



**CASCADE
DESIGN
COLLABORATIVE**

Greenwood Phinney Landbanked Site

Purpose + Program

Purpose

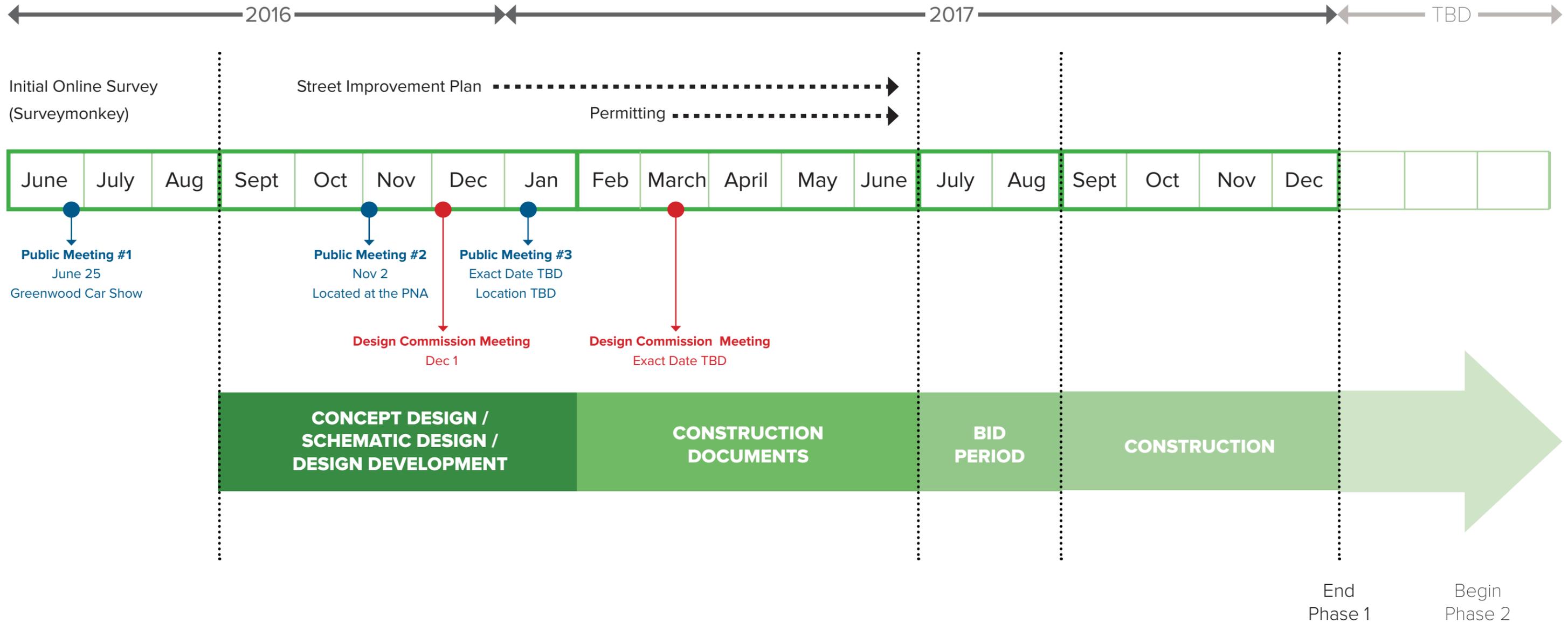
- This project is being funded through the Seattle Park District.
- This is one of 14 landbanked sites which were acquired to provide additional access to open space in high urban density neighborhood across the city.
- The new park will provide the community with open space accessible to people of all abilities, areas for gathering and community fellowship, play for children of all ages and space for quiet reflection.
- As this fund is for open space, there is a 15% max. limit on impervious surfaces within the property lines with the exception of pathways and surfaces, under canopy of trees.

Program

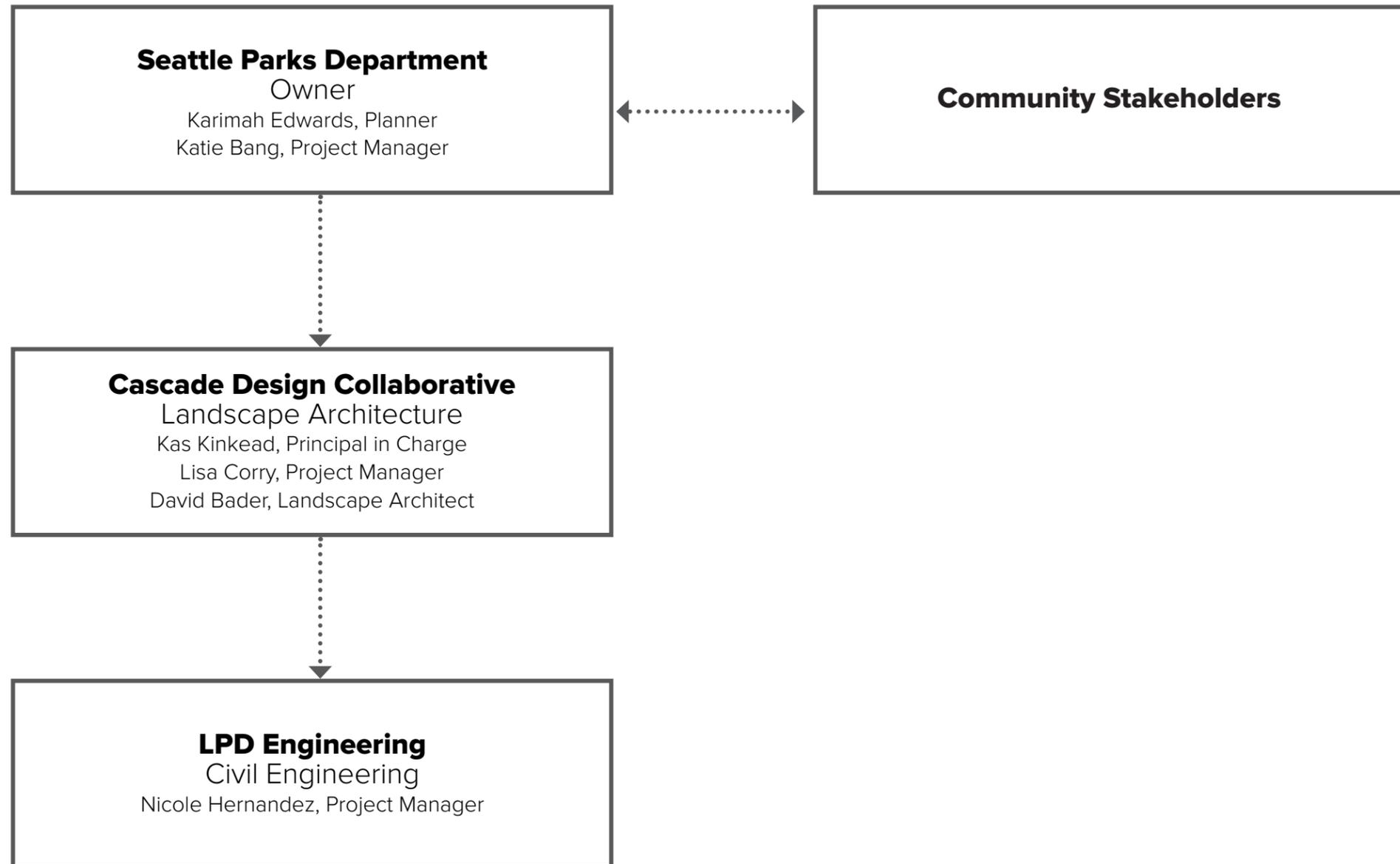
- Ensure ADA and maintenance access to park elements and pathways.
- Any play elements installed should be appropriate for toddlers, older children and children of all abilities with high play value to increase activation of this area beyond the summer months.
- Consider incorporating a design which will serve as a space for reading and quiet enjoyment for library patrons.
- Design may include the incorporation of gathering spaces to identify areas for lunch and picnicking.
- Implement ROW improvements per Seattle Department of Transportation standards.



Project Schedule



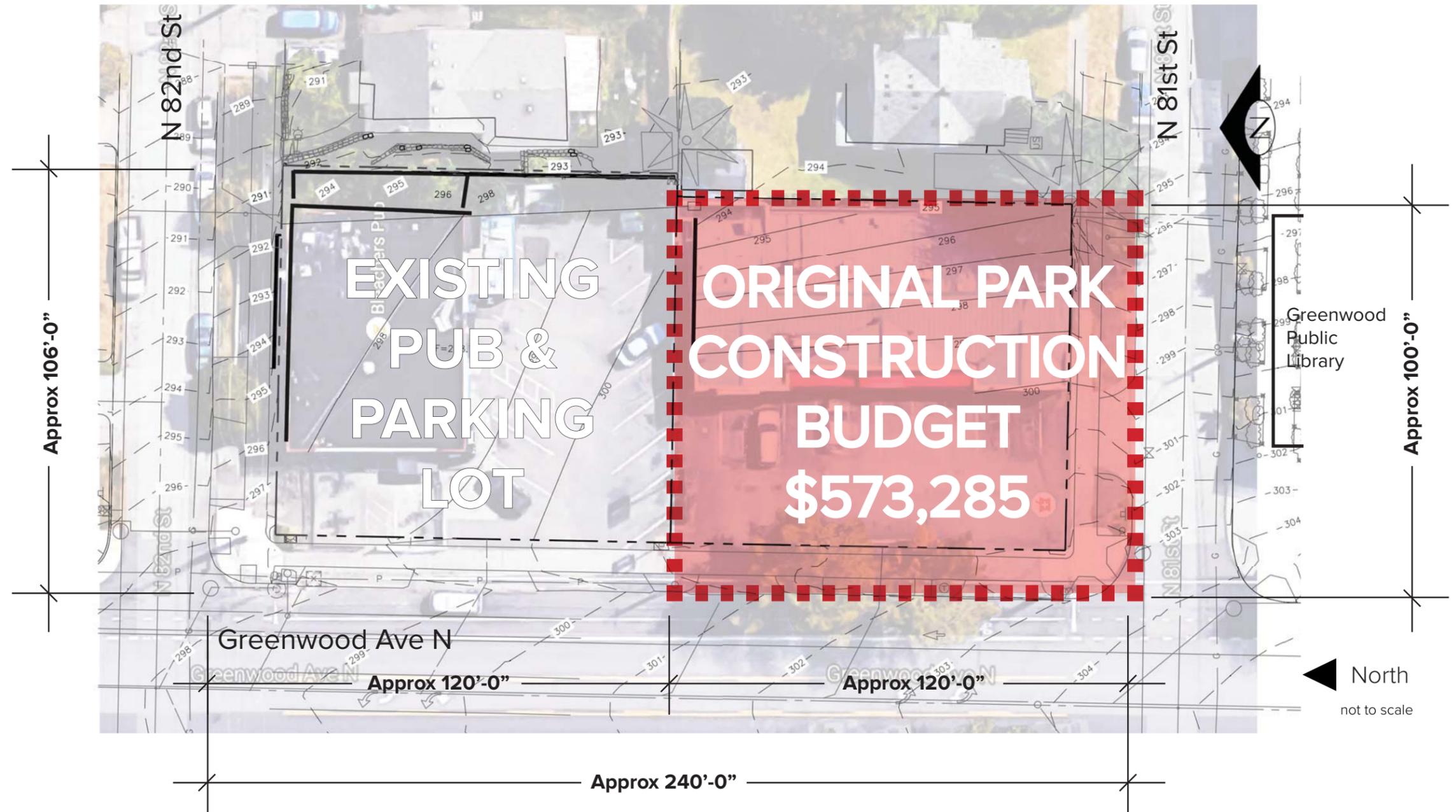
Project Team



Original Park Parcel

Original Park

- The original 12,000 square foot park consisted of the lot adjacent to the library and included street improvements to N 81st Street and Greenwood Ave N.
- The total budget of \$924,000 was increased from \$750,000 and includes operational costs and construction costs.
- The construction budget allocated for the original park including street improvements is \$573,285.



