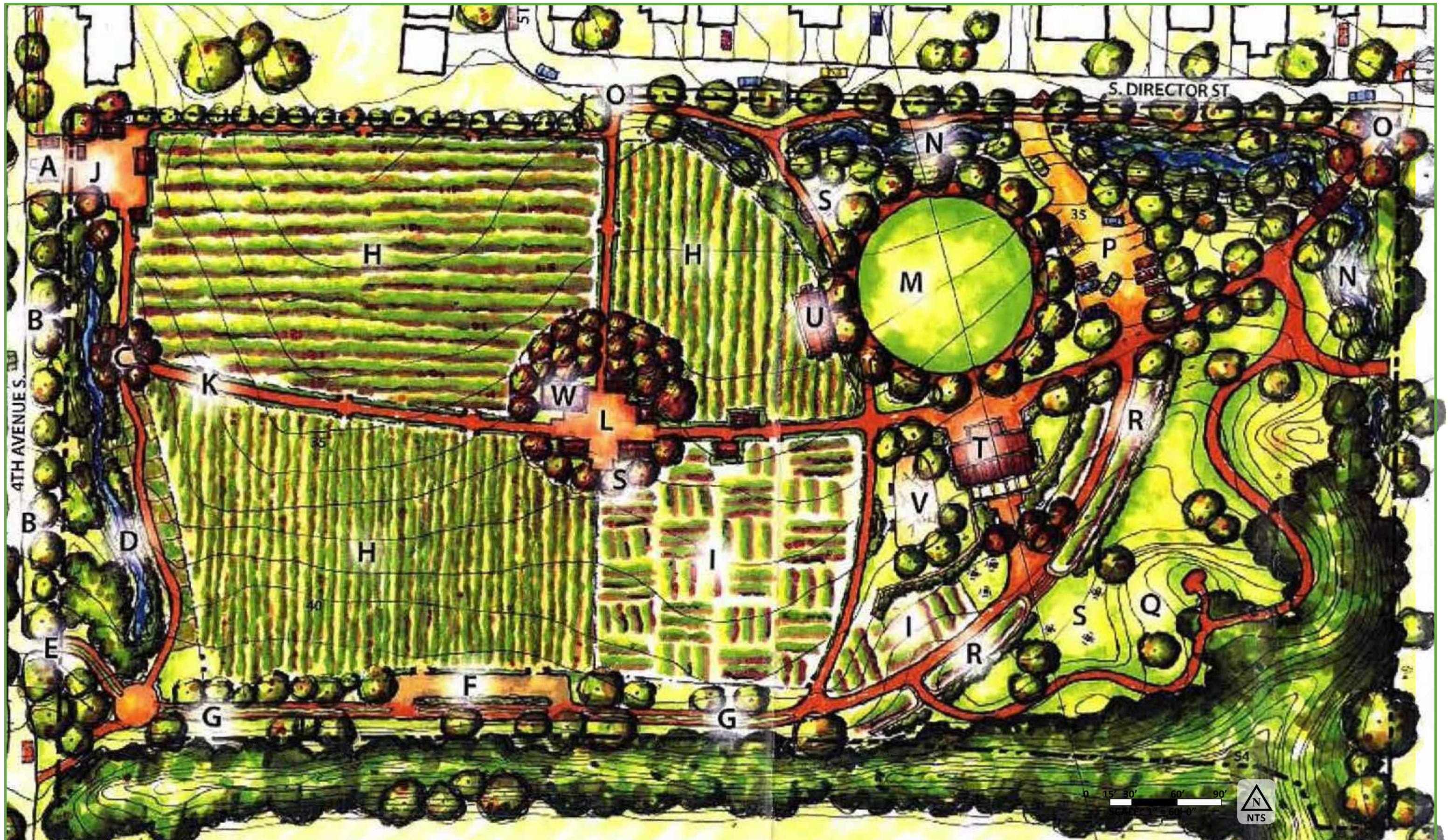
Marra-Desimone Park Improvement Project | Existing Usage



POMEGRANATE CENTER







Marra-Desimone Park Improvement Project | Master Plan (2008)



POMEGRANATE CENTER



CURRENT FUNDING:

2008 Parks and Green Spaces Levy:

\$1,100,000 for “Development of park, which includes the Marra Farm, Seattle’s largest site for urban gardening, in accordance with long-range development plan.”

PART 2: WHAT IS POSSIBLE?

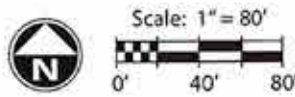


LEGEND:

- | | | | |
|-------------------------------|--------------------------------------|--------------------|--------------------|
| A) ENTRY W/ PARKING | G) MAINTENANCE ACCESS ROUTE | M) GATHERING GREEN | S) PICNIC AREA |
| B) STREET/BUS PARKING | H) FARM | N) DRAINAGE SWALE | T) LEARNING CENTER |
| C) VIEWPOINT AT CREEK | I) P-PATCH | O) ENTRY GATEWAY | U) PICNIC PAVILION |
| D) LOST FORK OF HAMM CREEK | J) CREEK CLASSROOM | P) PARKING | V) PLAY AREA |
| E) MAINTENANCE ENTRY | K) 6' PATH W/ 1' PLANTINGS EACH SIDE | Q) MEADOW HILL | W) RESTROOM |
| F) STAGING & STOCKPILING AREA | L) HARVEST STATION/ ORCHARD | R) RAISED BEDS | |

Long Range Development Plan

April 30, 2008



j.a. brennan
 associates PLLC
 Landscape Architects & Planners
 In association with:
 boxwood architecture
 abkj engineers
 douglass consulting

FIGURE 4



ELEMENTS FROM 2008 MASTER PLAN

Community Amenities and Connections

- Improved Path System
- Entry Gateway
- Picnic Area(s)
- Benches and tables
- Multi-functional community gathering and meadow spaces
- Play Area
- More landscape plantings
- Invasive and hazard tree removal
- Street Improvements/Bus Parking on 4th Avenue
- San-Can or Restroom facilities and associated infrastructure
- Facility, event, and picnic power and lighting
- Way-finding and interpretive Signage
- “Lost Fork” of Hamm Creek protection and restoration

