



Project Information

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

DPD project number No DPD project number as of yet

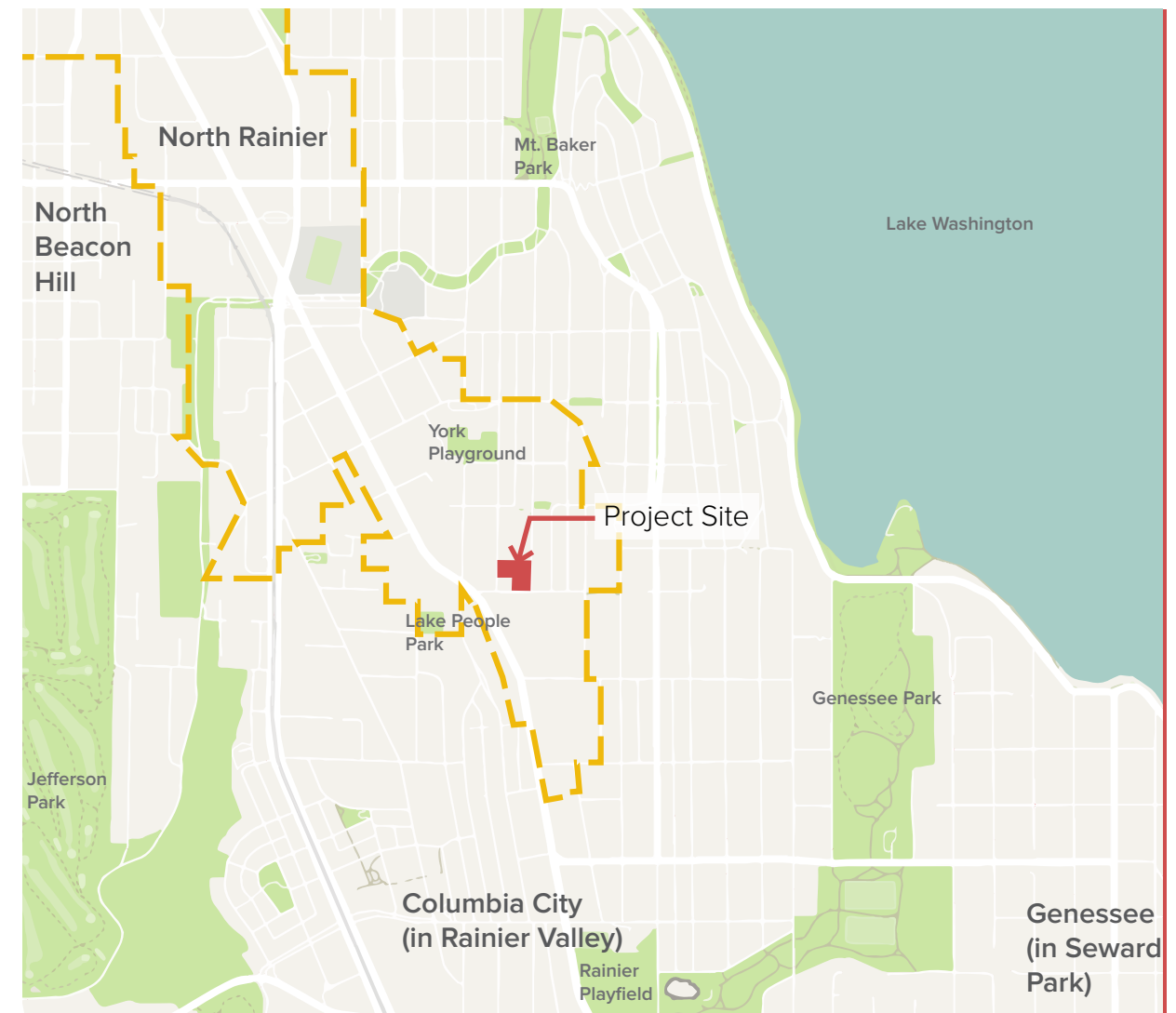
Project description including anticipated uses This project will develop the open space acquired by Seattle Parks and Recreation (SPR) between 2011 and 2016. The design will incorporate accessibility in compliance with the Americans with Disabilities Act (ADA) as well as SPR's intent to create access to open space in areas of high urban density. Impervious surfacing shall be limited to 15% or less, excluding trail and circulation surfaces. The park will contain elements that are inviting to people of all ages. Any play elements installed be appropriate for toddlers, older children and children of all abilities with high play value to increase activation of this area beyond summer months. The design team will investigate creating a complementary design to the upcoming SEED senior housing development, while keeping a unique identity and experience. Design elements may include the incorporation of gathering spaces for lunch and picnicking. Efforts will be made to consider crime prevention through environmental design to activate spaces and discourage negative activity. Other design elements may include a walking path, skate friendly features, fitness equipment, and parkour elements. Although outside of the scope of this project, contact will be made with SDOT to determine if assistance can be obtained with street improvements.

Budget \$750,000/ CCA: \$450,000

Proposed Program Elements This project will provide elements which will complement the character of the neighborhood, encourage positive activity, compliment the upcoming SEED development and provide additional open space for the North Rainier community. New paths, planted areas, and a lawn will be included in the design. The addition of play elements is being explored in greater detail. Kaiser Permanente has pledged \$80,000 toward fitness equipment on the site. In addition to play and fitness equipment, the new park will have seating areas, barbecue pits and picnicking areas.

Sustainability Strategy Overview Much of the site is covered with invasive knotweed. The weeds and top layer of soil will be removed to eliminate the weed roots. The shrubs and pine tree on site will be removed in this process. Imported soil will be installed to bring the park site up to the design condition. Impervious surfacing will be limited to 15% or less. Native and drought-tolerant plantings will be preferred. On-site stormwater features will be investigated.

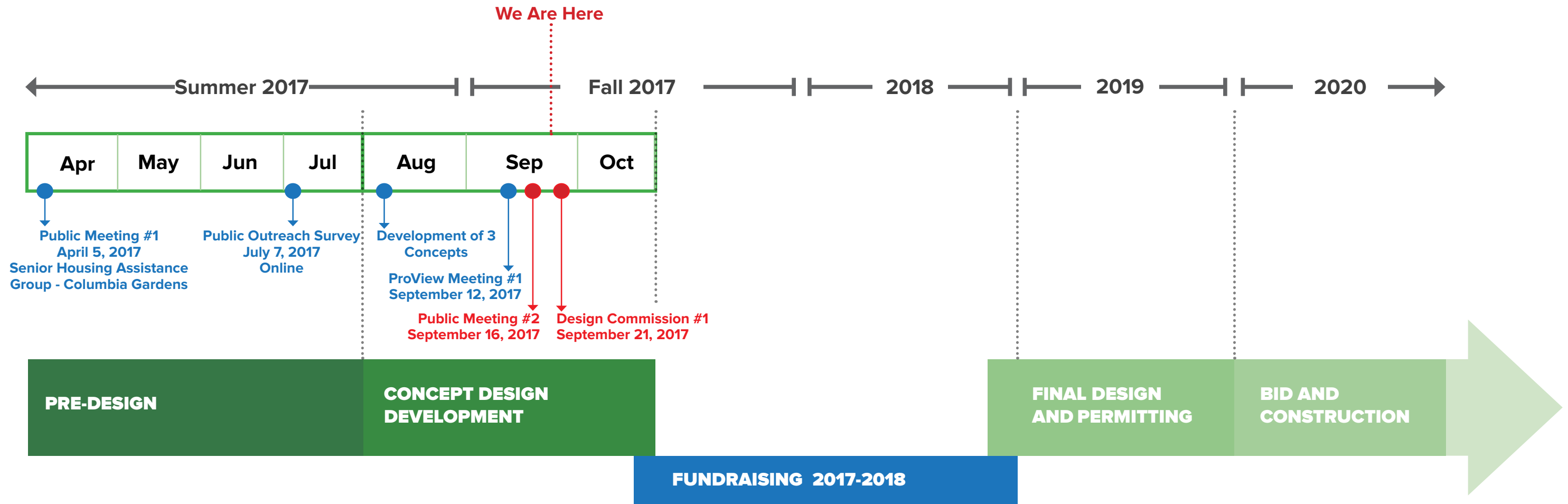
Race and Social Justice Initiative (RSJI) strategy overview In order to forward the city's race and social justice initiative (RSJI), the public involvement process will include materials and outreach strategies that are accessible to all members of the North Rainier community. The first public meeting was held in a familiar community location and featured materials that encouraged input from both children and adults. A surveymonkey survey provided additional access to the public input process. A second public meeting/outreach time occurred during the Rainier Court Festival on September 16th. This is the final outreach effort during initial conceptualization.