Project Expansion

Original Parcel

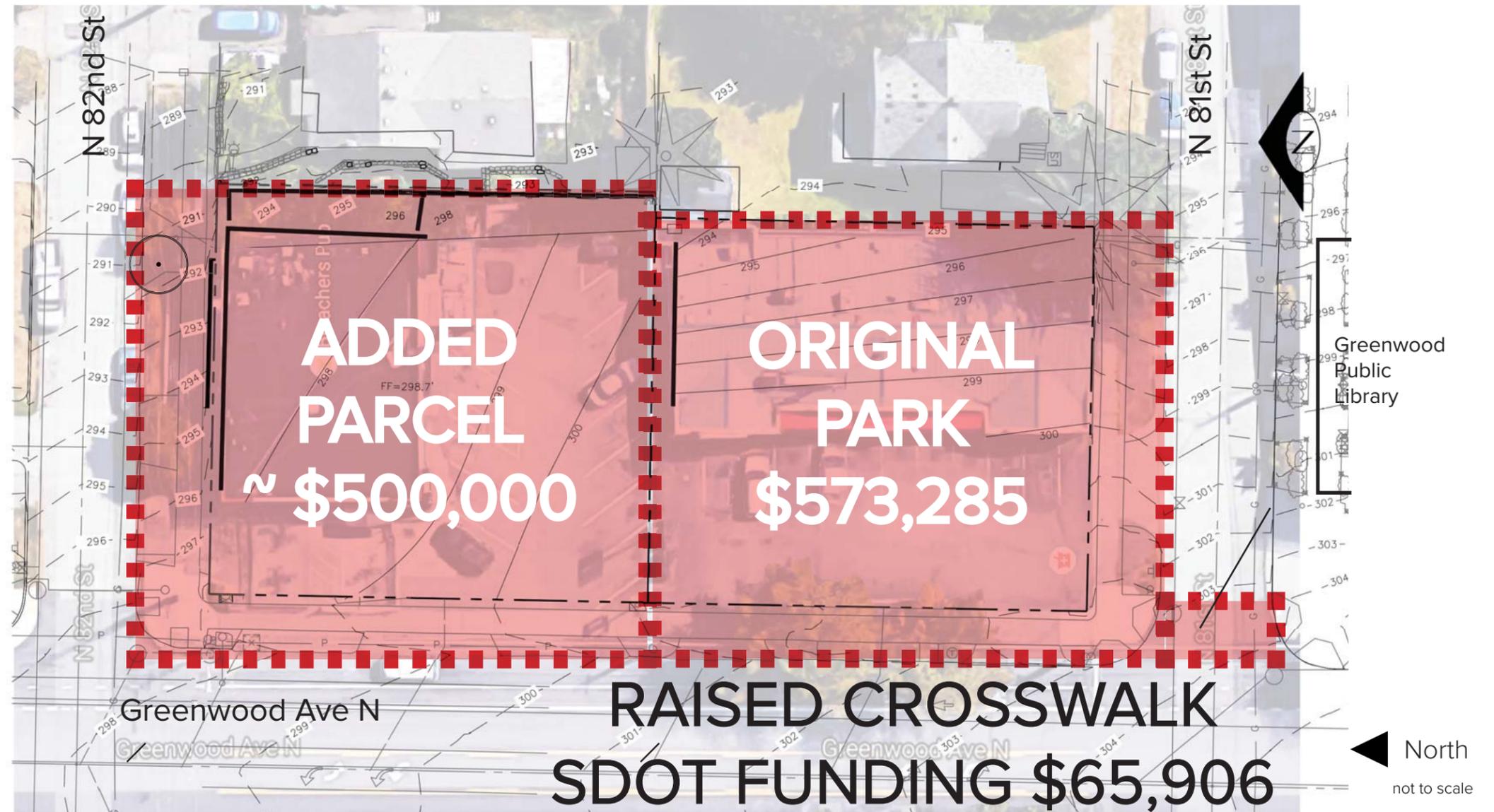
- Fully funded for construction.
- Parcel 1 will be designed to concept level along with parcel 2.
- Will be fully designed and constructed by the end of 2017

Added Parcel

- It is not currently funded for full development.
- Parcel 2 will be designed to concept level.
- When funding becomes available in the future, parcel 2 will be fully designed and constructed.

SDOT Raised Crosswalk

- Raised pedestrian crossing funded by SDOT.
- Conceptual cost estimate = \$65,906



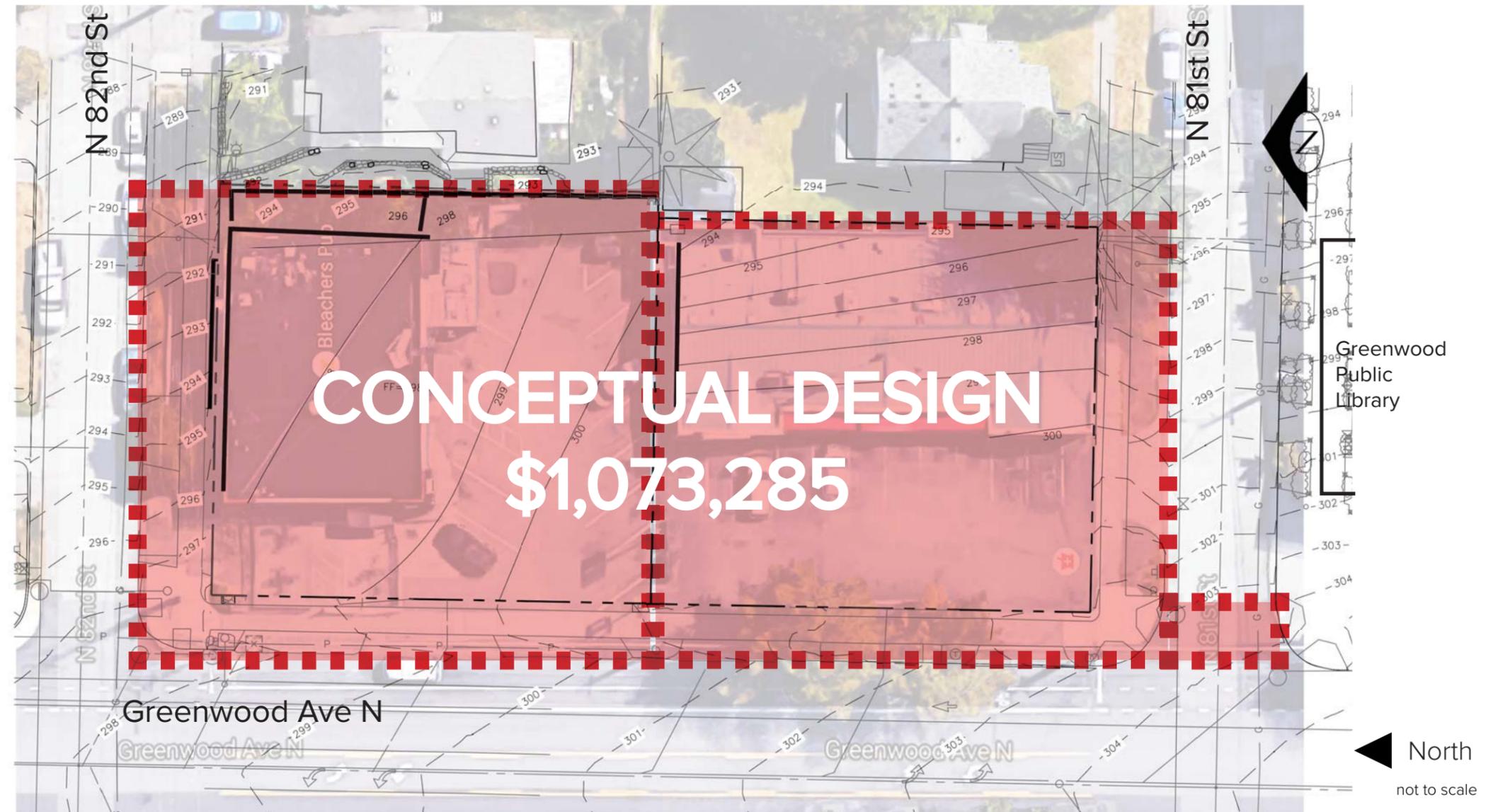
ORIGINAL PARK CONSTRUCTION BUDGET = \$573,285	+	ASSUMED FUTURE CONSTRUCTION BUDGET (PHASE 2) = \$500,000	=	SCHEMATIC DESIGN (BUDGET FOR BOTH PARCELS) = \$1,073,285
--	---	---	---	---



Conceptual Design Phase

Conceptual Design

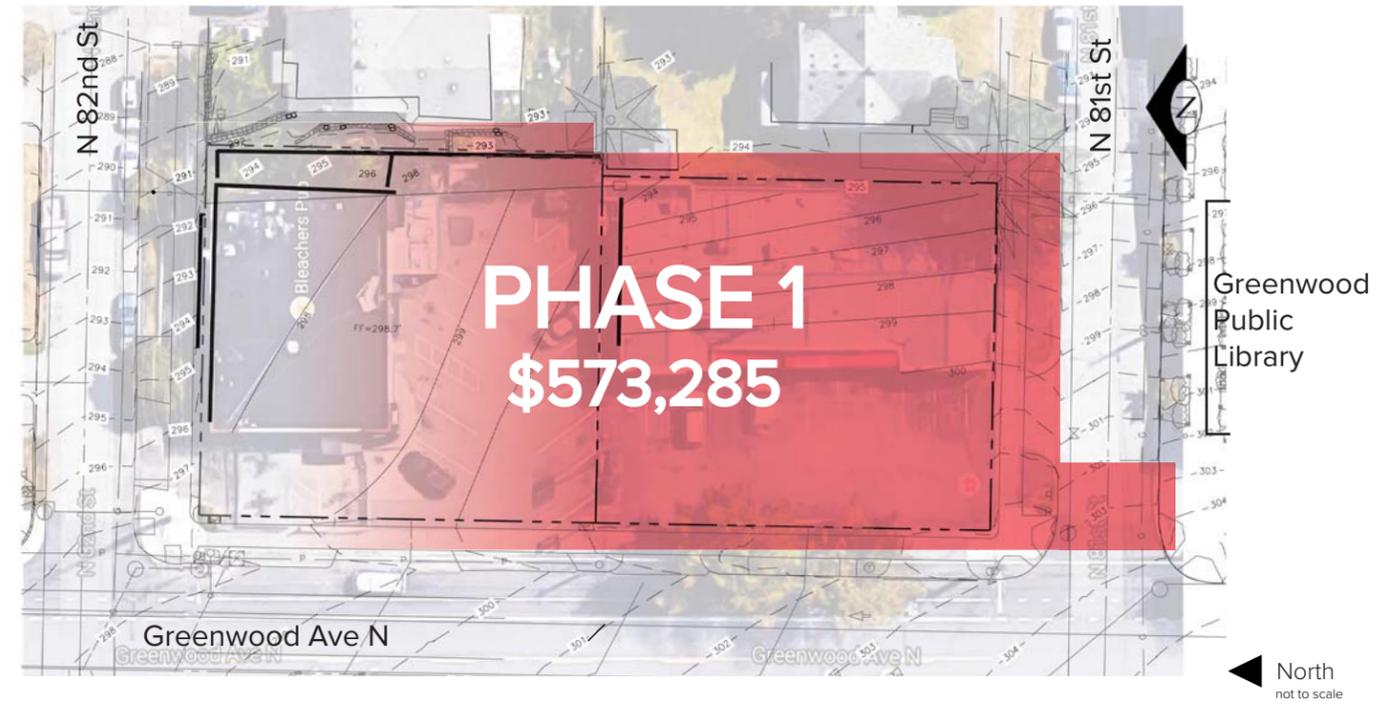
- Conceptual Design will include the two parcels and the 3 street's rights-of-way including sidewalk, planting strips, curbs and the raised crosswalk to the library.
- Assumed total construction budget for concept design is \$1,073,285