ELEMENTS FROM 2008 MASTER PLAN

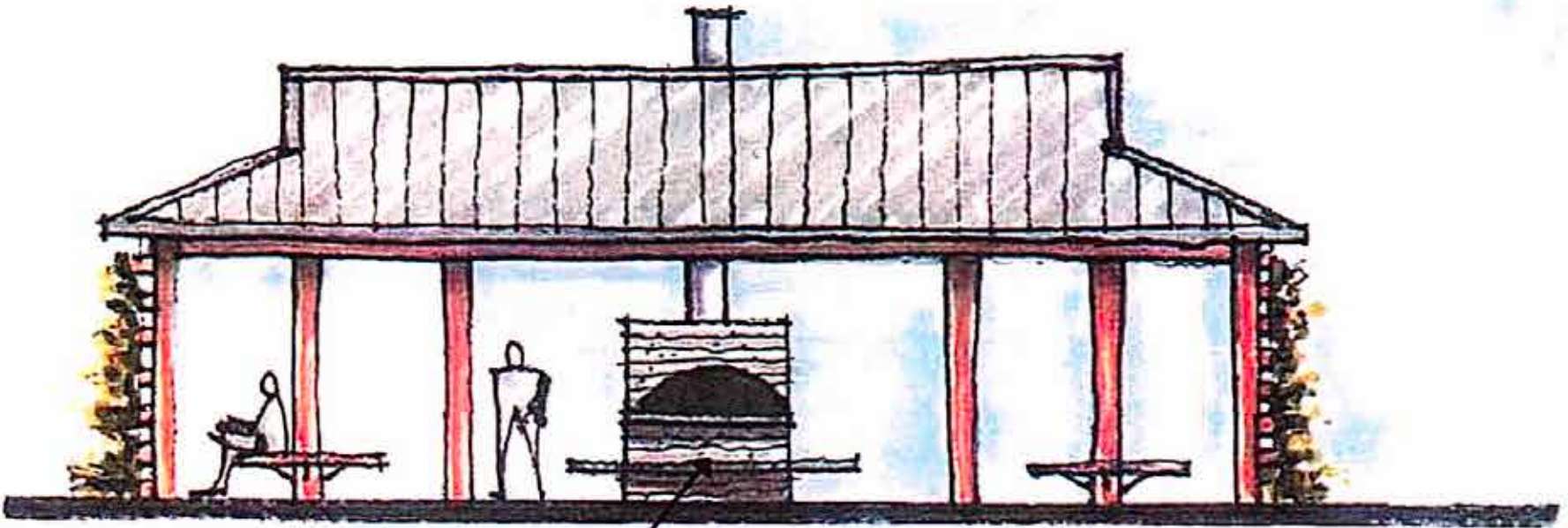
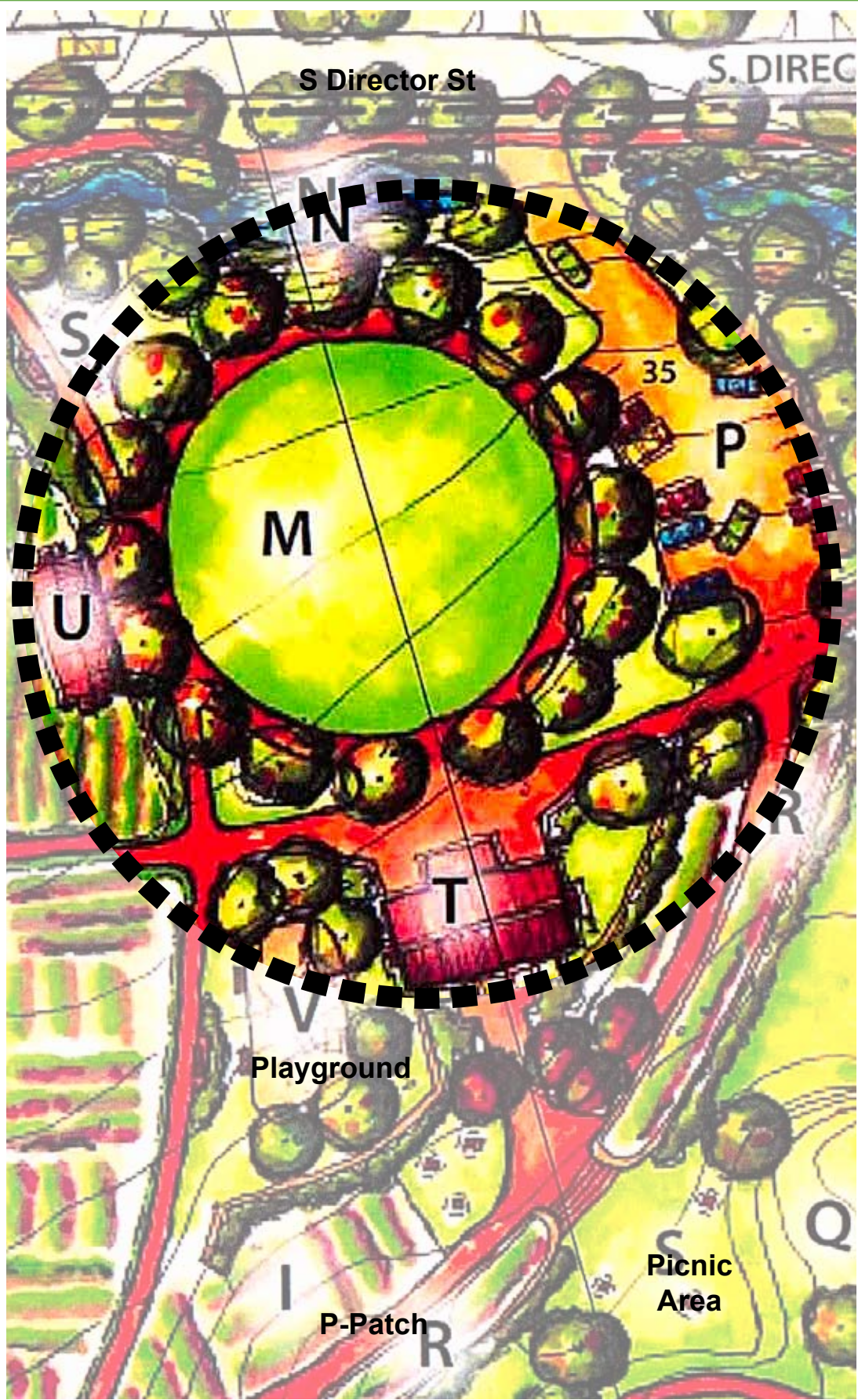
Agricultural Infrastructure

- Staging and Stocking Area
- Maintenance access at 4th Ave.
- Improved or new greenhouses
- Shade and lath houses
- Expansion of farm and garden areas
- Alternate user focused, accessible, and educational garden “platforms”
- More orchard/fruit tree areas
- Wash and pack – food distribution station
- Cold storage
- Facilities to support innovative, “model” urban farm practices and techniques (biochar, greenroofs, composting toilets, rainwater harvesting, aquaculture, livestock raising, bee keeping, etc.)
- Improved Perimeter fencing
- Centrally located “Harvest Station”
- Educational Learning Center
- New or Improved storage Sheds