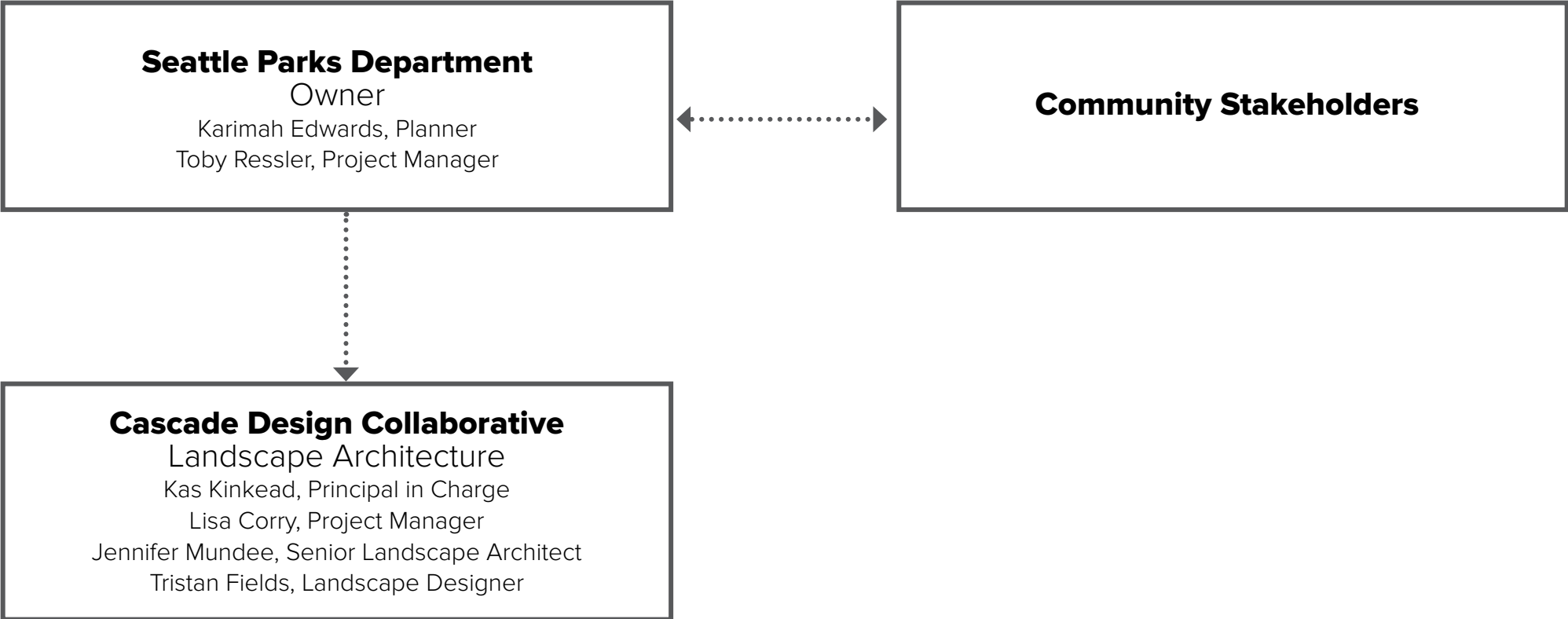
Vicinity Map

▲ North not to scale
Source: Kroll Map Company

Project Schedule



Project Team



Project Expansion

Original Parcel

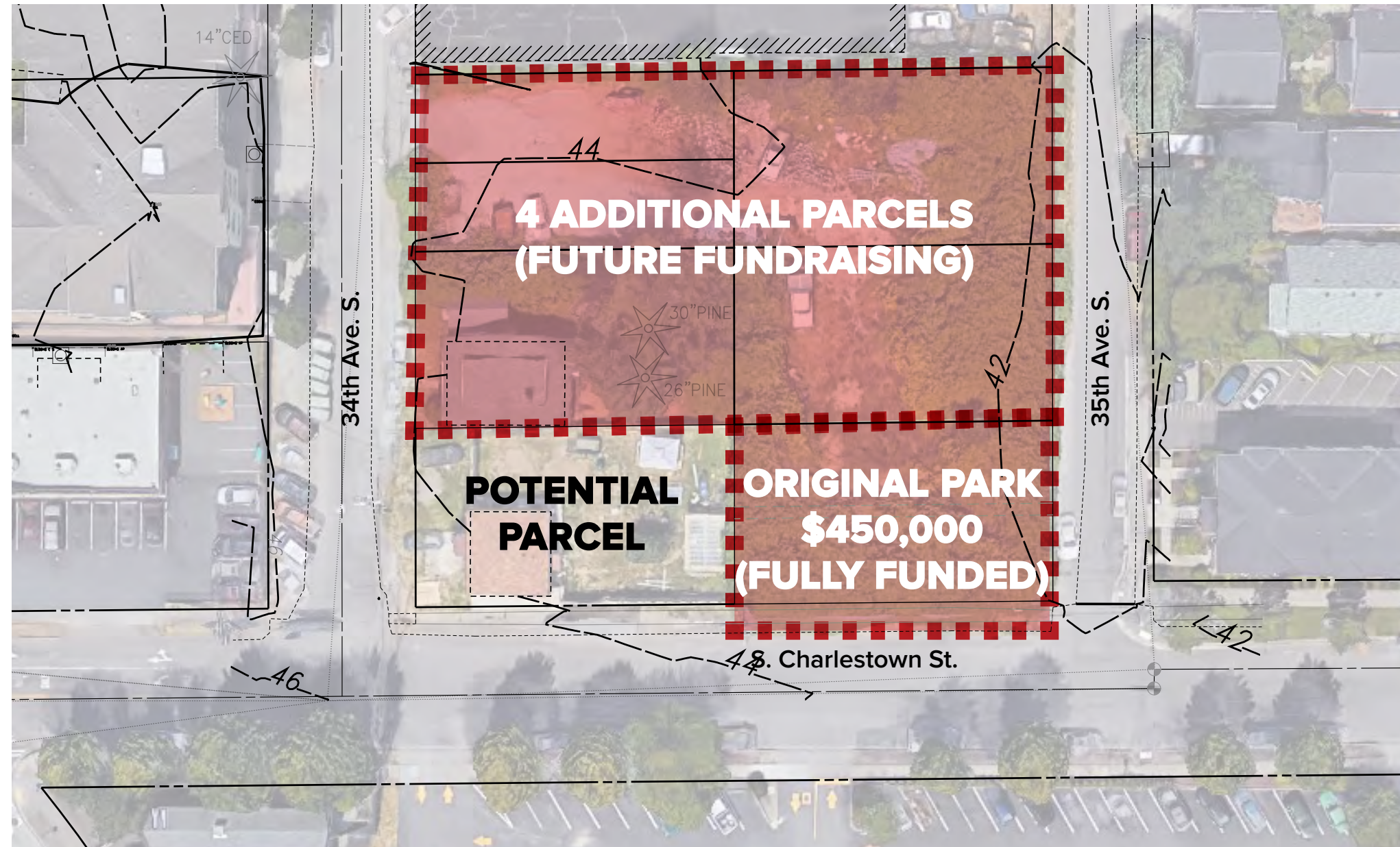
- Fully funded for construction.
- The Original Park will be designed to concept level along with the 4 additional parcels.