Phase Implementation

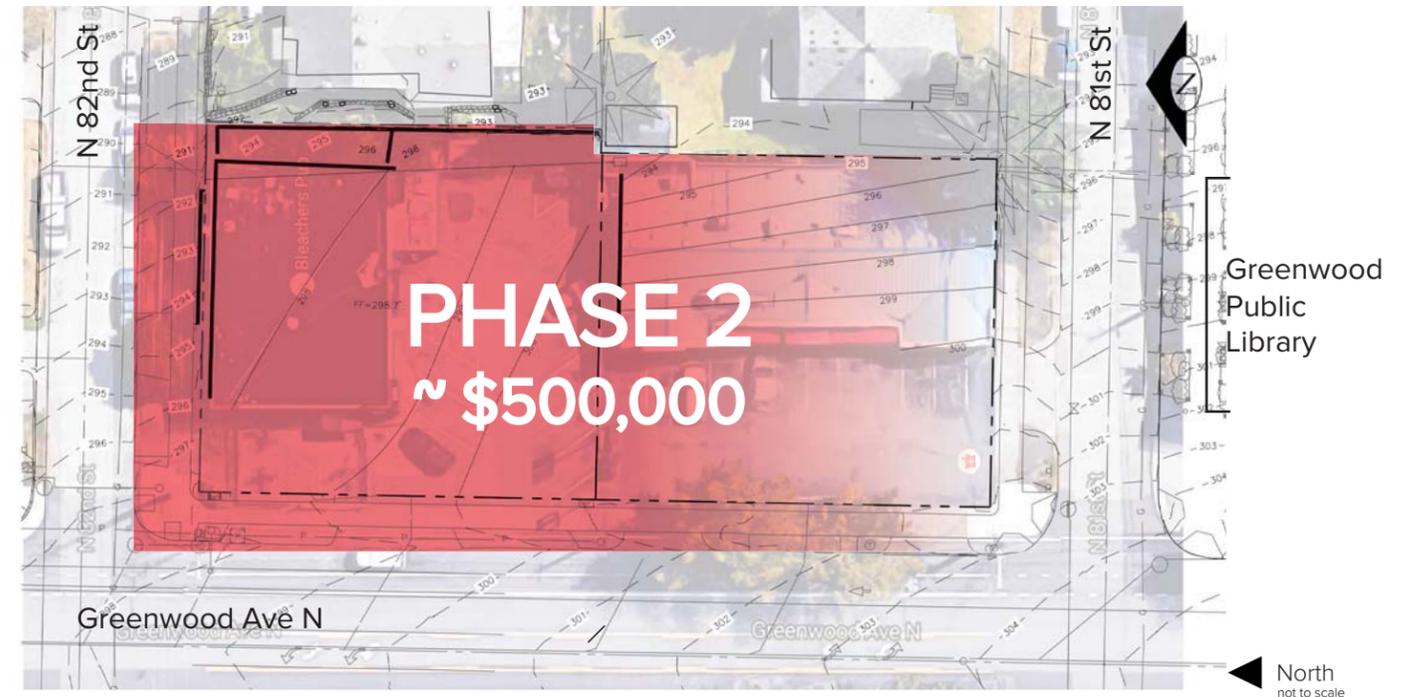
Phase 1

- Complete December 31, 2017
- Construction Budget is \$573,285
- Most improvements will be located on the southern, original park lot.
- The northern lot will be lightly developed to create a usable park with lawn and limited improvements to address access, safety, and screening of adjacent neighbors.



Phase 2

- Completion Date to be determined.
- Future funding is pending.
- Assumed Construction Budget is approximately \$500,000.
- Most improvements will be located on the northern lot to complete the approved schematic design for the park.



Photos: Site Street Frontage



Looking South on N 82nd Street



Looking East on Greenwood Ave N



Looking North on N 81st Street



Photos: Site Conditions



Existing Beech Street Trees to Remain



Walls at North Property Line



Overhead wires



Sidewalk in need of replacement



Buildings to be demolished



Adjacent Library Plaza



ADA compliant curb ramps to remain



Bleachers Pub to be demolished

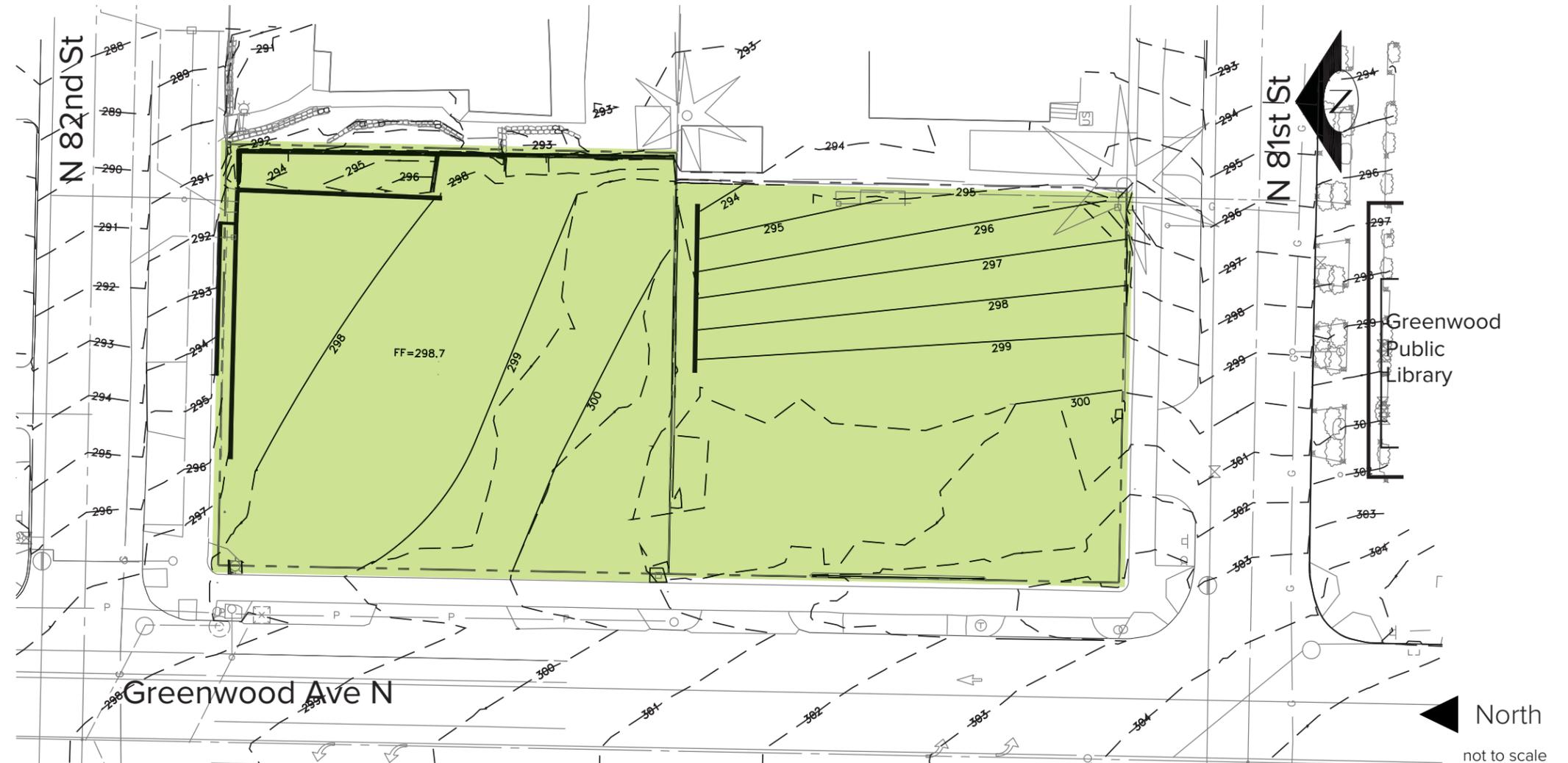


Sidewalk slope on N 81st St

Site Following Demolition Jan-Sept 2017

Demolition Measures

- Complete by December 31, 2016.
- Bldg/Pavements removed.
- Hydroseeded site.
- Some building and site walls remain.
- Site is fenced.
- Drainage is added for interim condition.



CASCADE
DESIGN
COLLABORATIVE

Greenwood Phinney Landbanked Site

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	
Greenwood/ Phinney RUV	47,019	13.8% / -1	21.5% / -1	26% / -1	8% / -1	286 / 1	12.2% / -1	NO / -1	20.3% / 1	2013 / 2	YES / 1	YES / 1	0

GREENWOOD ELEMENTARY DEMOGRAPHICS

- 62% of students are white.
- 38% are students of color.
- No students are identified as English language learners.
- 17% in special education programs.
- 22% receive free or reduced lunch

MEDIA OUTLETS

- Phinneywood Blog
- NextDoor
- Seattle Parks and Recreation Ethnic Media List
- Facebook
- Twitter

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

- Broadview Branch Library
- Greenwood Community Council
- Greenwood Elementary School
- Greenwood Senior Center
- Greenwood Branch Library:
- Lictonwood Seattle Housing Authority
- Phinney Neighborhood Council
- Phinney Neighborhood Association
- St. John's Elementary School
- Family Works Greenwood Food Resource Center

PUBLIC INVOLVEMENT GOALS: Materials and outreach strategies that are accessible and inclusive of all members of the Greenwood community.

PROCESS TO DATE

CHALKBOARD IN 3 LANGUAGES ASKED FOR DREAMS OF THE PARK On the site, multiple chalkboards created early buzz and allowed input from residents with limited English as well as both children and adults.

PUBLIC MEETING 1 AT GREENWOOD CAR SHOW The first public meeting was held at the popular Greenwood Car Show, and featured materials that encourage input from both children and adults.

PINTEREST A focus on images reduced barriers to access for people with limited English resulted in limited success, but some images were later on boards at the 1st public meeting where children could point to their favorite images.

SURVEYMONKEY SUEVEY provided access to people unable to attend meetings. The survey was successful with over 525 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 gathers, play and safety.



Summary of Public Input to Date

Car Show Boards

Reading/Writing preference

Open plaza with movable tables & chairs, public chalk board community, Lending Library, reading

Seating preference

Picnic tables, Curvilinear seat walls, hammocks, movable furniture / food trucks, space for birthday parties

Play preference

Nature play, running, sliding, climbing, spinning

Planting preference

Meadow, Street trees. Lawn, Flowers, Ornamental Grasses

Survey Monkey: 526 Responses, the most ever!

66% from 98103 (Fremont, Phinney, Greenwood)
26% from 98117 (Phinney, Greenwood, North Ballard)
8% from other zip codes

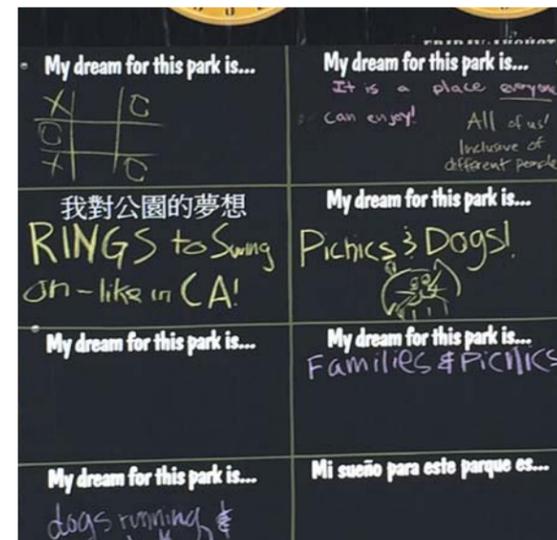
Reasons to visit park:

- 65% To spend time with family and/or friends
- 60% Enjoy nature
- 51% To pass through on the way to the library
- 27% For exercise
- 28% Other: Play, Seating, Eating/Cooking/Picnic/Coffee
- 22% Walk my dog

Features that would enhance your enjoyment of the new park:

- 68% Seating
- 59% Open space for play
- 57% Plantings
- 50% Water or rain garden feature
- 42% Other: Play, seating, picnic and coffee

“My Dream for this Park is...” in Chinese, Spanish and English May 2016



SurveyMonkey June 2016

3. Why would you visit the park? (check all that apply)

Answer Options	Response Percent	Response Count
To enjoy nature	60.5%	318
For exercise	27.4%	144
To spend time with family and/or friends	65.4%	344
To walk my dog	22.2%	117
To pass through on the way to the library	51.0%	268
Other (please specify)	28.5%	150
answered question		526
skipped question		0

Other (please specify) Responses

1. Play / Playground / Kids / Toddlers	13%	77
2. Other	2%	10
3. Seating / Benches	4%	23
4. Eating / Cooking / Picnic / Coffee	3%	20
5. Safety / Homelessness / Traffic	1%	4
6. Connection to Library / Reading	2%	18
7. Community Gathering / Neighbors	2%	13
8. Exercise	1%	3

Stakeholder Meeting: Hopes for the Park

- Inclusive park with gathering space.
- Safe, active, and engaging.
- Open, inviting, accessible to small children, safety relative to proximity to the street.
- Community coming together, potluck table.
- Talking and enjoying each other.
- Anticipating growth and serve needs of future.
- Express “pay it forward” generosity for environment, community, and those less fortunate.
- Access to the outdoors.
- Low maintenance, pretty.