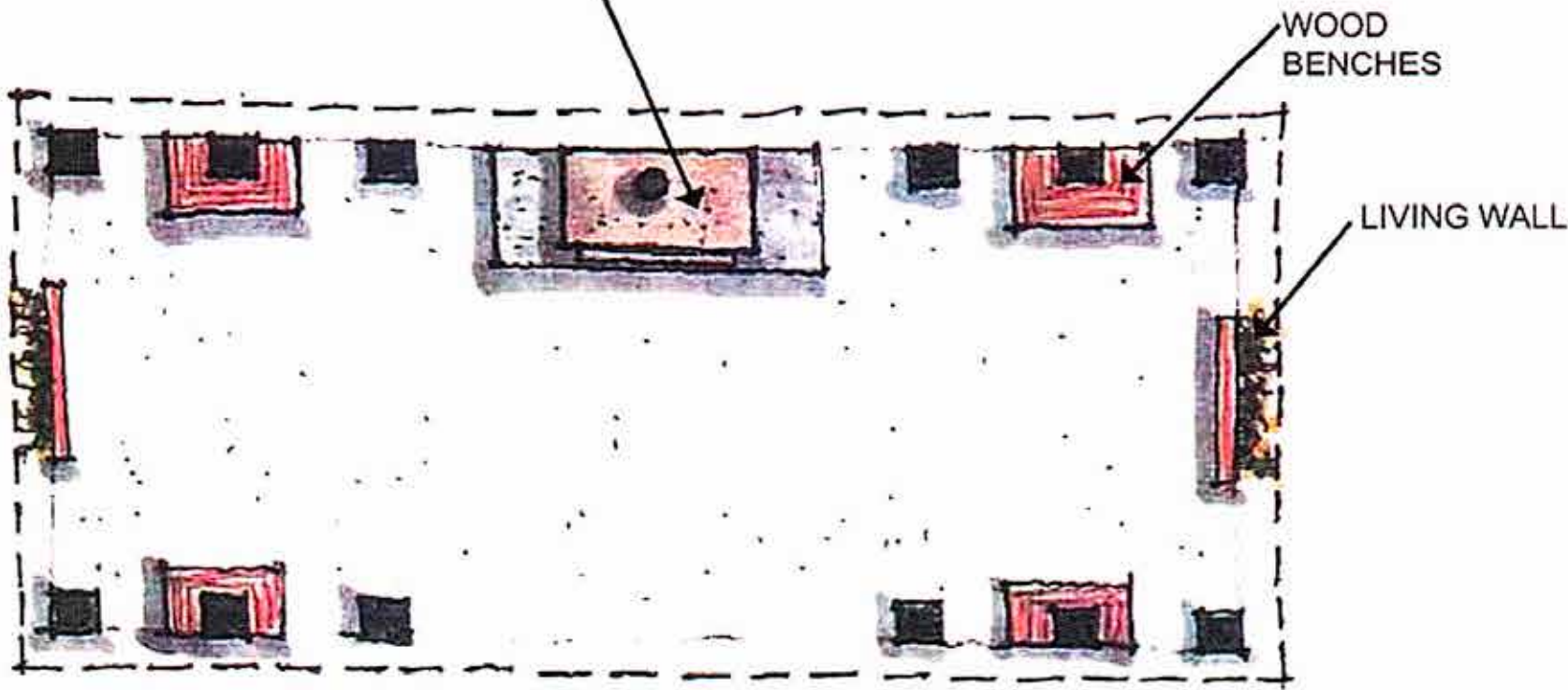
Farm-Themed Playground



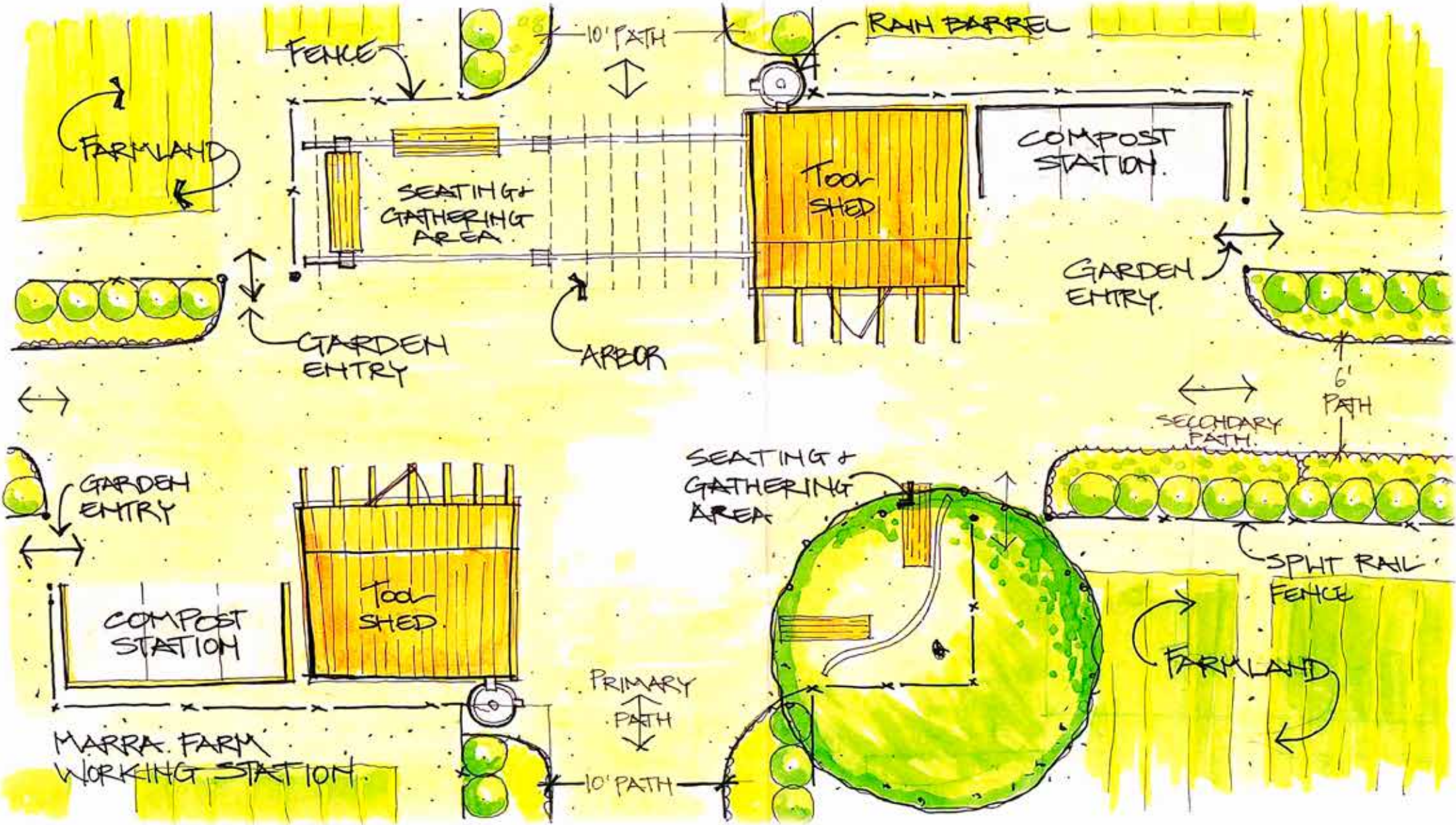
Community Green and Picnic Pavilion



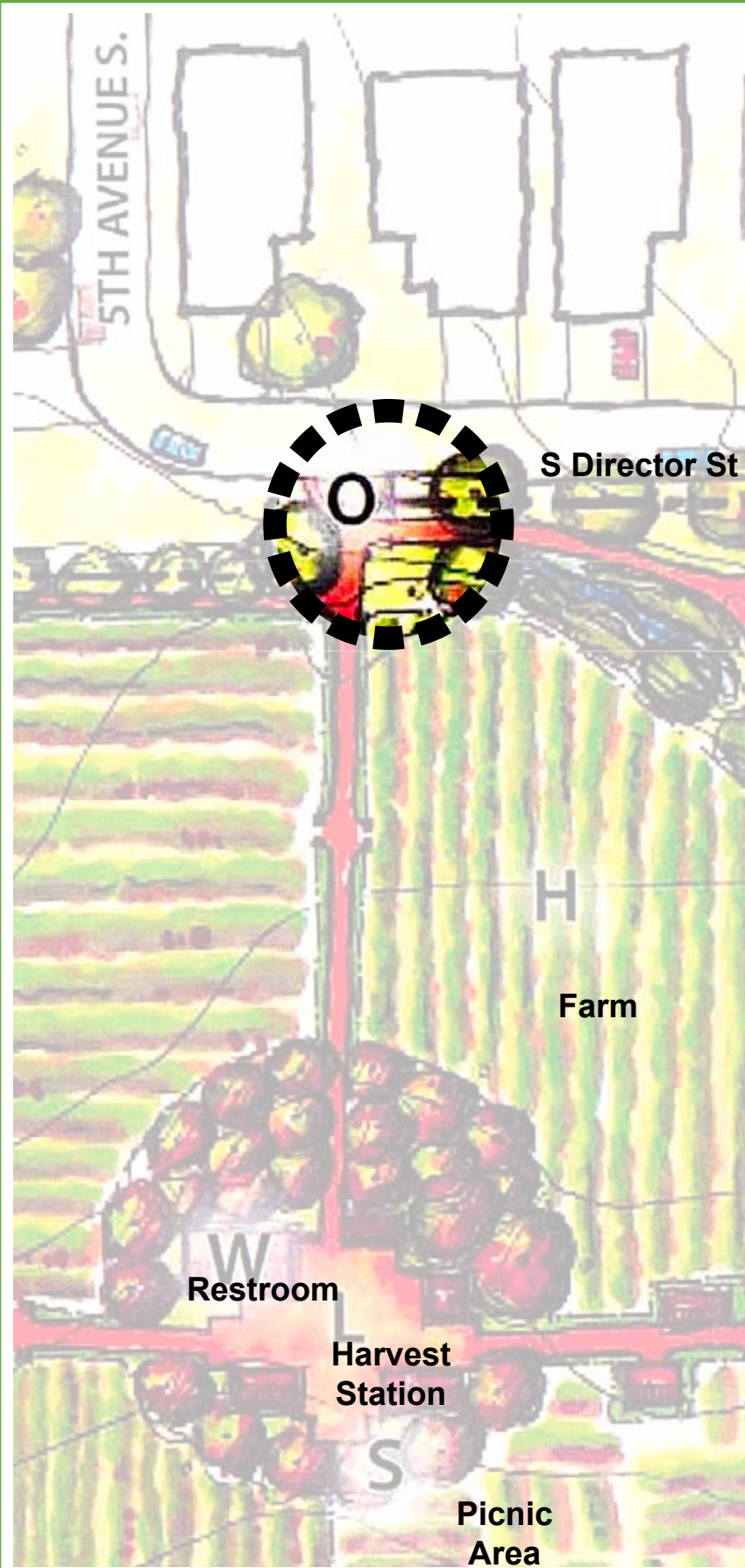
CENTRAL OVEN W/
INTEGRATED SEATING



Harvest Station



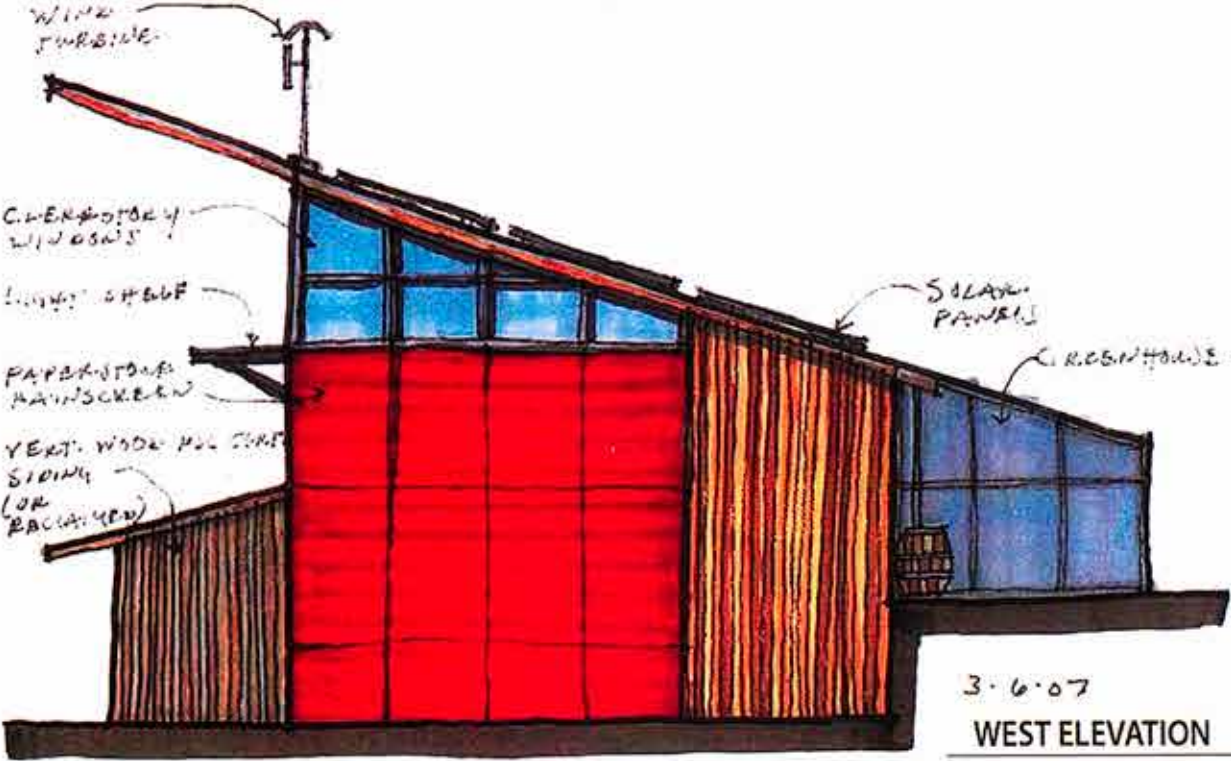
5th Ave. Gateway



Educational Learning Center



NORTH ELEVATION 3-6-07 VERT. WOOD FSC CERTIFIED SIDING (OR RECLAIMED)



3-6-07 WEST ELEVATION



PART 3: DESIGN CRITERIA

DESIGN CRITERIA SUMMARY

- Must meet all City regulations and Park Standards including:
 - American with Disabilities Act