Street Improvements

- Street improvements do not exist on any of the parcel right-of-ways.
- Each concept design includes assumed street improvements in the Cost Estimate.

Added Parcels

- Are not currently funded for full development.
- All 5 parcels will be designed to concept level
- When funding becomes available in the future, all 5 parcels will be fully designed and constructed.
- The City is researching the possibility of acquiring the Potential Parcel.



▲ North not to scale

3 Concept Designs

Option 1 Budget = \$450,000
 (includes 5 parcels & street improvements)

Option 2 Budget = \$870,000
 (includes 5 parcels, street improvements, & desired programming)

Option 3 Budget = \$860,000
 (includes 5 parcels, street improvements, & desired programming)

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



Demographics, Social Justice and Public Outreach

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	
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	10

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

PUBLIC MEETING 1 The first public meeting was held at the Columbia Gardens Senior Housing (a SHAG facility), a popular location close to the landbank site and accessible to a diverse group of participants. The meeting included a presentation and boards with graphics. Approximately 80 community members attended the event.

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

STAKEHOLDER MEETING additional support was garnered from the community and initial thoughts about the park shared.

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

What We Heard At Public Meeting #1

Programming Results: Total Attendees: Approx. 80

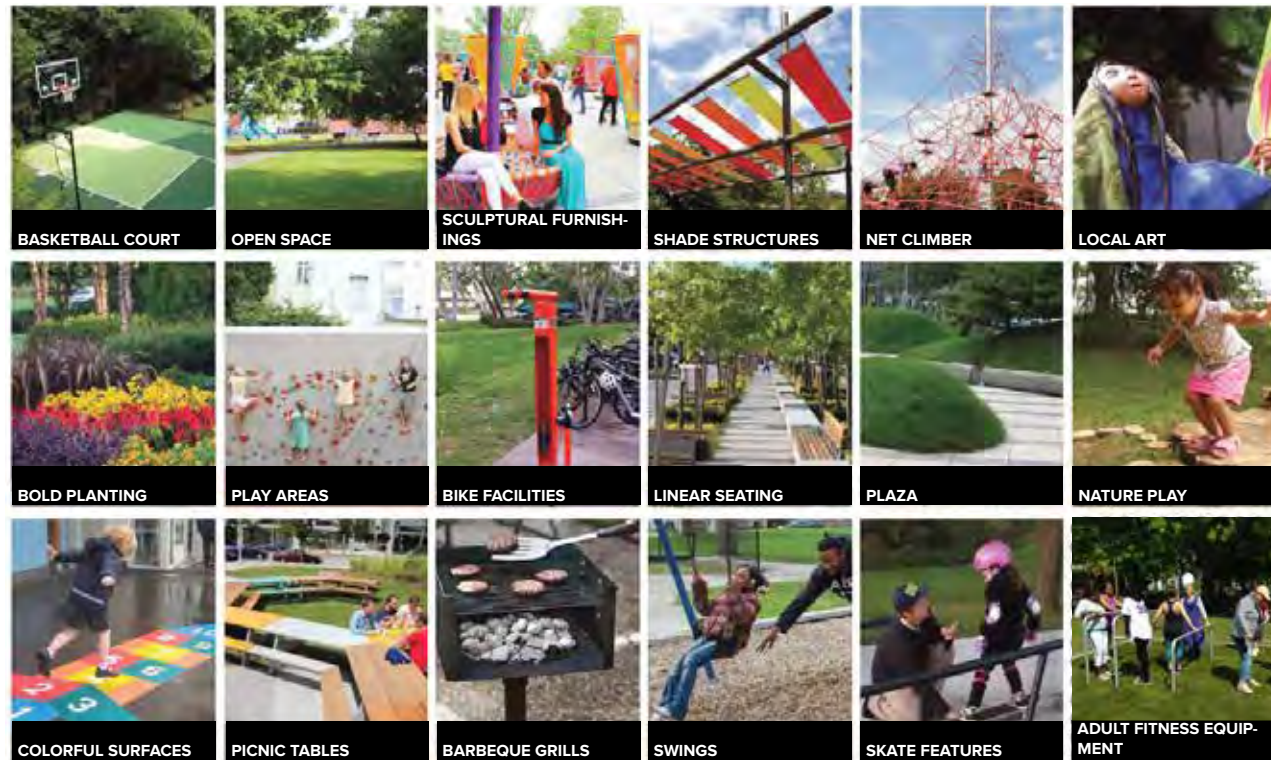
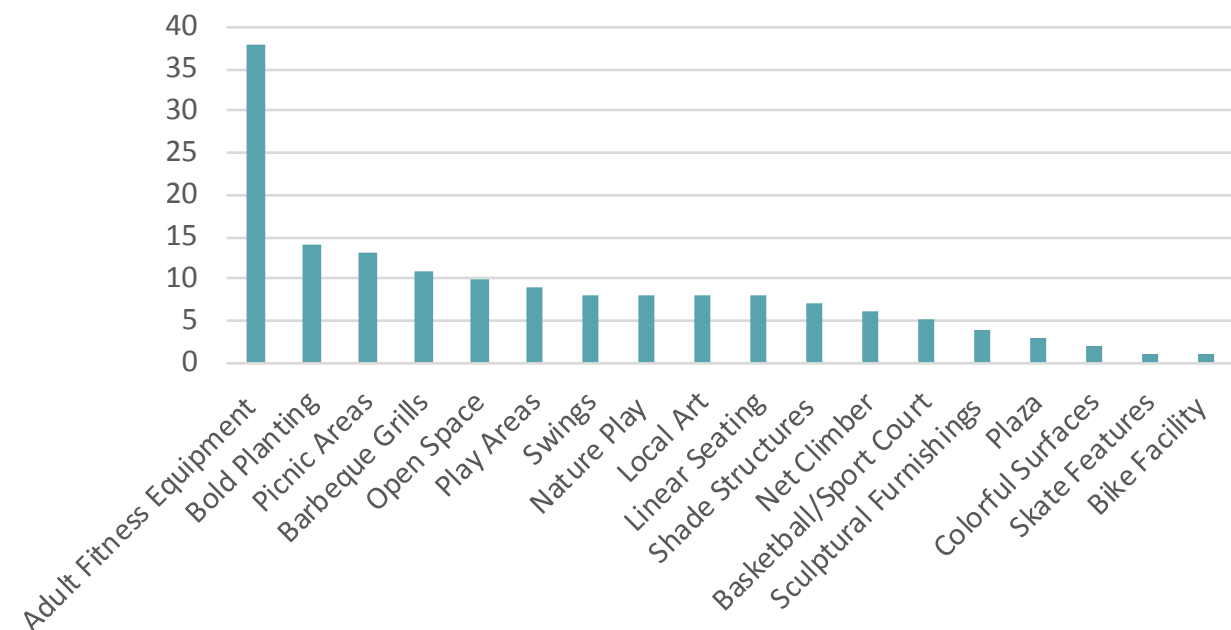