Greenwood Car Show June 25, 2016



Stakeholder Meeting October 7, 2016



Opportunities for Further Public Input

Seattle Parks and Recreation values the community's commitment and support to our parks and green spaces.

One of our goals is to actively engage and build relationships with Seattle's diverse population.

This is the second of three public meetings for this project.

Our final public meeting will be held toward the end of January where we will present the preferred design.

This will conclude the public input process and we will move into construction documentation.



Further Opportunities for Input

Conceptual Design Phase for 3 Park Alternatives

Survey Monkey #2 Conceptual Design Alternatives

- November 3 to November 10, 2016

Seattle Design Commission Meeting #1

- 10:30-12:00, December 1, 2016

Schematic Design Phase for Preferred Park Alternative

Public Meeting #3:

- Date to be announced, likely in 3rd week of January 2017

Seattle Design Commission Meeting #2

- Date to be announced, likely in February 2017

Ongoing Updates

Keep up-to-date on the Seattle Parks Department project website

<http://www.seattle.gov/parks/about-us/current-projects/greenwood-phinney-park-development>





Opportunities and Constraints



**CASCADE
DESIGN
COLLABORATIVE**

Greenwood Phinney Landbanked Site

Sustainability Goals

Sustainable Measures for the Park

- The City of Seattle is committed to sustainable project development.
- The Parks department has its own sustainability checklist for use on this project.
- The US Green Building Council SITES rating system is another measure of sustainability which we are using as a guideline to think about appropriate sustainability measures.
- The SITES system is the most comprehensive set of sustainability guidelines and includes categories such as community involvement, the environment and social justice, soil science, ecosystem services, and human health and well being.
- The project will not be submitted as an official SITES project.

Seattle Parks Department Sustainability Checklist

Seattle Parks and Recreation Sustainability Project Checklist					
		EXISTING	POSSIBLE	YES	N/A
Project Name: Marra-Desimone Park Development					
Water Strategies					
Use water efficient toilets: 1.28 or less gpf toilets or composting toilets					X
Use 0.125 gpf urinals					X
Use 0.5 gallon per minute faucet aerators					X
Use irrigation controls with weather-based scheduling and leak detection capability				X	
Use high efficiency irrigation: zoned by plant water need, drip, limit overspray				X	
Ornamental water feature should be re-circulating with remote flow and chemical monitoring		X			
Use greywater reuse: rainwater, drainage catchment for irrigation, toilet flushing, or other				X	
For irrigated landscapes, estimate annual water use and monitor actual use for conformance				X	
Re-circulate spray park water or have annual use below 150-300 ccf/year					X
Reuse spray park water for on-site irrigation					X
Energy Strategies					
Target luminous efficacy of 100 lumens/watts or above for pathway lighting				X	
Use photocell controlled pathway lighting				X	
Provide natural/ambient or use solar lighting					X
Provide T-8/electronic ballast, induction or LED lighting inside and out					X
Provide 60kW or less installed capacity per field or no lights in Playfields					X
Provide 10kW or less installed capacity per tennis court					X
All fixtures full cutoff; no light above horizontal height of fixture for Dark sky compliance				X	
Use Plumbing heat tape thermostatically controlled and off above 34 degrees					X
Use on-site solar hot water				X	
Use net energy generator: photovoltaic, wind, solar, hot water or geothermal					X
Use path or parking lights off or dimmed 50% or more during closed hours, or motion sensed				X	
Use lights off at night or timed					X
Plant deciduous trees (height of 25' or more) within 45' of west side of HVAC cooled building					X
Drainage Strategies					
Minimize site disturbance to project area					X
Retain trees for rainfall interception					X
Add rain gardens or bio-swales to support on-site hydrological cycle		X			
Use pervious or open grid pavement for hard surfaces			X		
Add a Green Roof or Green Wall on comfort station or other building					X
Design drainage to meet projections for future storm events over the next 50 years				X	
Solid Waste Strategies					
Excess construction materials recycled at local recycling facilities				X	
Balance cut/fill earthwork operations during construction					X
Salvage soils and wood mulches during construction					X
Maximize recycling containers/opportunities				X	
Pack it in/pack it out park or no garbage cans				X	
Leave organic debris on-site and Add on-site composting				X	
Target re-use of on-site materials				X	
Design for future adaptive re-use				X	
Use Imported arborist wood chips or salvaged wood chips in all landscape beds					X
Retain tree trunks as snags or nurse logs					X
Facilities, Equipment Use, and Transportation Strategies					
Use highest possible recycled content materials for buildings and play equipment		X			
Use regional materials for buildings and play equipment		X			
Place a bike rack at a park or at a play areas		X			
Pedestrian connections to parks, boulevards, or corridors to encourage non-vehicle use		X			
Designate portions of Park as "no mow"		X			
Design for efficient mowing scheme and avoid 2 cycles		X			
Design for minimal use of power tools and equipment in construction and maintenance		X			
Biodiversity, Social Engagement, and Human Health Strategies					
Include elements of the Outdoor Wildlife Sanctuary					
Create or retain landscape diversity -- multiple species of plants on site with varying habitat		X			
Provide features that enable social interaction (seating, diverse gathering spaces)					
Place one or more art pieces to engage users in park					X
Provide interpretive signs or other educational elements		X			
Add revenue-generating capacity opportunities					X
Consider programming for cultural, environmental or other social events				X	
Consider non-turf plantings that are climate adaptive and appropriate species				X	
Integrate Pest Management throughout park				X	
Target a Pesticide free park				X	
Park has or is developing a "Friends of" group				X	
Review and Implement or Prepare a Vegetation Management Plan				X	

US Green Building Council SITES Checklist

YES	?	NO			Possible Points:															
9	0	0	1: SITE CONTEXT		13															
Y			CONTEXT P1.1	Limit development on farmland																
Y			CONTEXT P1.2	Protect floodplain functions																
Y			CONTEXT P1.3	Conserve aquatic ecosystems																
Y			CONTEXT P1.4	Conserve habitats for threatened and endangered species																
3			CONTEXT C1.5	Redevelop degraded sites	3 to 6															
4			CONTEXT C1.6	Locate projects within existing developed areas	4															
2			CONTEXT C1.7	Connect to multi-modal transit networks	2 to 3															
3	0	0	2: PRE-DESIGN ASSESSMENT + PLANNING		3															
Y			PRE-DESIGN P2.1	Use an integrative design process																
Y			PRE-DESIGN P2.2	Conduct a pre-design site assessment																
Y			PRE-DESIGN P2.3	Designate and communicate VSPZs																
3			PRE-DESIGN C2.4	Engage users and stakeholders	3															
0	0	0	3: SITE DESIGN - WATER		23															
Y			WATER P3.1	Manage precipitation on site																
Y			WATER P3.2	Reduce water use for landscape irrigation																
			WATER C3.3	Manage precipitation beyond baseline	4 to 6															
			WATER C3.4	Reduce outdoor water use	4 to 6															
			WATER C3.5	Design functional stormwater features as amenities	4 to 5															
			WATER C3.6	Restore aquatic ecosystems	4 to 6															
7	0	0	4: SITE DESIGN - SOIL + VEGETATION		40															
Y			SOIL-VEG P4.1	Create and communicate a soil management plan																
Y			SOIL-VEG P4.2	Control and manage invasive plants																
Y			SOIL-VEG P4.3	Use appropriate plants																
			SOIL-VEG C4.4	Conserve healthy soils and appropriate vegetation	4 to 6															
			SOIL-VEG C4.5	Conserve special status vegetation	4															
			SOIL-VEG C4.6	Conserve and use native plants	3 to 6															
			SOIL-VEG C4.7	Conserve and restore native plant communities	4 to 6															
3			SOIL-VEG C4.8	Optimize biomass	1 to 6															
4			SOIL-VEG C4.9	Reduce urban heat island effects	4															
			SOIL-VEG C4.10	Use vegetation to minimize building energy use	1 to 4															
			SOIL-VEG C4.11	Reduce the risk of catastrophic wildfire	4															
0	0	0	5: SITE DESIGN - MATERIALS SELECTION		41															
Y			MATERIALS P5.1	Eliminate the use of wood from threatened tree species																
			MATERIALS C5.2	Maintain on-site structures and paving	2 to 4															
			MATERIALS C5.3	Design for adaptability and disassembly	3 to 4															
			MATERIALS C5.4	Use salvaged materials and plants	3 to 4															
			MATERIALS C5.5	Use recycled content materials	3 to 4															
			MATERIALS C5.6	Use regional materials	3 to 4															
			MATERIALS C5.7	Support responsible extraction of raw materials	1 to 5															
			MATERIALS C5.8	Support transparency and safer chemistry	1 to 5															
			MATERIALS C5.9	Support sustainability in materials manufacturing	5															
			MATERIALS C5.10	Support sustainability in plant production	1 to 5															
0	0	0	6: SITE DESIGN - HUMAN HEALTH + WELL-BEING		30															
Y			HHWB C6.1	Protect and maintain cultural and historic places	2 to 3															
			HHWB C6.2	Provide optimum site accessibility, safety, and wayfinding	2															
			HHWB C6.3	Promote equitable site use	2															
			HHWB C6.4	Support mental restoration	2															
			HHWB C6.5	Support physical activity	2															
			HHWB C6.6	Support social connection	2															
			HHWB C6.7	Provide on-site food production	3 to 4															
			HHWB C6.8	Reduce light pollution	4															
			HHWB C6.9	Encourage fuel efficient and multi-modal transportation	4															
			HHWB C6.10	Minimize exposure to environmental tobacco smoke	1 to 2															
			HHWB C6.11	Support local economy	3															
0	0	0	7: CONSTRUCTION		17															
Y			CONSTRUCTION P7.1	Communicate and verify sustainable construction practices																
Y			CONSTRUCTION P7.2	Control and retain construction pollutants																
Y			CONSTRUCTION P7.3	Restore soils disturbed during construction																
			CONSTRUCTION C7.4	Restore soils disturbed by previous development	3 to 5															
			CONSTRUCTION C7.5	Divert construction and demolition materials from disposal	3 to 4															
			CONSTRUCTION C7.6	Divert reusable vegetation, rocks, and soil from disposal	3 to 4															
			CONSTRUCTION C7.7	Protect air quality during construction	2 to 4															
0	0	0	8: OPERATIONS + MAINTENANCE		22															
Y			O+M P8.1	Plan for sustainable site maintenance																
Y			O+M P8.2	Provide for storage and collection of recyclables																
			O+M C8.3	Recycle organic matter	3 to 5															
			O+M C8.4	Minimize pesticide and fertilizer use	4 to 5															
			O+M C8.5	Reduce outdoor energy consumption	2 to 4															
			O+M C8.6	Use renewable sources for landscape electricity needs	3 to 4															
			O+M C8.7	Protect air quality during landscape maintenance	2 to 4															
0	0	0	9: EDUCATION + PERFORMANCE MONITORING		11															
			EDUCATION C9.1	Promote sustainability awareness and education	3 to 4															
			EDUCATION C9.2	Develop and communicate a case study	3															
			EDUCATION C9.3	Plan to monitor and report site performance	4															
0	0	0	10: INNOVATION OR EXEMPLARY PERFORMANCE		Bonus Points: 9															
			INNOVATION C10.1	Innovation or exemplary performance	3 to 9															
<table border="1"> <thead> <tr> <th>YES</th> <th>?</th> <th>NO</th> <th colspan="2"></th> <th>Total Possible Points:</th> </tr> </thead> <tbody> <tr> <td>19</td> <td>0</td> <td>0</td> <td colspan="2">TOTAL ESTIMATED POINTS</td> <td>200</td> </tr> </tbody> </table>						YES	?	NO			Total Possible Points:	19	0	0	TOTAL ESTIMATED POINTS		200			
YES	?	NO			Total Possible Points:															
19	0	0	TOTAL ESTIMATED POINTS		200															
<table border="1"> <thead> <tr> <th>KEY</th> <th>SITES Certification levels</th> <th>Points</th> </tr> </thead> <tbody> <tr> <td>YES</td> <td>Project confident points are achievable</td> <td>CERTIFIED 70</td> </tr> <tr> <td>?</td> <td>Project striving to achieve points, not 100% confident</td> <td>SILVER 85</td> </tr> <tr> <td>NO</td> <td>Project is unable to achieve these credit points</td> <td>GOLD 100</td> </tr> <tr> <td></td> <td></td> <td>PLATINUM 135</td> </tr> </tbody> </table>						KEY	SITES Certification levels	Points	YES	Project confident points are achievable	CERTIFIED 70	?	Project striving to achieve points, not 100% confident	SILVER 85	NO	Project is unable to achieve these credit points	GOLD 100			PLATINUM 135
KEY	SITES Certification levels	Points																		
YES	Project confident points are achievable	CERTIFIED 70																		
?	Project striving to achieve points, not 100% confident	SILVER 85																		
NO	Project is unable to achieve these credit points	GOLD 100																		
		PLATINUM 135																		

11/2/2016

Page 6 of 6
Copyright © 2014



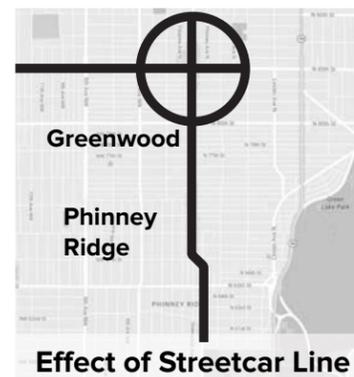
Greenwood Phinney History

Cultural History

- In 1906, a new streetcar transports passengers from downtown Fremont up the hill to Phinney Ridge.
- A commercial district developed along the streetcar tracks in a linear fashion.
- In 1909, the Phinney Streetcar Line terminus was extended to N 85th St to meet the east-west streetcar line and the Greenwood commercial center developed in a non-linear fashion.
- By the 1940's, Greenwood was a thriving neighborhood with a commercial core including a Seattle Public Library.