 - Environmental Critical Area Ordinance
 - Crime Prevention Through Environmental Design
- Improvement should be consistent with Long Range Plan
- Must serve entire community into the future
- Respectful of neighbors

Americans with Disabilities Act - ADA Analysis



NOT ADA ACCESSIBLE

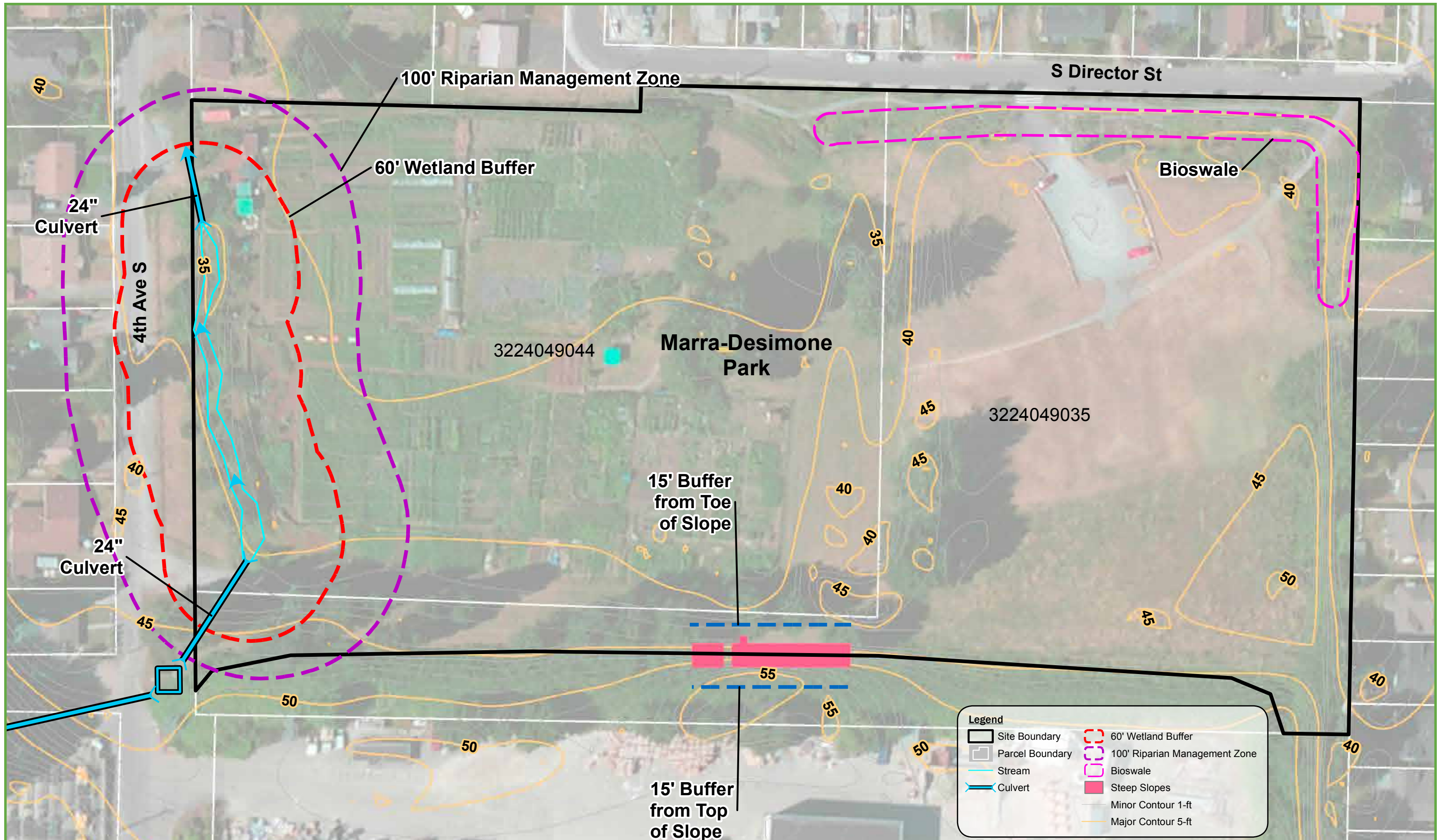


Marra-Desimone Park Improvement Project | ADA Analysis



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Legend

Site Boundary	60' Wetland Buffer
Parcel Boundary	100' Riparian Management Zone
Stream	Bioswale
Culvert	Steep Slopes
	Minor Contour 1-ft
	Major Contour 5-ft