Image Board From Public Meeting #1

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

Park Elements: Voting Results



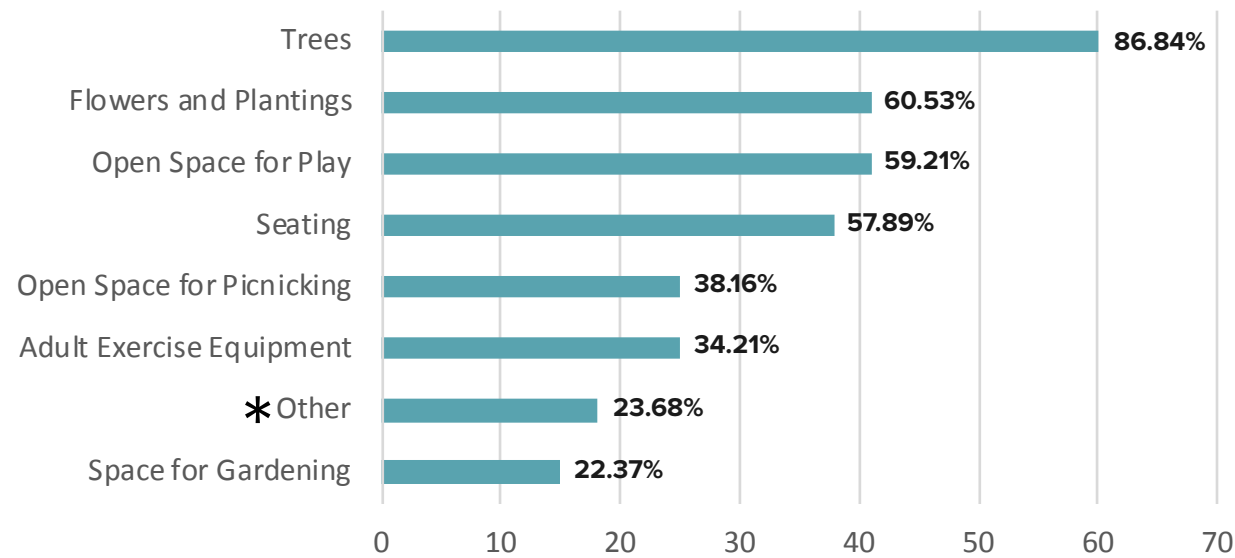
Online Survey Results for Public Meeting #1

Programming Results

- Total Respondents: 70

Park Features

What features would enhance your enjoyment of the new park?

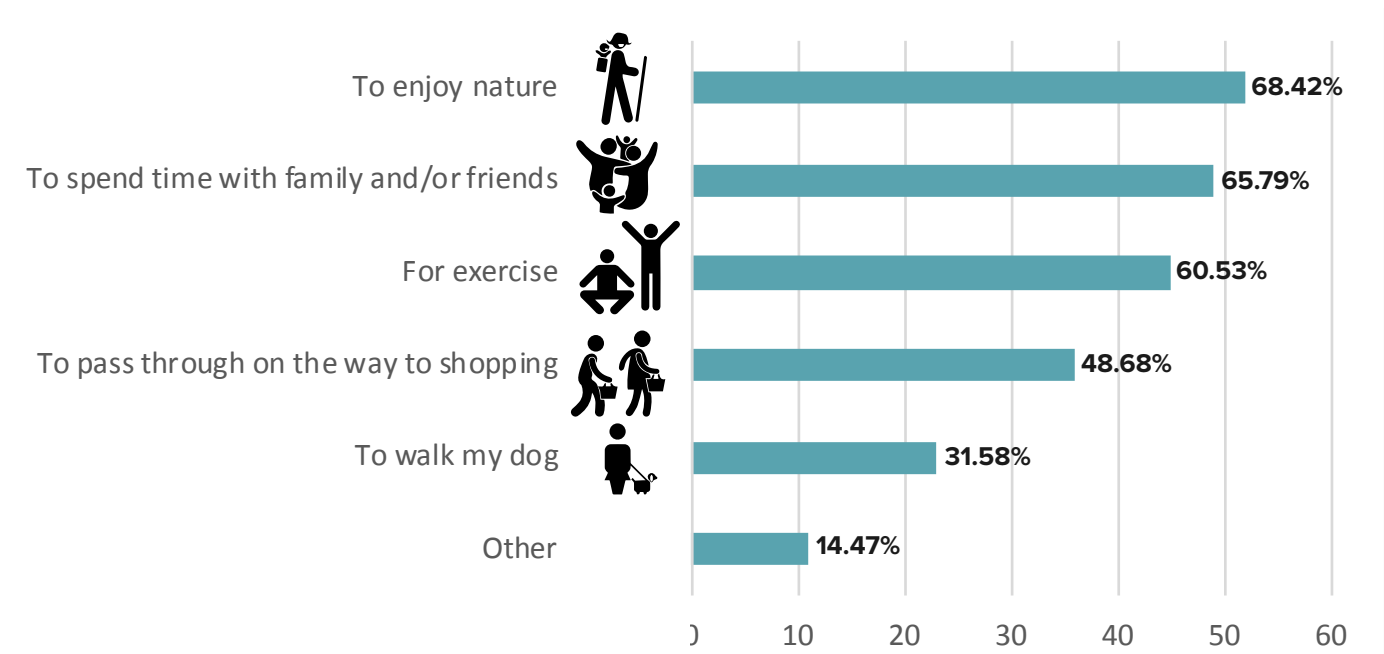


* Other responses:

- | | | | |
|--|--|---|--|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> Lots of permanent trash cans. Sidewalks on all sides Children's play equipment Labyrinth, Swings, tree house, deck for buskers Playground equipment Obstacle course | <ul style="list-style-type: none"> 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, | <ul style="list-style-type: none"> buskers/street performers, ornamental lighting, games (ping pong table, bocce court), barrier to separate park from S. Charlestown St. and Safeway facilities, gazebo or other covered structure, water fountain Native plants!!! |
|--|--|---|--|

Visiting

Why would you visit the park?



What We Heard At Public Meeting #2

Event



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

TOTAL PREFERRED: 64%, 39 Respondents



North Rainier Landbanked Park Development

TOTAL PREFERRED: 36%, 22 Respondents



North Rainier Landbanked Park Development

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.

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



Opportunities and Constraints

Rainier North History

Cultural History

- In 1891, the Seattle & Rainier Valley Railway was developed along the route of today's Rainier Avenue to connect south neighborhoods to Seattle's downtown core.
- 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 minority populations are drawn to housing affordability and the fertile farmland of the area. The streetcar linked Rainier Valley farmers and their produce to downtown Seattle shoppers.
- The streetcar service ended in 1937. At that time, tracks were removed and Rainier Avenue was widened and resurfaced for automobile use.
- In 2002, Sound Transit acquires land along Martin Luther King Jr. Way S. in Rainier Valley for development of the Link Light Rail. The main line from Seattle to Tacoma International Airport to Downtown Seattle opened in 2009.