Natural History

- Site located on northeast side of glacial drumlin.
- The crest of N-S Phinney Ridge is half a block west of the park site.
- Site drains to east toward Greenlake, and is part of the Ship Canal Watershed.



November 1954 - Looking North on Greenwood Ave N and N 80th



Neighborhood Character

“PhinneyWood”

- Phinney Ridge is characterized by its linear business district
- Greenwood is centered around the intersection of N 85th St and Greenwood
- Another hub of activity is the Greenwood Public Library which is located directly across the street from the project site.
- Adjacent to the business districts, the neighborhood is primarily single family homes on tree-lined streets.

One interesting thing to note:

When you ask a resident of Phinney Ridge or Greenwood to tell you where Phinney Ridge ends and Greenwood begins, they struggle to do so.

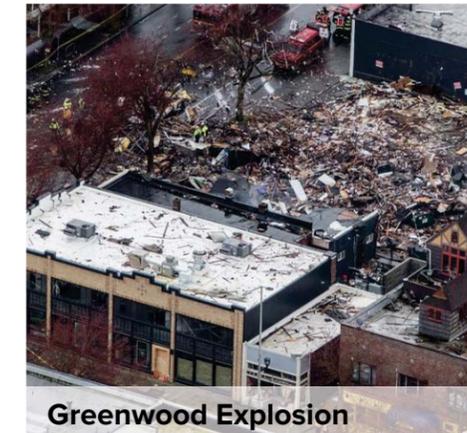
This duality and blending of neighborhood charm can be represented in this park.

CIVIC



Greenwood Public Library

COMMUNITY CATALYST

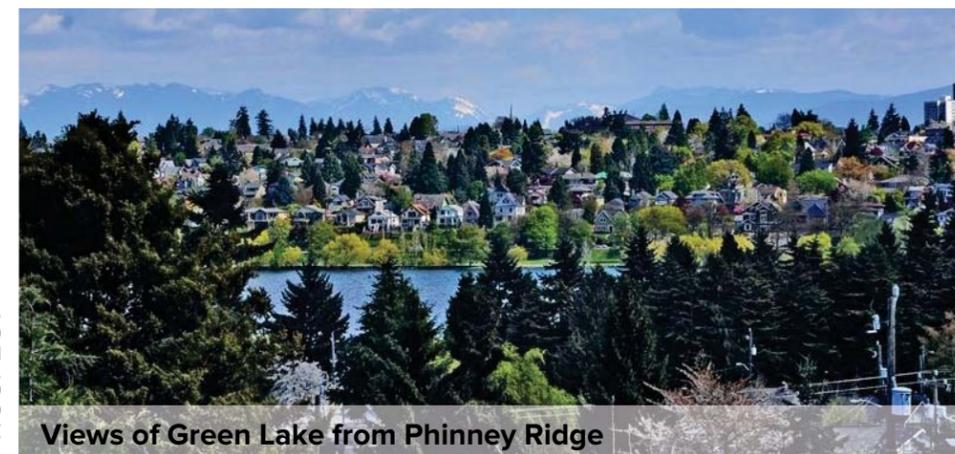


Greenwood Explosion

ADJACENT BUSINESS DISTRICT

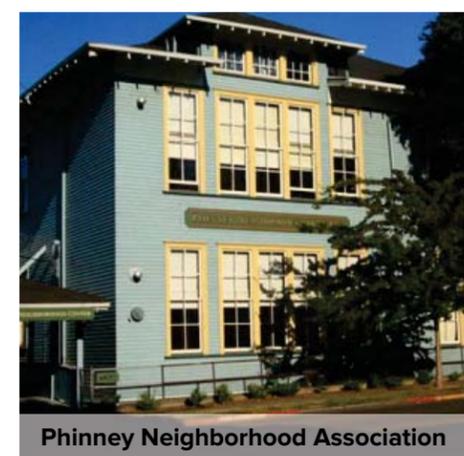


Phinney Ridge Shopping District



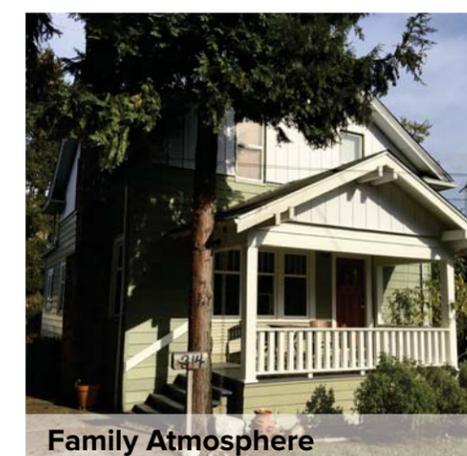
Views of Green Lake from Phinney Ridge

PROSPECT



Phinney Neighborhood Association

ACTIVE COMMUNITY



Family Atmosphere

SINGLE FAMILY HOMES



Downtown Greenwood

WALKING COMMERCIAL CORE



Road Hierarchy: Cars, Buses, Bikes

- The park site is located on Greenwood Avenue North, a minor arterial serviced by bus lines.
- A cycle track is planned for Greenwood Avenue North but is not currently funded.

ROAD HIERARCHY



Source: https://wagda.lib.washington.edu/data/geography/wa_cities/seattle/index.html#neighborhood

North
not to scale



**CASCADE
DESIGN
COLLABORATIVE**

Greenwood Phinney Landbanked Site

Zoning and Current Land Use

NC2: The Neighborhood Commercial 2

- moderately-sized pedestrian-oriented shopping area that provides a full range of retail and services to the surrounding neighborhood.

P: The Pedestrian Designated Zone

- pedestrian-oriented retail shopping district where non-auto modes of transportation, both to and within the district, are strongly favored.
- Surface parking is prohibited adjacent to the street, and vehicular access to buildings are from the side streets or a 2-way curb cut on the pedestrian street.

40: 40 foot Height Limit for Buildings

Landscape Requirements

- Landscaping is required to achieve a Green Factor score of 0.30 or higher. Credit is awarded for planting areas, green roofs, vegetated walls, permeable paving, and other features.
- Planting strips and street trees are required.

Current Land Use

- The park site is adjacent to a range of current land uses, including businesses, housing, mixed use buildings, and the public library.
- Single family homes flank the Greenwood Avenue Neighborhood



Source: 1. Seattle Department of Construction & Inspections Zoning Map Books. Jan 14, 2016.



North

not to scale

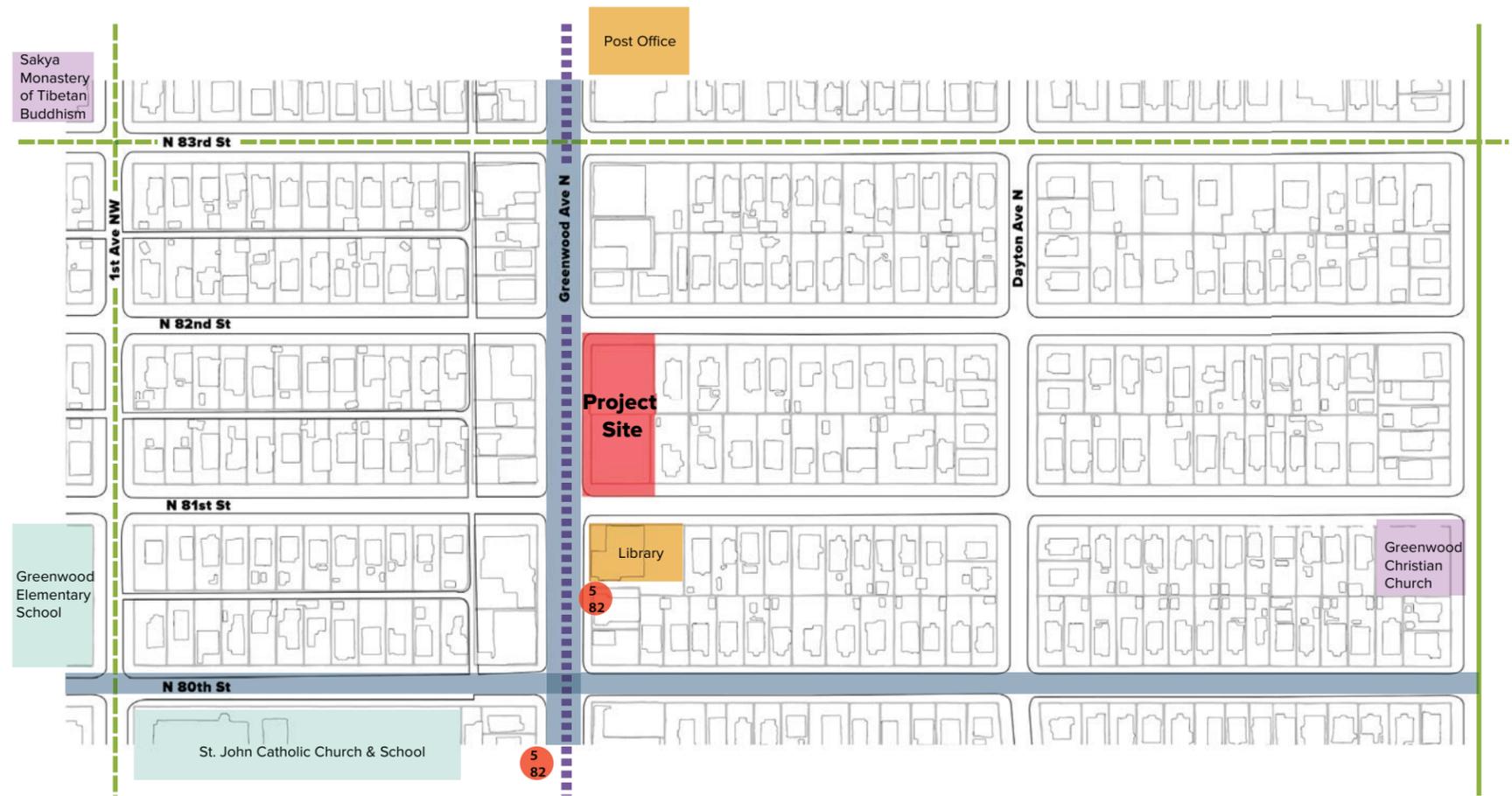


Area Context: Civic Infrastructure

- Located between the library and the post office, the park will add another civic space to Greenwood Avenue.
- The future cycle track will likely bring more bicycle riders to the park.
- Two proposed neighborhood greenways are located a block away to the north and the west.