Marra-Desimone Park Improvement Project | **Critical Areas Map**



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Crime Prevention Through Environmental Design - CPTED Principals

Natural Surveillance

CPTED does not promote the “fortressing” of properties, quite the contrary. The ability to see what is going on in and around a property should be your first priority. Perpetrators of crime are attracted to areas and residences with low visibility.



Natural Access Control

Access Control refers to homes, businesses, parks and other public areas having distinct and legitimate points for entry and exits. However, this should also be balanced to avoid “user entrapment,” or not allowing for easy escape or police response to an area. Generally crime perpetrators will avoid areas that only allow them with one way to enter and exit, and that have high visibility and/or have a high volume of user traffic.



Territorial/Defensible Space

Territoriality means showing that your community “owns” your neighborhood. While this includes removing graffiti and keeping buildings and yards maintained, it also refers to small personal touches. Creating flower gardens or boxes, putting out seasonal decorations, or maintaining the plants in traffic circles seems simple, but sends a clear message that people in your neighborhood care and won’t tolerate crime in their area. These kinds of personal touches work in business communities as well. More complex design efforts can also be undertaken for more dramatic changes.



Crime Prevention Through Environmental Design - CPTED Analysis



CPTED/SAFETY



Marra-Desimone Park Improvement Project | CPTED Analysis



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Crime Prevention Through Environmental Design - CPTED Analysis

·Clearly posted hours of operation and rules of conduct.



·Vegetation management to open lines of sight into property



·Installing access control measures to the paved parking area.



·Clearly defining authorized walking paths for general



·Installing lighting in the east parking area

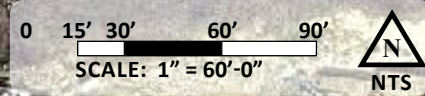
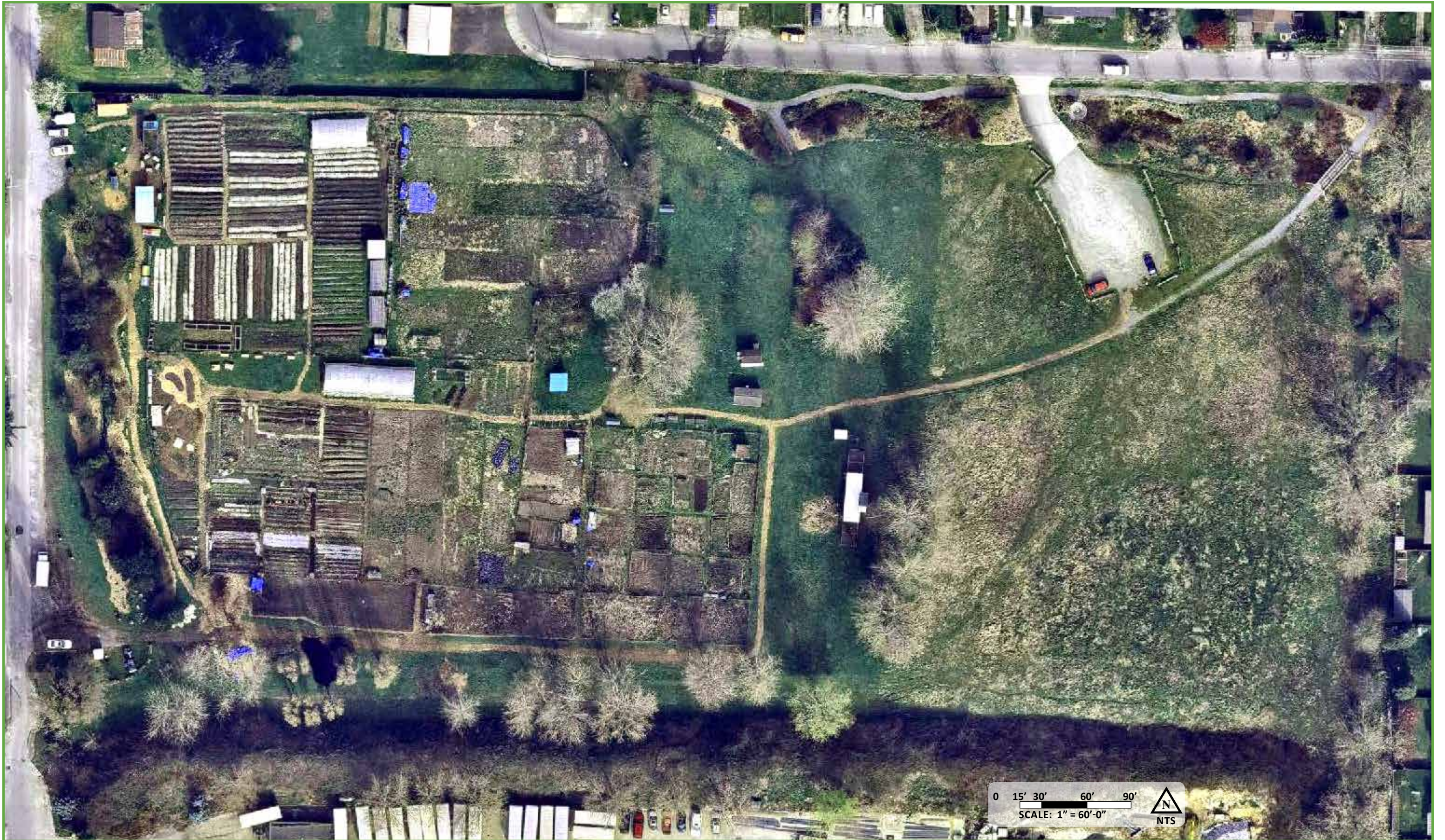


NOTES:

- Parking area current conditions allow for unwanted behavior to occur.
- Paths could use maintenance and more defined edges.
- Signage could be improved around entire site.