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.

Source:

-<https://web6.seattle.gov/DPD/HistoricalSite/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>

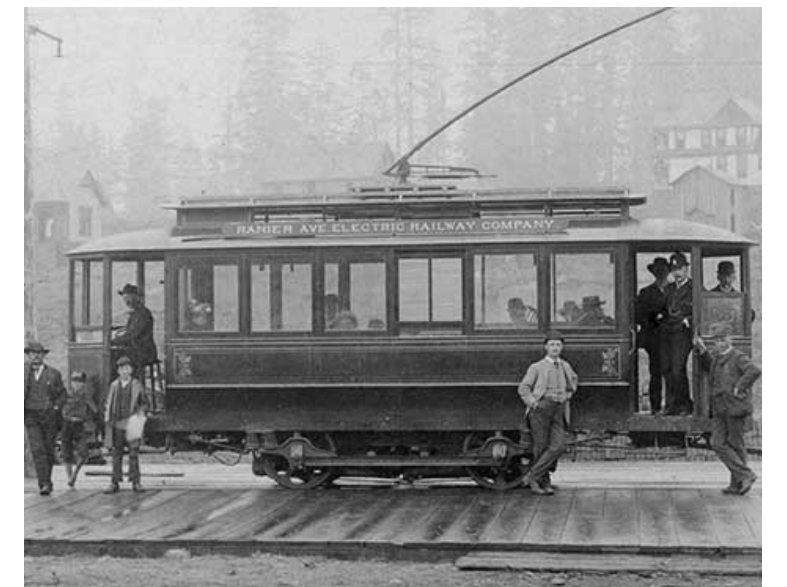
-<http://www.seattle.gov/Util/EnvironmentConservation/OurWatersheds/UrbanWatersheds/LakeWashington/index.htm>