Legend

- Schools
- Churches
- Government
- Bus Stop
- Minor Arterial
- Proposed Neighborhood Greenway
- Existing Neighborhood Greenway
- Proposed Cycle Track (Bicycle Master Plan)



Sources: 1. Seattle Arterial Classifications Planning Map (2003) 2. Bike Master Plan NW Sector 3. Google Maps

▲
North
not to scale

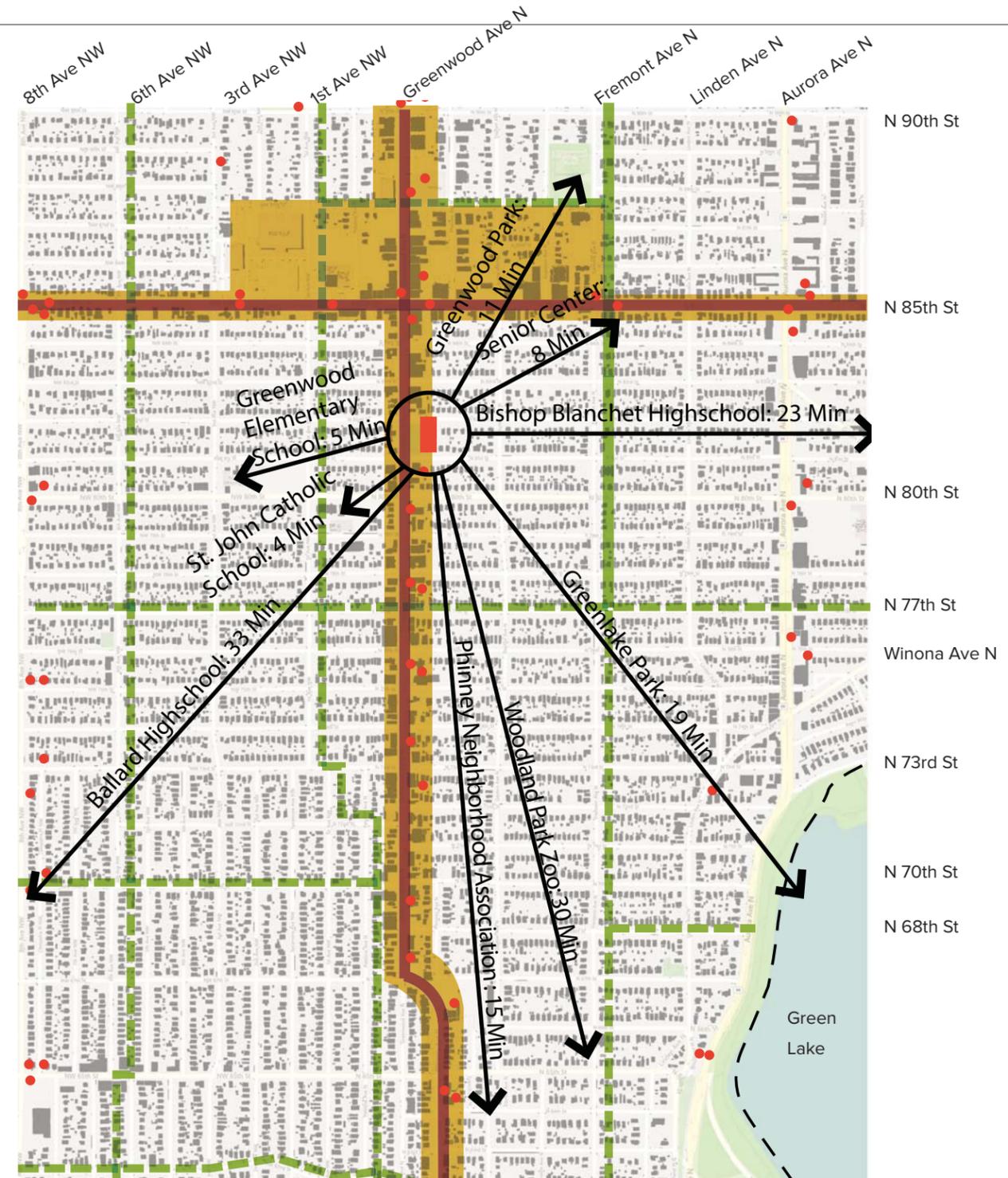


Pedestrian Circulation

- Located on a retail corridor, the site has frequent passersby on Greenwood.
- The adjacent Seattle Public Library draws many pedestrian visitors during the day and early evening.
- Families living east of the park pass the park site on the way to the two nearby grade schools to the west.
- The closest park is an 8 minute walk away, although school playgrounds are a 4-5 minute walk away.
- This park will likely be accessed primarily by local pedestrians.

PEDESTRIAN CIRCULATION

-  Proposed Neighborhood Greenway
-  Existing Neighborhood Greenway
-  Retail Corridor
-  Bus Stops
-  Pedestrian Neighborhood Attractions



Source: https://wagda.lib.washington.edu/data/geography/wa_cities/seattle/index.html#neighborhood

North
not to scale



**CASCADE
DESIGN
COLLABORATIVE**

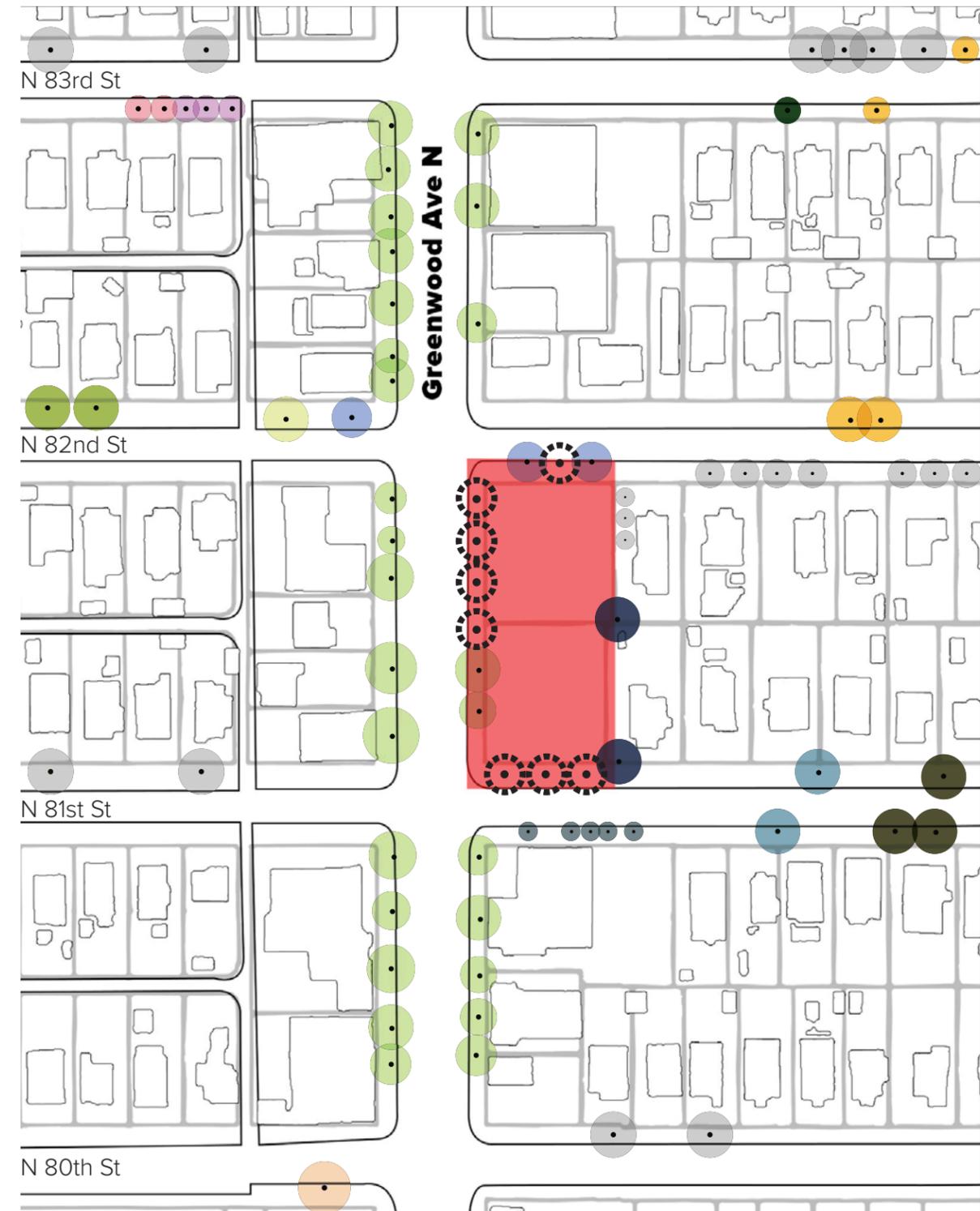
Greenwood Phinney Landbanked Site

Trees

- A single species of trees, European green beech, line Greenwood Ave N, while a variety of trees line the east-west streets reflecting the preferences of adjacent residents.
- Two healthy beech trees are on site, and there is room for 4 more if spaced 30' on center.
- New street trees could be beeches to blend in with the street, or another species to draw attention to the park.
- Two Japanese maple on North 82nd Street will be limbed up to allow for increased visibility. SDOT has requested another Japanese maple between the existing trees.
- No street trees are on site on N 81st street. There could be 3 or 4 new street trees added on site. The trees across the street at the Greenwood Library are Mountain Ash.
- There are 2 large Doug fir trees and 3 deciduous trees on the adjacent neighbor's property on 81st Street that will help in screening the park for privacy.

TREE SPECIES

 American Ash	 Flowering Dogwood	 Sugar Maple
 Callery Pear	 Japanese Maple	 Western Hemlock
 Cherry Plum	 Mountain Ash	 Western Red
 Douglas Fir	 Oregon Ash	 Proposed Site Trees
 European Beech	 Purple-Leafed Plum	 Unknown Trees

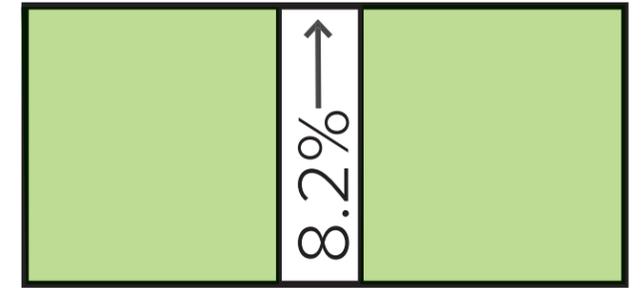
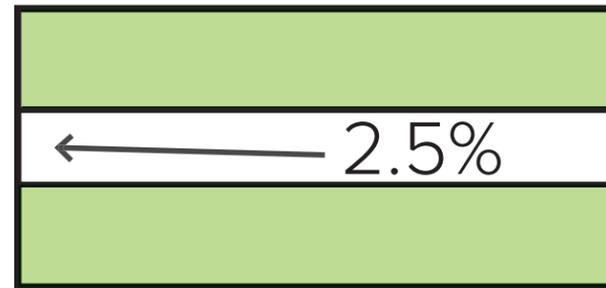
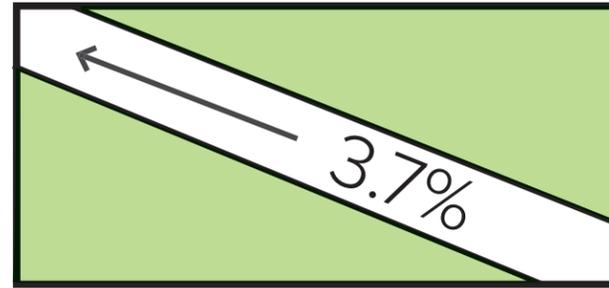
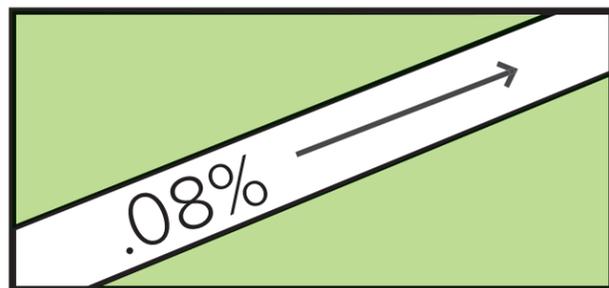


Slope Analysis with Natural Grade

- The built grade is currently different than the natural grade due to existing retaining walls.
- The natural grade from highpoint on the Southwest corner to low point on the Northeast corner is a difference of 12 feet.
- With the natural grade, a 6' adult standing in the middle of the site would have their eyes level with the street.
- The steepness of the site offers challenges for universal access through the site, and the location of pathways makes a big difference in the slope analysis diagrams.



SLOPE ANALYSIS DIAGRAMS



Existing Utilities and Stormwater Requirements

Site in a combined sewer basin

Sewer and drainage now goes to combined main in Greenwood Ave N and to N 82nd St.

Water quality treatment is not required.

Stormwater Requirements

On-site work and work in the right-of-way (ROW) are separate in determining the area of new/replaced impervious surface.