PART 4: PROGRAM / BIG MOVES

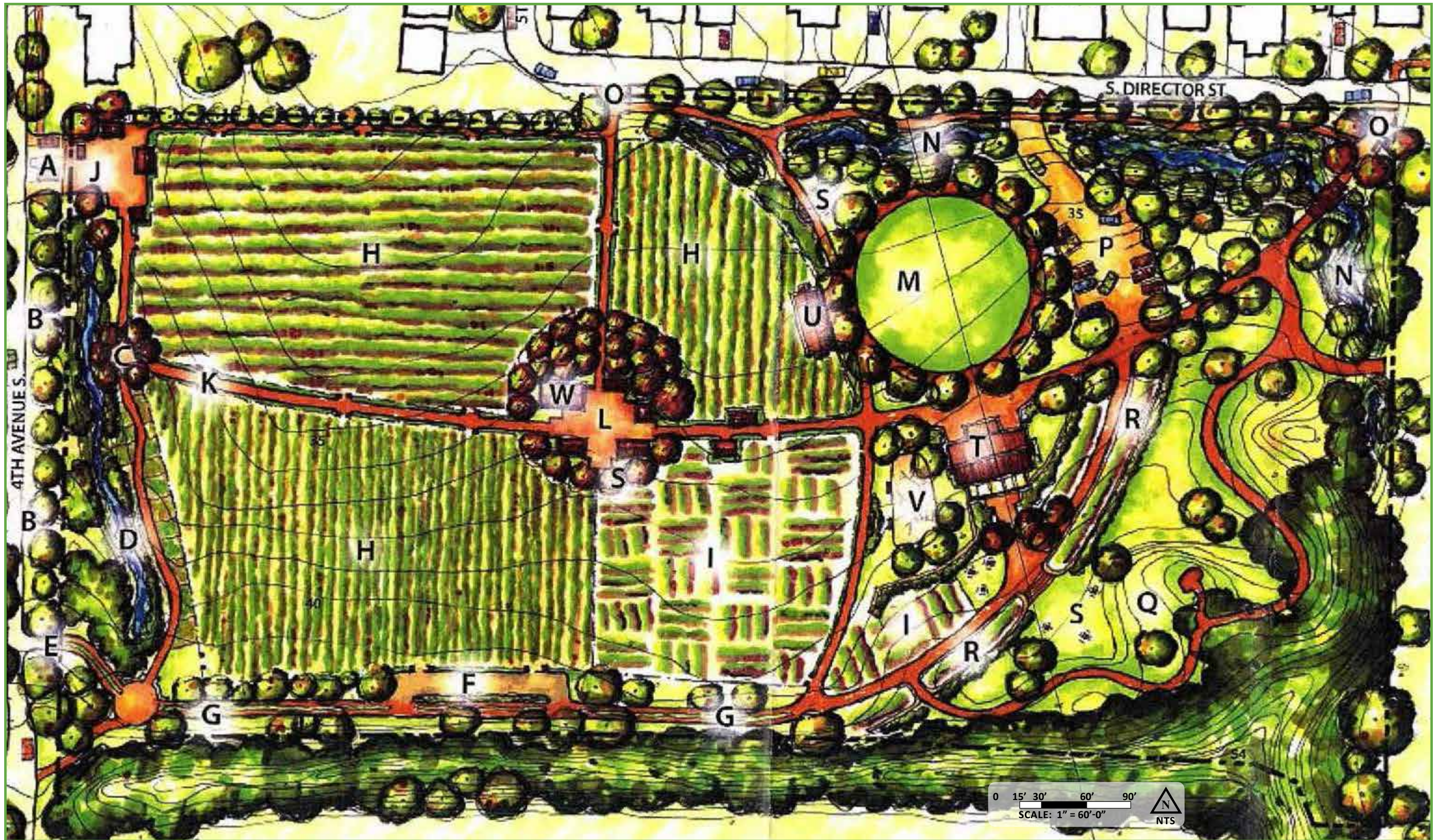


Marra-Desimone Park Improvement Project | Existing Site



POMEGRANATE CENTER



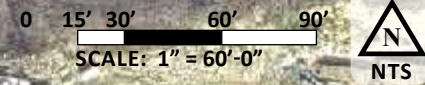


Marra-Desimone Park Improvement Project | 2008 Master Plan



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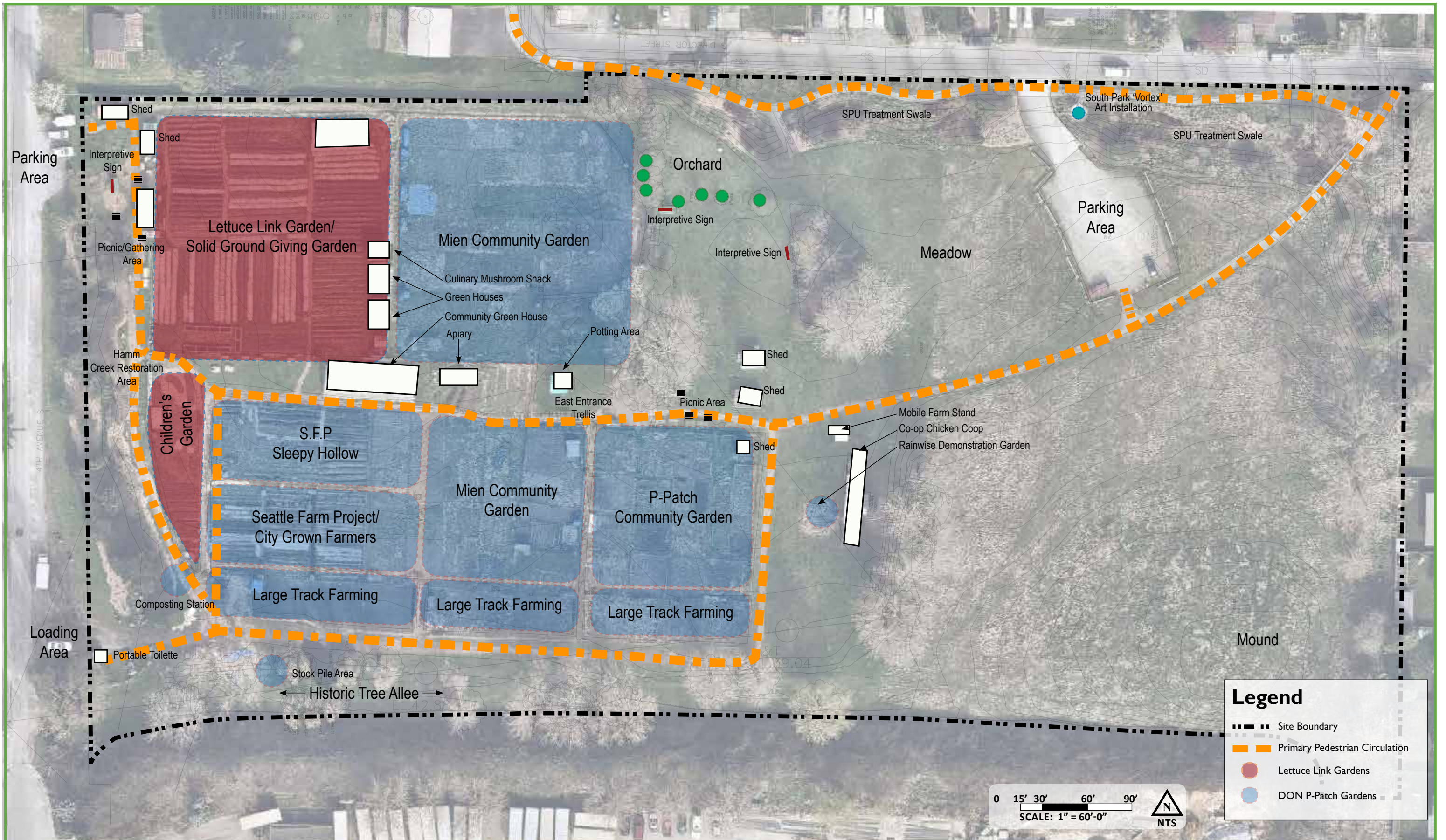
Marra-Desimone Park Improvement Project | Design Framework



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BARKER LANDSCAPE ARCHITECTS, PS
3002 NW 68th St
Seattle, WA 98117
206-783-2870



Legend

- Site Boundary
- Primary Pedestrian Circulation
- Lettuce Link Gardens
- DON P-Patch Gardens