Rainier Avenue streetcar tracks next to Dugdale Park

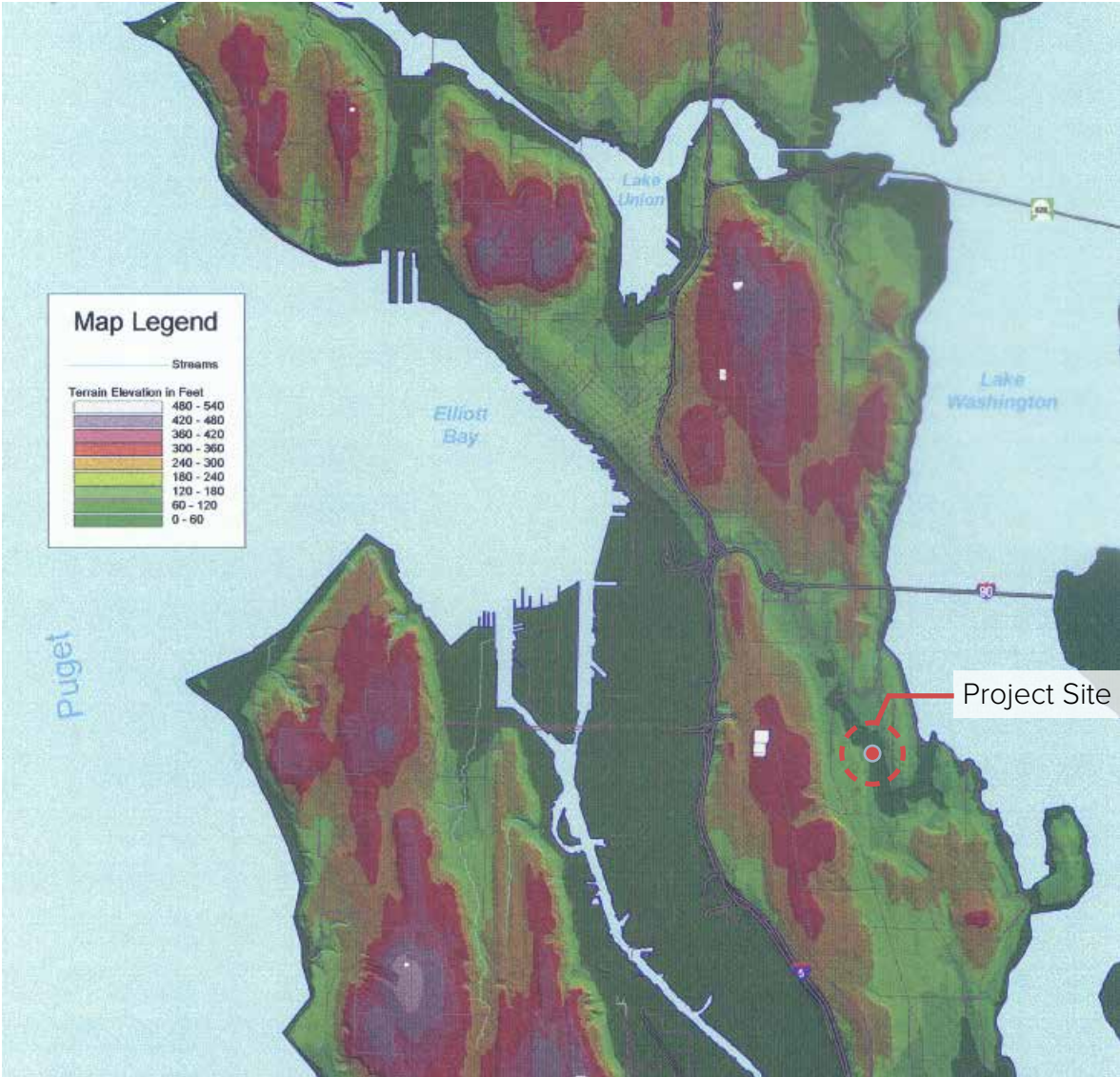


Japanese Farmers



Ferdinand Street Looking East Across Rainier Avenue

Project Information: Topography & Watershed



Topographic Map

▲ North
not to scale
Source: University of Washington



Watershed Map

▲ North
not to scale
Source: Seattle Public Utilities

Zoning Information

LEGEND

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



▲ North Not to Scale

Source: Seattle Department of Construction and Inspections Zoning Map Books

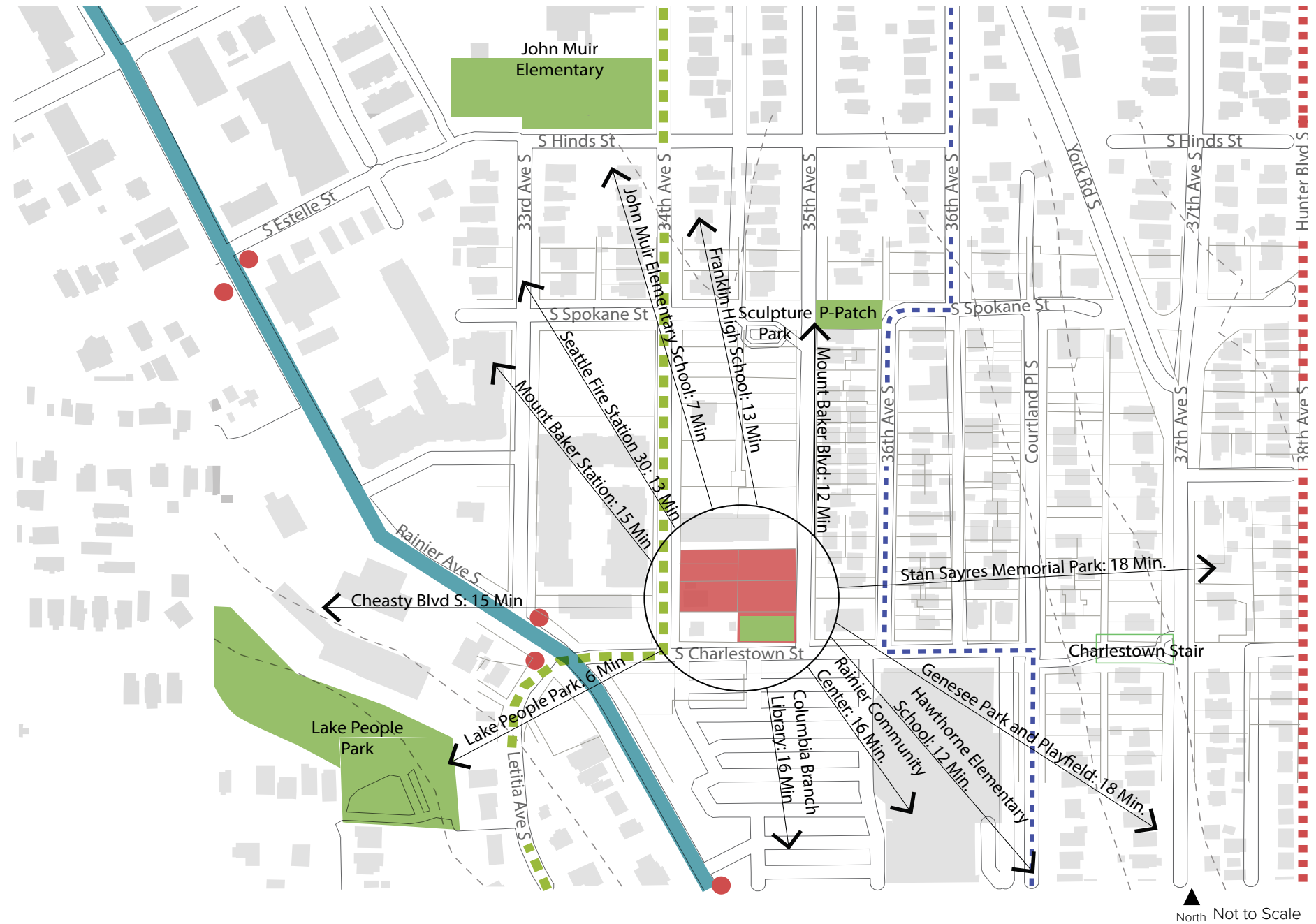
Map of Neighborhood Context

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

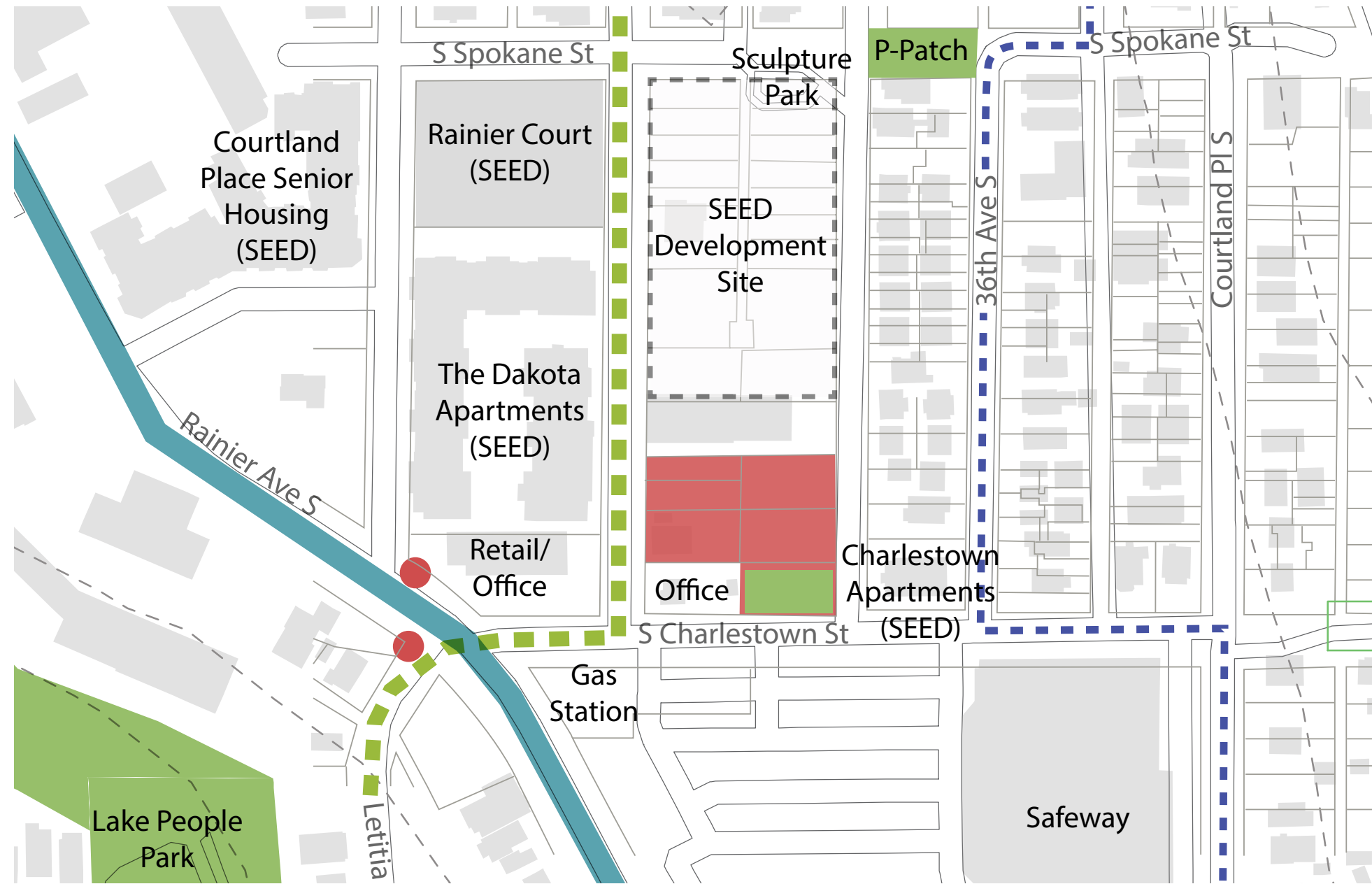
Site Context

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

Site Plan with Two-foot Contours and Dimensions

Approximate Area:

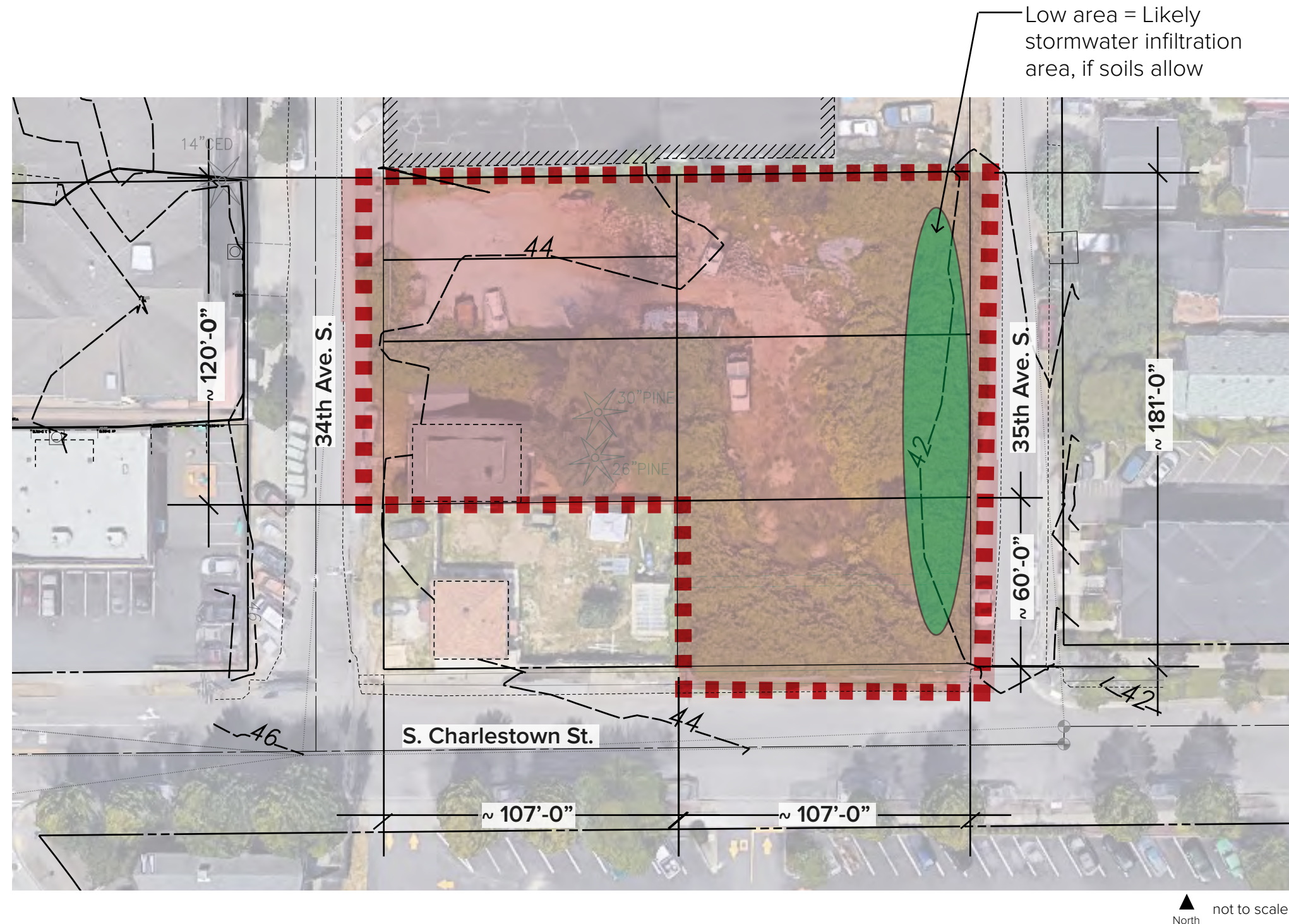
- 54,361 FT²
- 6,040 YD²
- 1.25 acres

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 pine trees on site will be removed in this process. Imported soil will be installed to bring the site up to the design condition.

Accessibility:

- All areas have slopes less than 5%, so park can be readily accessible on all sides and throughout.
- No sidewalks currently exist on any of the park parcels.



North Rainier Site Analysis

Circulation

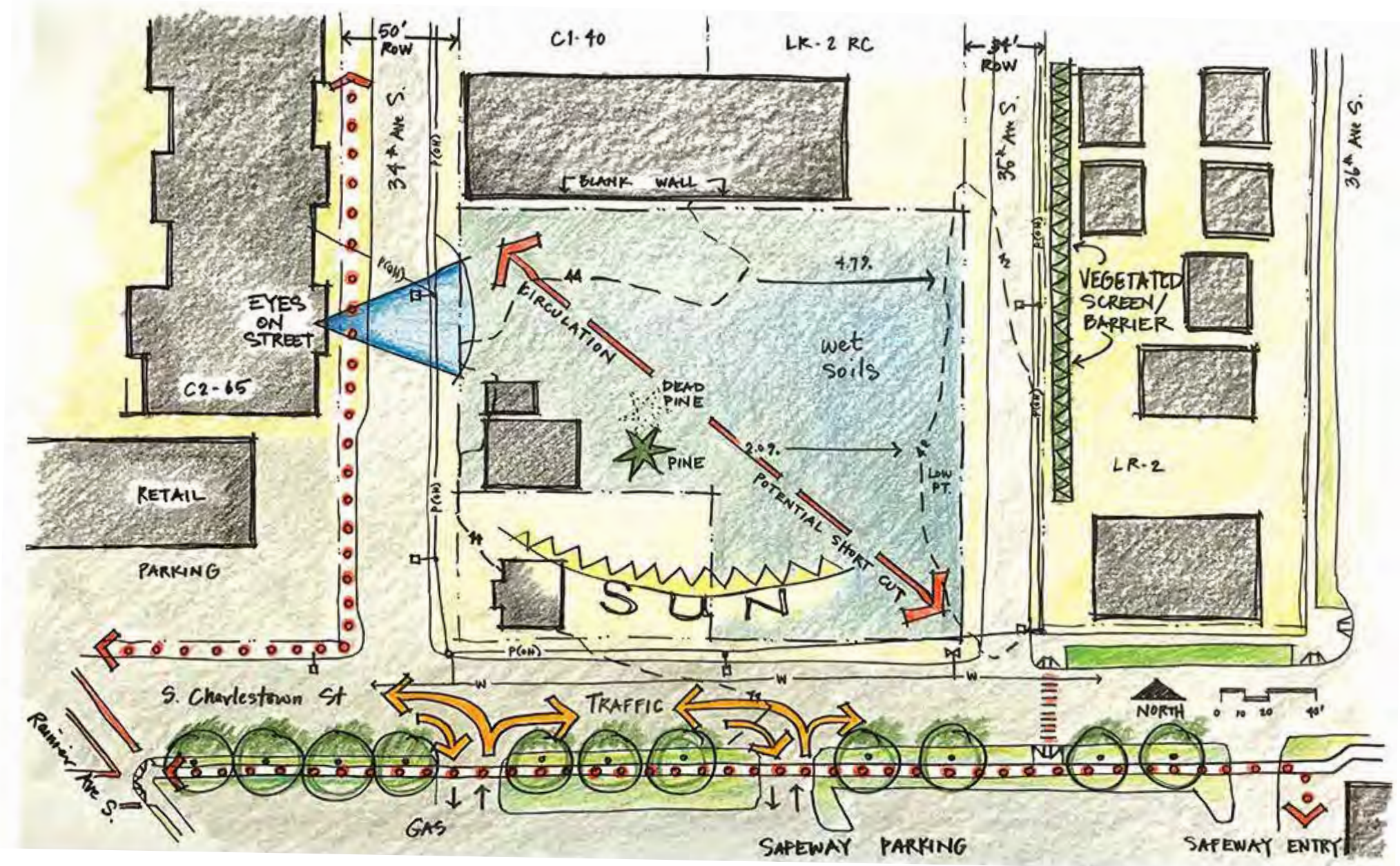
- Automobile traffic is greatest on S Charlestown St due to cars accessing the Safeway parking lot.
- Turning movements into Safeway and Gas station parking lots limits pedestrian safe crossing opportunities along the SW.
- Future development to the north of the site will increase pedestrian and vehicular traffic on both 34th Ave S and 35th Ave S.
- Lack of sidewalks makes this area dangerous for pedestrians.
- Since the SE corner lot is not currently part of the Park property, the primary circulation route desire line is from the Safeway diagonally to the adjacent apartments.