On site

The impervious surface threshold for providing flow control (detention) in a non-capacity constrained combined sewer basin is 10,000 SF of new/replaced impervious surface.

On site Stormwater Management (formerly GSI) is required for projects with 1,500 SF or more of new/replaced impervious surface.

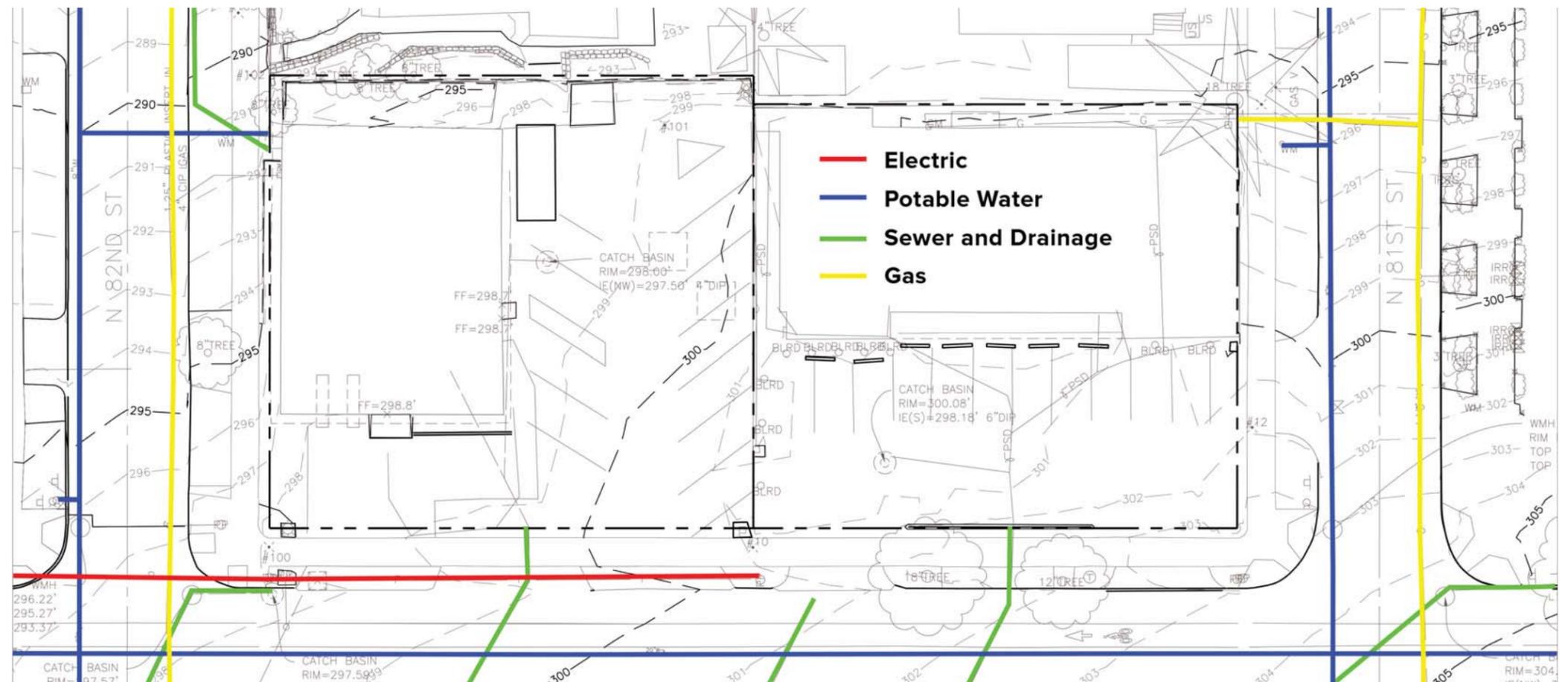
Infiltration testing is required by the City.

Right-of-Way areas

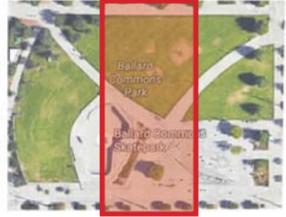
On site Stormwater Management is required for over 2,000 SF of new/plus replaced impervious surface, which is more than anticipated for this project.

Possible On site Stormwater Management Facilities

- Dispersion (if adequate flow path is available)
- Infiltration facilities (if site infiltrates)
- Rain Garden/Bioretention (either infiltrating or non infiltrating)
- Pervious pavement (either as a facility – infiltrating or as a surface – non infiltrating)
- New trees
- Soil Amendments



Park Size Compared to Local Parks

Landbanked Site	6th Ave NW Pocket Park	Ballard Commons Park	Greenwood Park	Sandel Park
				
<p>Site is approximately 24,000 SF.</p>	<p>Landbanked Site is 2X's Size This Park is approximately 12,000 SF.</p>	<p>Landbanked Site is 1/3 Size This Park is approximately 172,000 SF.</p>	<p>Landbanked Site is 1/5 Size This Park is approximately 120,000 SF.</p>	<p>Landbanked Site is 1/8 Size This Park is approximately 180,000 SF.</p>



**CASCADE
DESIGN
COLLABORATIVE**

Greenwood Phinney Landbanked Site

Experience of Park Scale

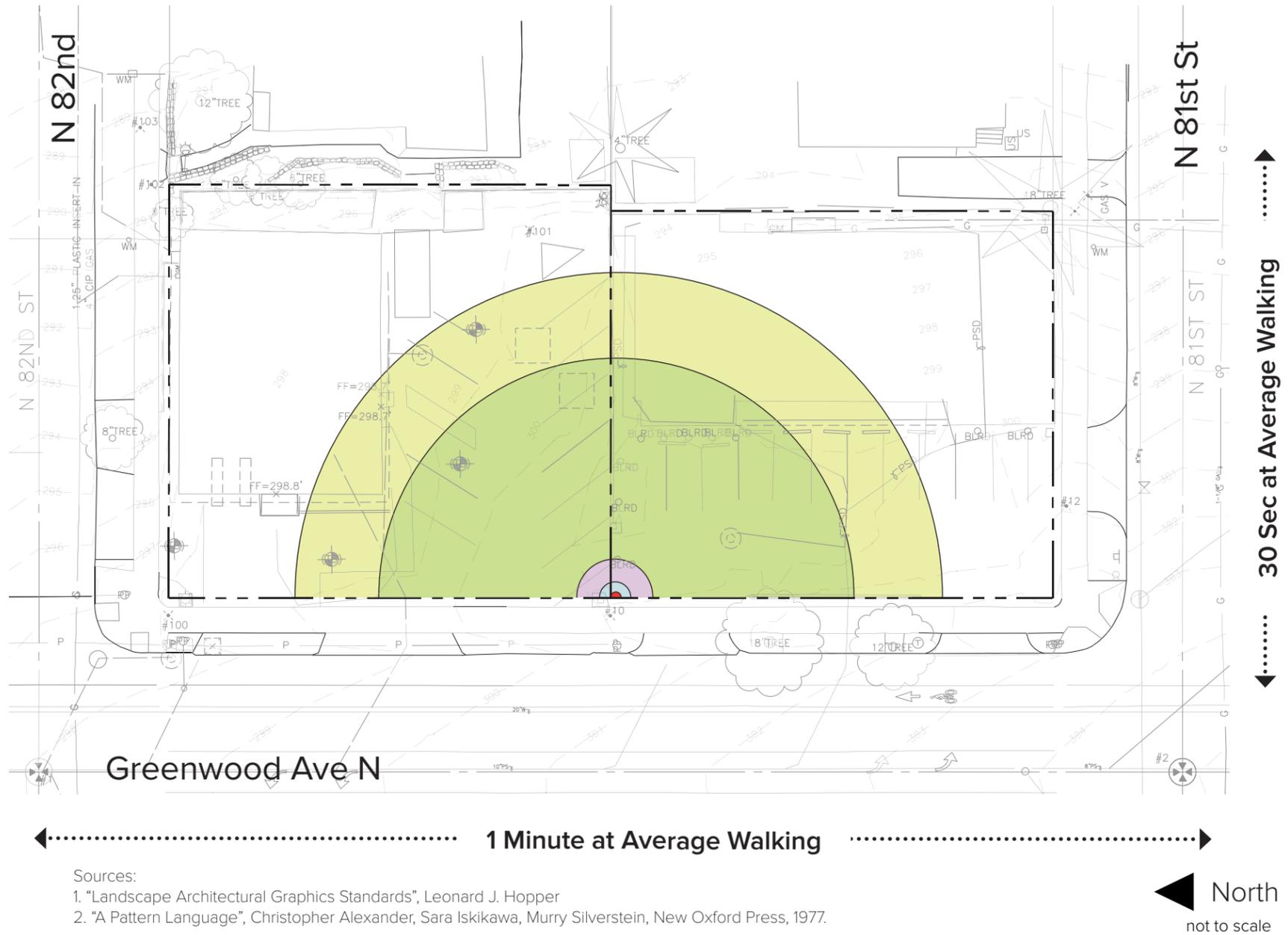
Defensible Space

When designed form reinforces meaning for the user, and where boundary and ownership are visible in public space.

Space Typologies

The park is large enough to accommodate a variety of social spaces from the personal and social to the public.

- Intimate Space (6"-18")**
 Where family, small children and friends are allowed to enter.
- Personal Space (18"-4')**
 A protected area where strangers are not welcome.
- Social Space (4'-12')**
 The space in which most public interactions occur. Speech and expression are clear and communications are efficient and accurate.
- Public Distance (12'+)**
 It is not considered rude to ignore someone, and it does not allow for easy interaction.
- Far Public Distance (75'-100')**
 Loud voices can't be understood, and clear facial recognition is not possible.

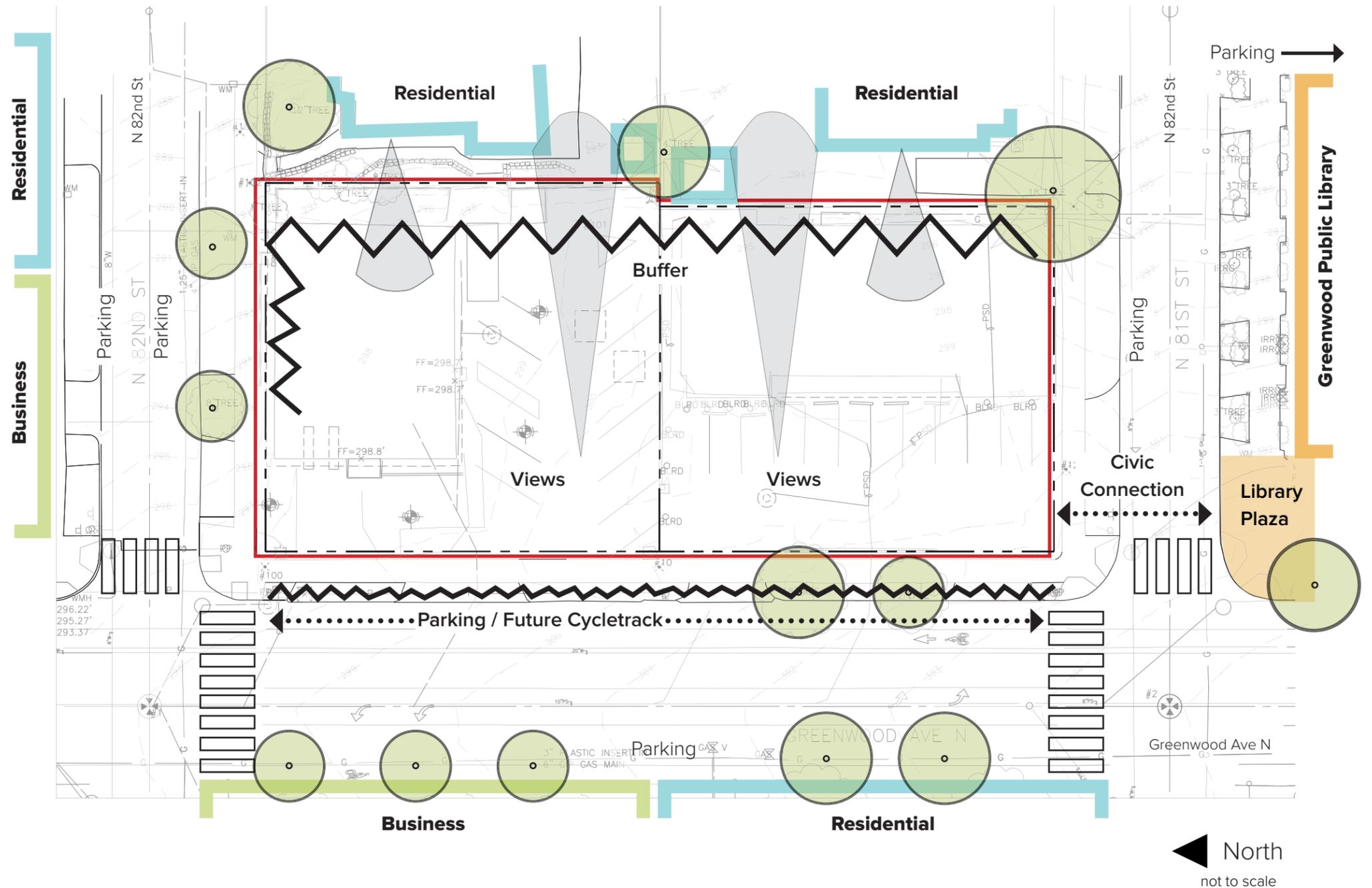


Photos: Adjacent Blocks



Site Context: Adjacencies

- A visual buffer will be needed on the east to maintain the privacy for adjacent residences.
- Existing trees on neighboring properties anchor the site and provide vertical accents to the sloping site providing a sense of containment.
- Near the center of the block, a peek-a-boo view to the east gives a sense of the green lake basin and the hills and mountains rising in the distance.
- The Library to south, with its entry plaza on the corner, encourages a civic connection between the two public facilities.
- Greenwood Ave N to the west offers “eyes on the street” for park surveillance, but a buffer to traffic is needed to safely separate park activity from traffic, especially for children playing in the park.
- The business and residence to the north and west will likely be built to the full potential of the zoning. Ground floor businesses or restaurants may offer amenities to park visitors.