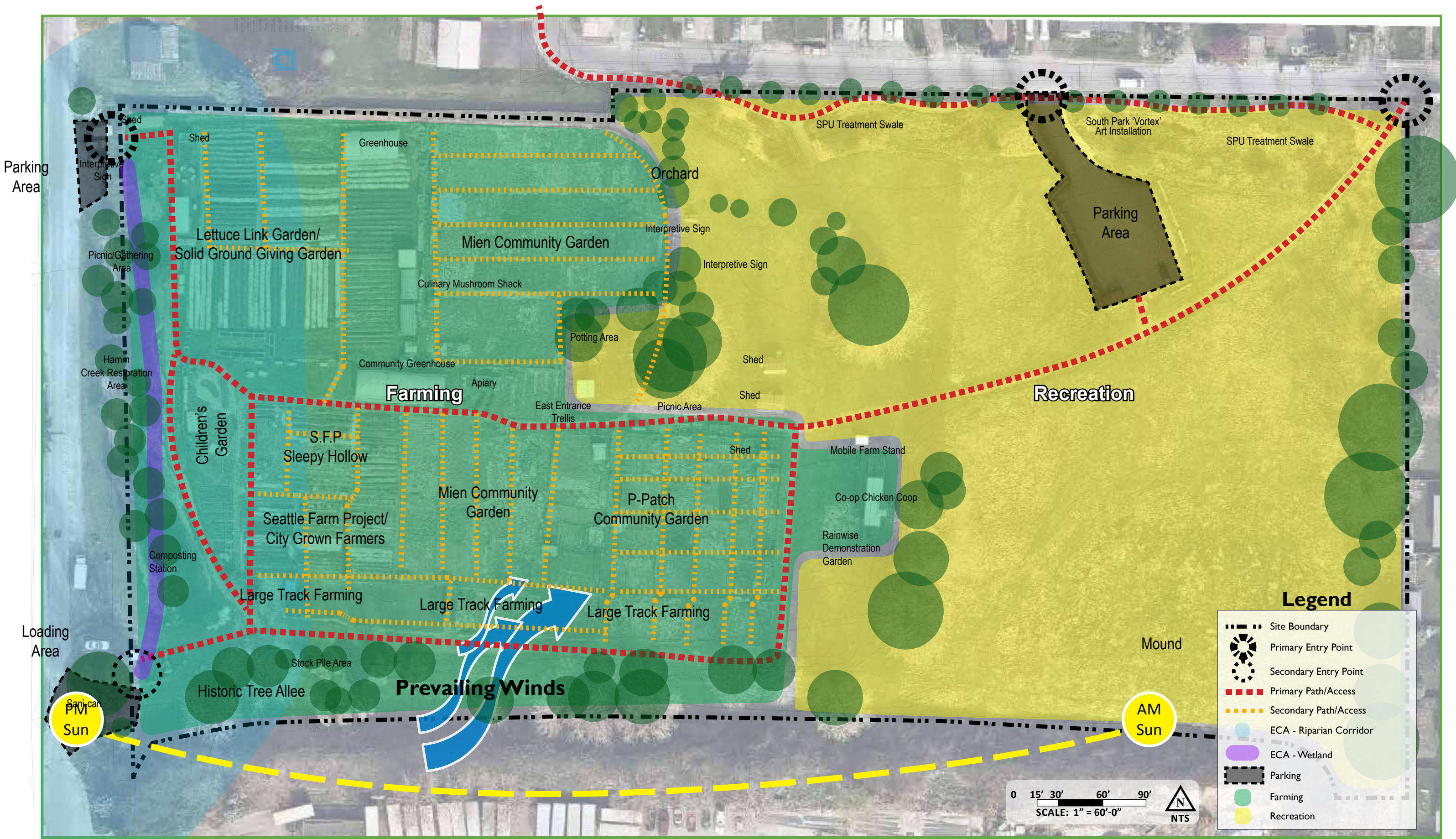


Marra-Desimone Park Improvement Project | Existing Use Diagram



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Legend

- Site Boundary
- Primary Entry Point
- Secondary Entry Point
- Primary Path/Access
- Secondary Path/Access
- ECA - Riparian Corridor
- ECA - Wetland
- Parking
- Farming
- Recreation

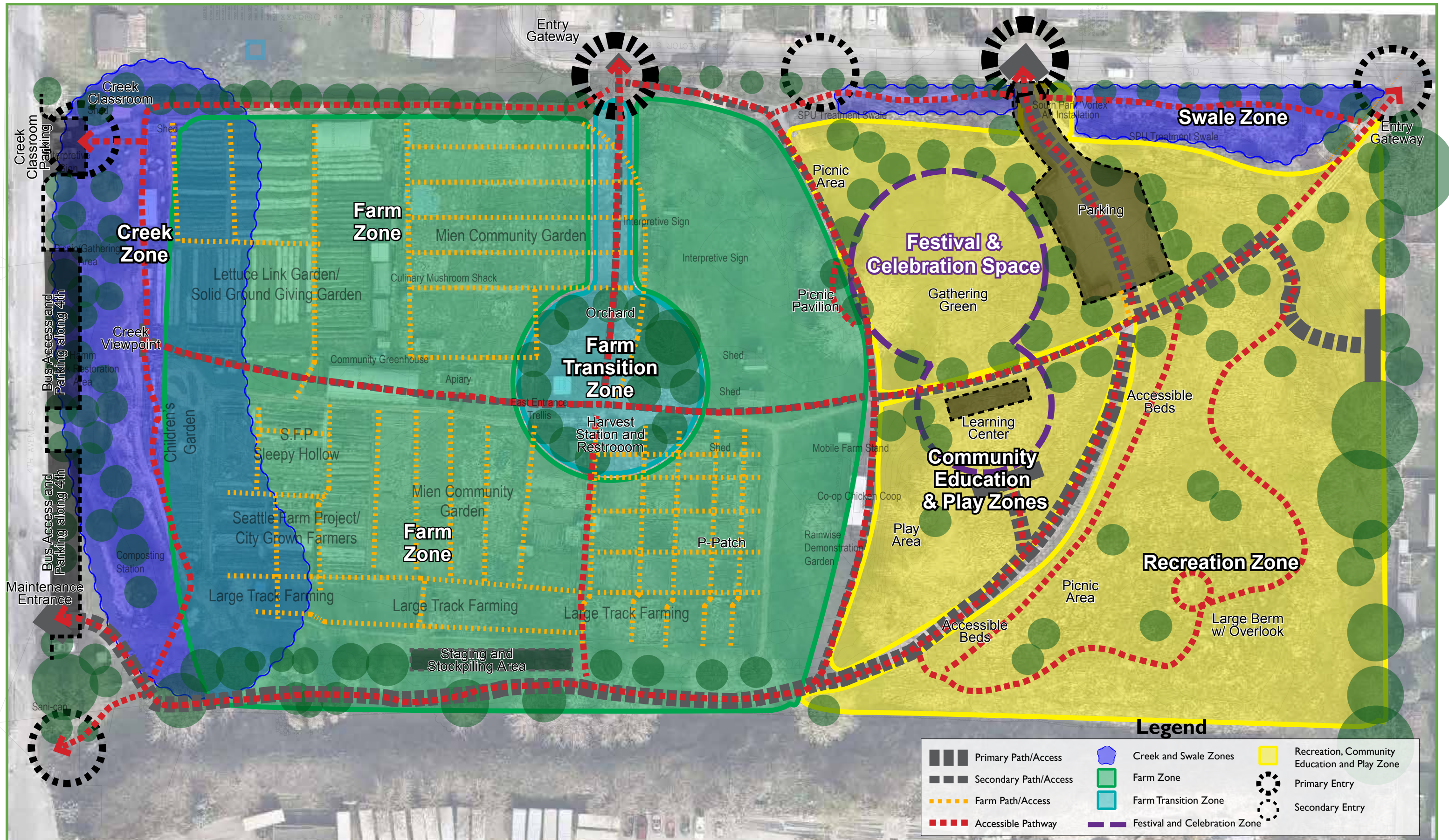
0 15' 30' 60' 90'

SCALE: 1" = 60'-0"