Vegetation & Soils

- Existing knotweed will be cleared from the entire site and topsoil will be removed to eliminate weed roots.
- Soil removal will require the one dead pine tree and one live pine tree be removed as well.
- New soil will be imported to bring the site back up to finish grade.
- The site has a high water table based on reports from adjacent parcels.

Views & Supervision

- The Dakota Apartments overlook the site and provide an opportunity for supervision from the west.
- Residences on the east side of 35th Ave S have vegetation and fences which limit any supervision from the east.



Views & Supervision (cont.)

- A large building with no windows on the north side of the site limits any supervision from the north.
- Supervision is possible from S Charlestown St at the south.

Orientation

- The site has a southern exposure without large buildings blocking the sun.
- Buildings block the winter winds from the north.
- Power lines on the south and west will limit the size of street trees that can be planted.

▲ North Not to Scale



Concept Design Alternatives

Concept Design - Option 1

Meets Budget:

- \$450,000 construction budget
- Plus \$80,000 grant for adult exercise equipment
- Site clearing and soil removal / replacement provided by another funding source
- Street improvements will include curb, gutter, sidewalk, street trees

Paths & Seating ①



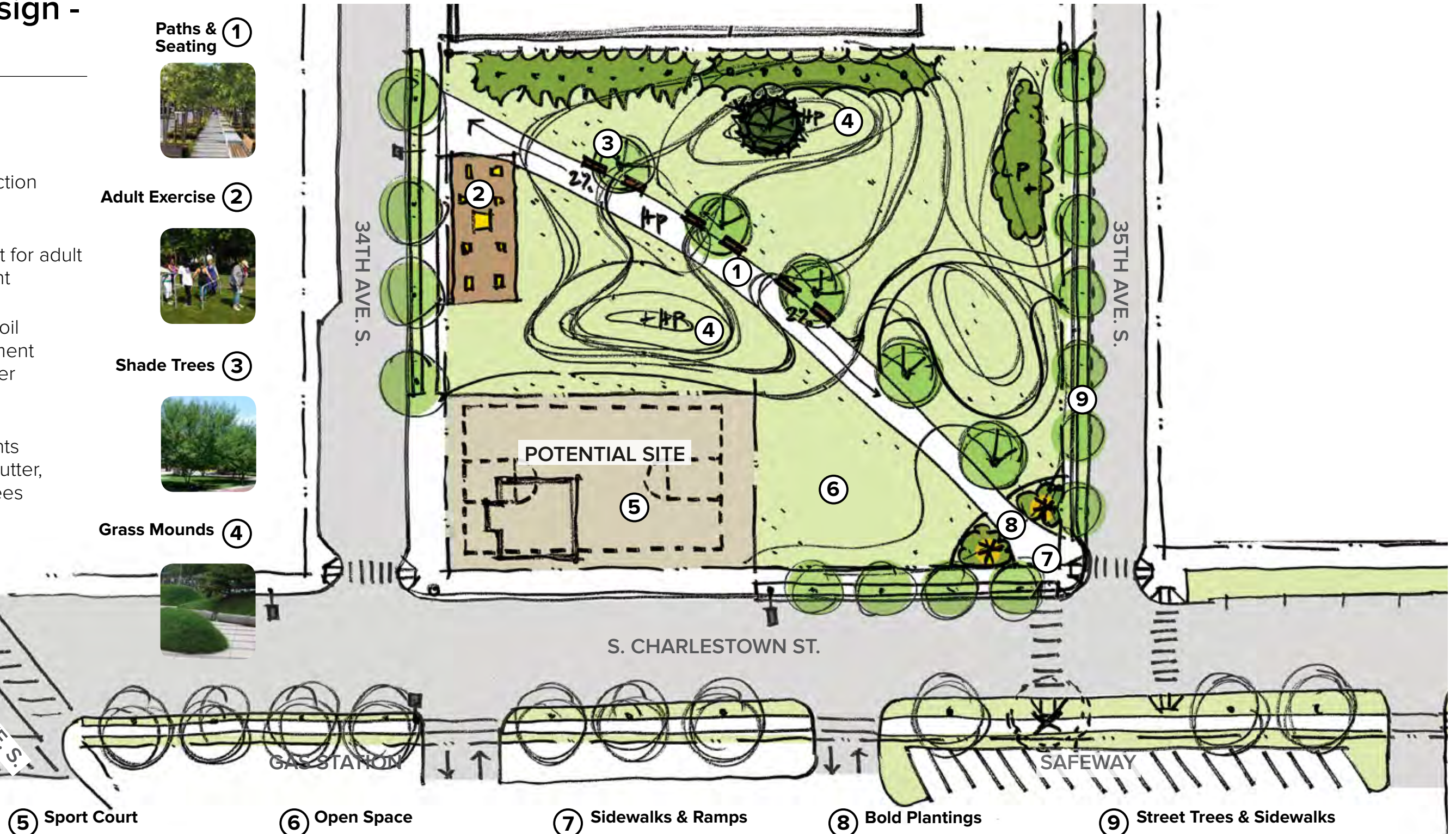
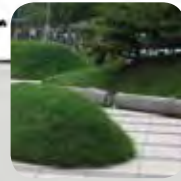
Adult Exercise ②



Shade Trees ③



Grass Mounds ④



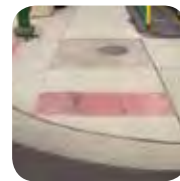
⑤ Sport Court



⑥ Open Space



⑦ Sidewalks & Ramps



⑧ Bold Plantings



⑨ Street Trees & Sidewalks



Concept Design - Option 2

Assumes fundraising and grants will provide for full park improvements:

Design emphasizes:

- Looped circulation route
- Children's play areas
- Large adult exercise zone
- Picnic areas

Shade Structure ①



Picnic & Barbeque ②



Shade Trees & Boulder Seating ③



Paths & Seating ④



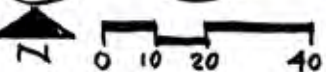
34TH AVE. S.

35TH AVE. S.

S. CHARLESTOWN ST.

GAS STATION

SAFeway



POTENTIAL SITE

⑤ Sport Court



⑥ Open Space



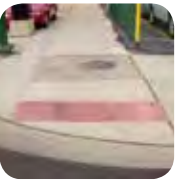
⑦ Nature Play



⑧ Seating



⑨ Sidewalks & Ramps



⑩ Bold Plantings



⑬ Adult Exercise



⑫ Gardens



⑪ Play Equipment



Concept Design - Option 3

Assumes fundraising and grants will provide for full park improvements:

Design emphasizes:

- Direct circulation routes
- Large garden space
- Stormwater systems
- Open lawn

Shade Trees ①



Paths ②



Play Areas - Net Climber ③



Picnic & Barbeque ④



⑤ Play Areas & Swings



⑥ Shade Structure



⑦ Gardens & Compost



⑧ Raised Crosswalk



⑨ Bold Planting



⑩ Native Plantings - Stormwater Infiltration



⑬ Adult Exercise



⑫ Open Space



⑪ Street Trees & Sidewalks



Discussion

Option 2



Option 3