NTS

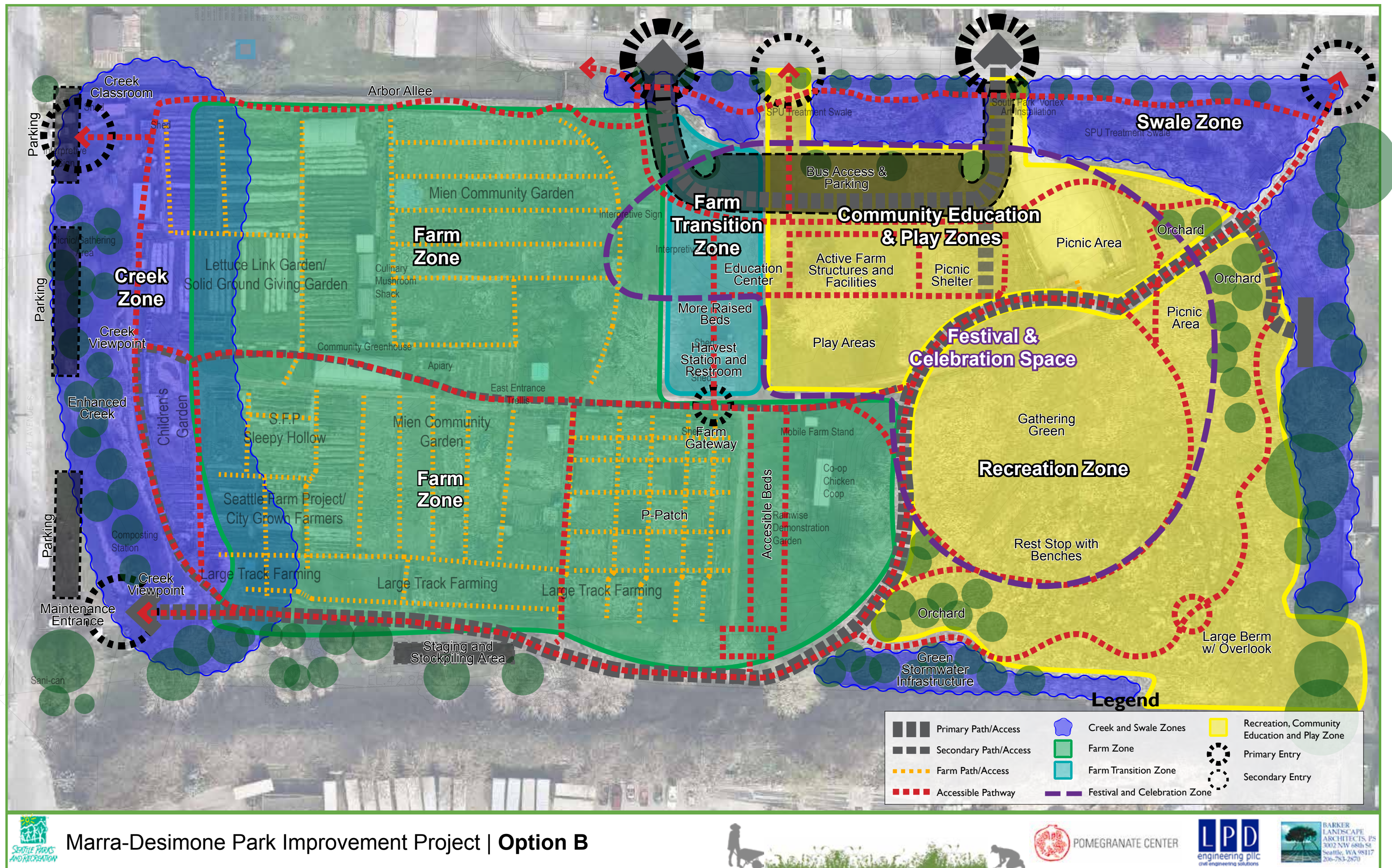
Marra-Desimone Park Improvement Project | Opportunities Map





Marra-Desimone Park Improvement Project | Option A





Marra-Desimone Park Improvement Project | Option B



PART 5: DESIGN GAME !

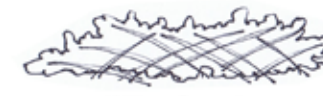
GROUND RULES:

- Everyone participates, together we know more
- Engage, not recruit
- Practice generosity
- No jargon
- Be positive; propose something better
- Be civil, no blaming, no accusations
- Be willing to change your mind when hearing new information
- Look for solutions where all can succeed

Design Game



Planting (SDOT and City Light Property)



Willow Branch
'Living Fence'



Small Fruit
Trees



Vine Tunnel



Espalier Tree
'Fruit Tree Fence'



Pollinator Pathway



Fruiting Vines



Clumping Bamboo
Garden (for garden stakes)



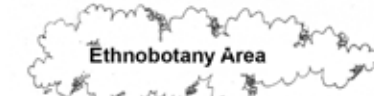
Mushroom Garden



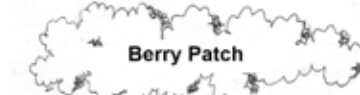
Insect Study Area



Aquaponic Growing Area



Ethnobotany Area



Berry Patch



Bird & Butterfly
Plantings



Cut Flower Planting



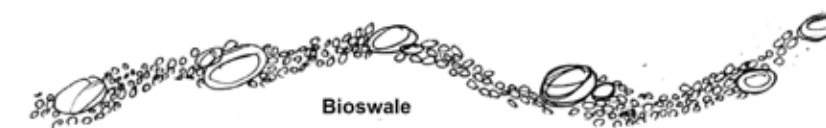
Plantings for Touch



Wildlife Thicket



Seating Logs



Bioswale



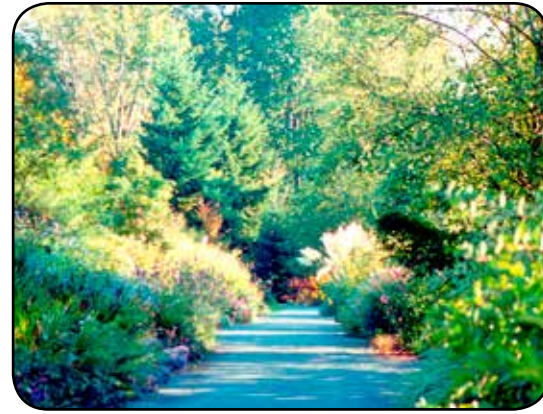
Base Program Components - Improvements to Existing Elements



Vehicular access and Parking with Bridge



Entry Gateway with Bike Parking and Pedestrian Access



Circulation System for All



Maintenance Entry and Access from 4th



Staging and Stocking Area



Support Existing Facilities



Improvements to Existing Greenhouses



Expansion to Farm and Garden Areas



Orchard Fruit Tree Areas



Wash and Pack - Food Distribution Areas



Drainage Swale Integration



Picnic Areas



Benches and Tables



Landscape Plantings and Irrigation



Existing Vegetation Management



Base Program Components - New Elements



Cold Storage



Shade and Lath Houses



Facilities for Innovative Farming Practices



Additional Raised Bed Areas



Community Gathering



Play Areas



Street Improvements and Bus Parking on 4th



Temporary vs Permanent Restroom Facilities



Signage and Interpretive Plan



“Lost Fork” of Hamm Creek Restoration/
Creek Classroom



Farm and Education Structures



Perimeter Fencing



Facility and Event Power and Lighting



Wayfinding and Interpretive Signage



Natural Play Imagery



Re-purposed for Play



Boulders, Logs & Pegs



Climbing or Bouldering



Direct References to Past Use



Interesting Pathway Edges



Informal Seating / Play



Observation Areas



Informal Play around Lawn



Stacked Boulders



Small Friendly Sculpture



Rustic Seating



Sensory Planting



Stepping Stones / Games



Child Sized Gathering



Artistic Paving





Marra-Desimone Park Improvement Project | South Park Character



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QUESTION:

What priorities do you have for this next round of improvements to Marra-Desimone Park?

QUESTION:

How do you see this project as being more of a community park?

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NEXT STEPS

Stay Involved! Questions or additional comments?

Name

Email

Phone Number