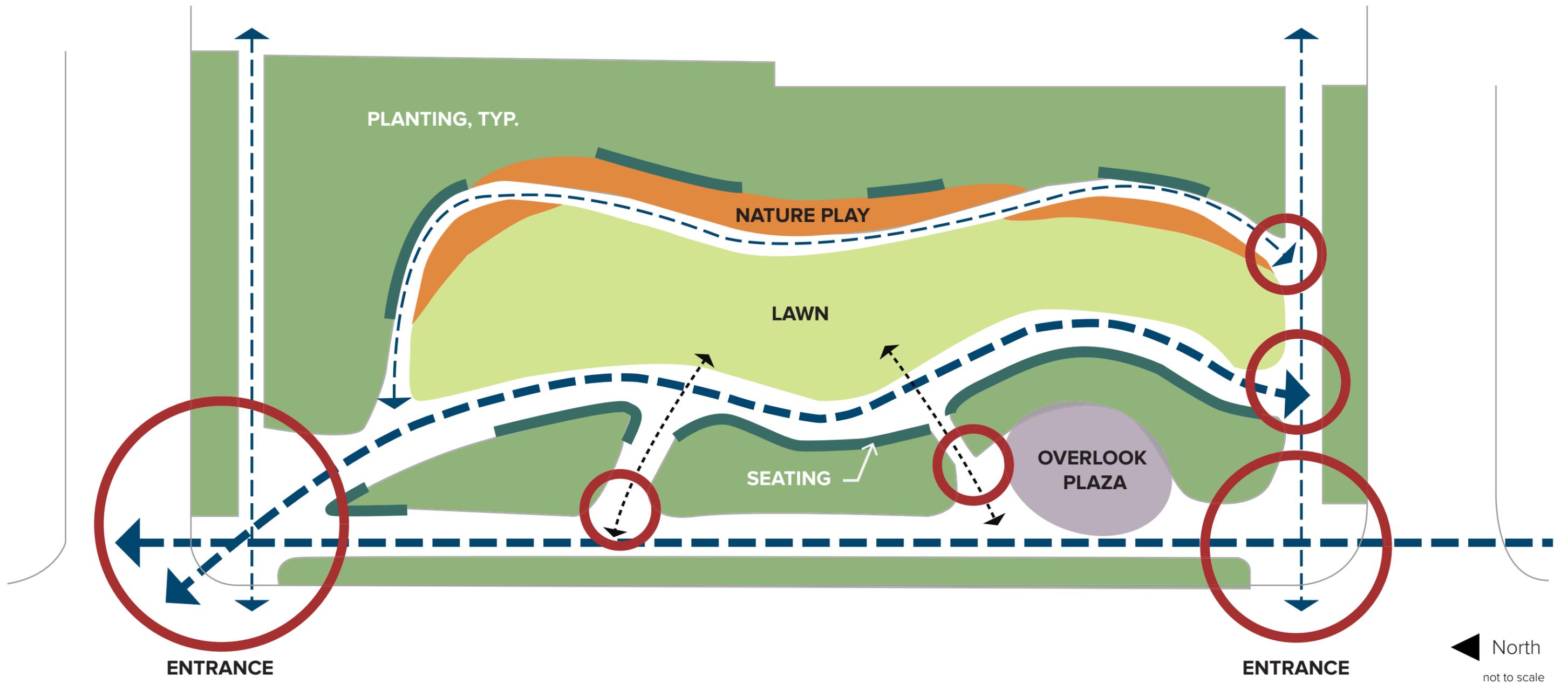
Concept Design Alternatives



**CASCADE
DESIGN
COLLABORATIVE**

Greenwood Phinney Landbanked Site

Concept Design - Option 1



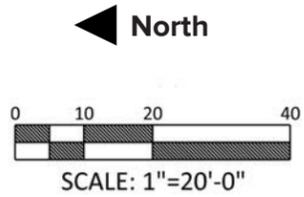
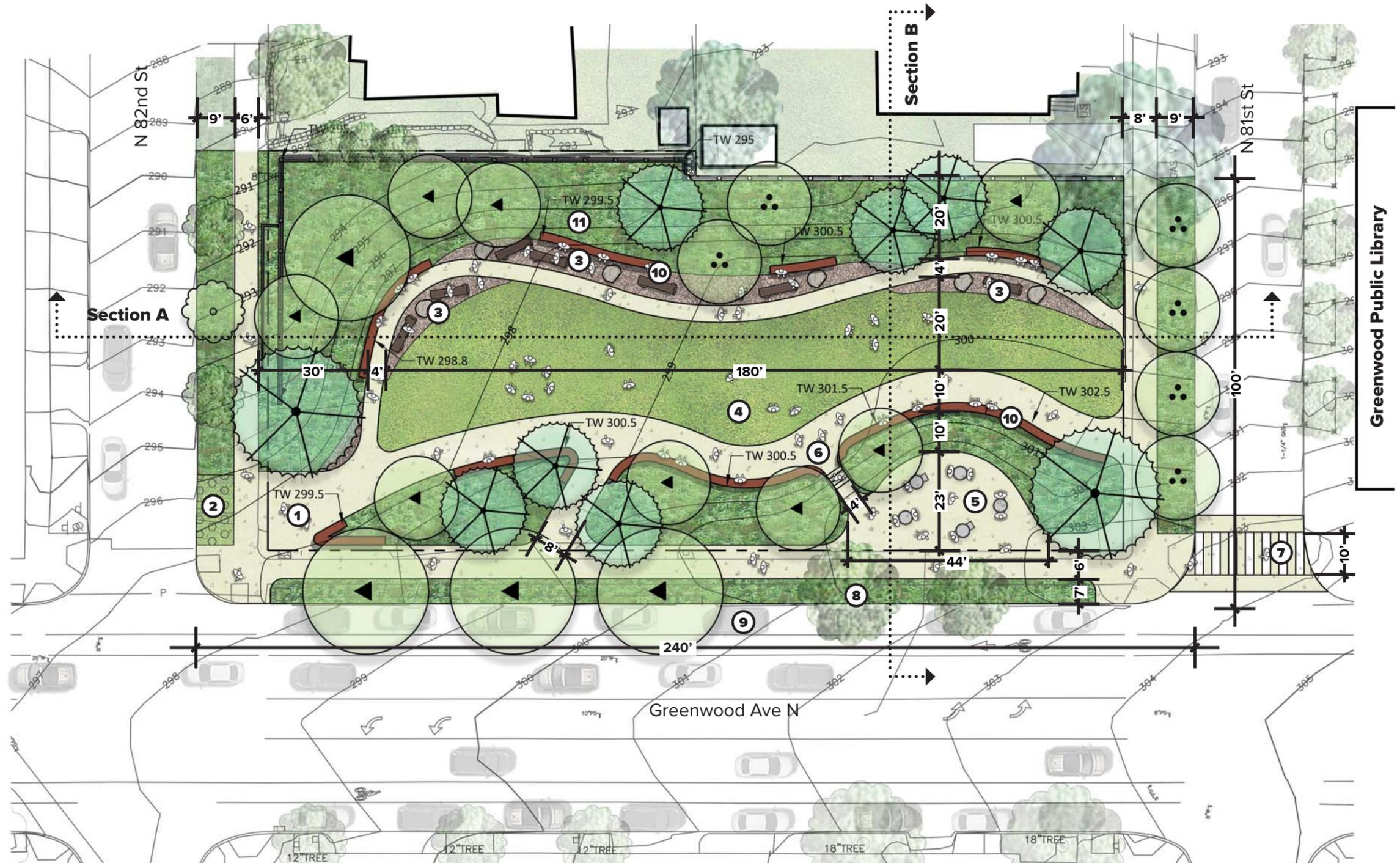
**CASCADE
DESIGN
COLLABORATIVE**

Greenwood Phinney Landbanked Site

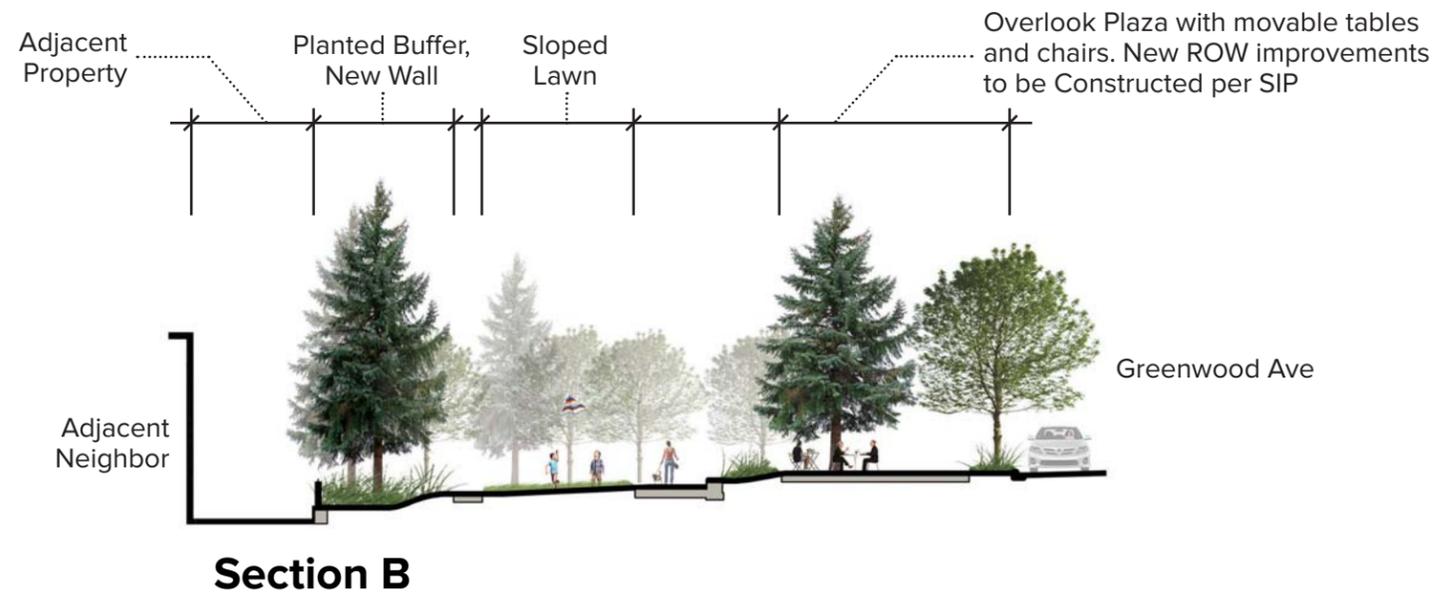
Concept Design - Option 1 Illustrative

Legend

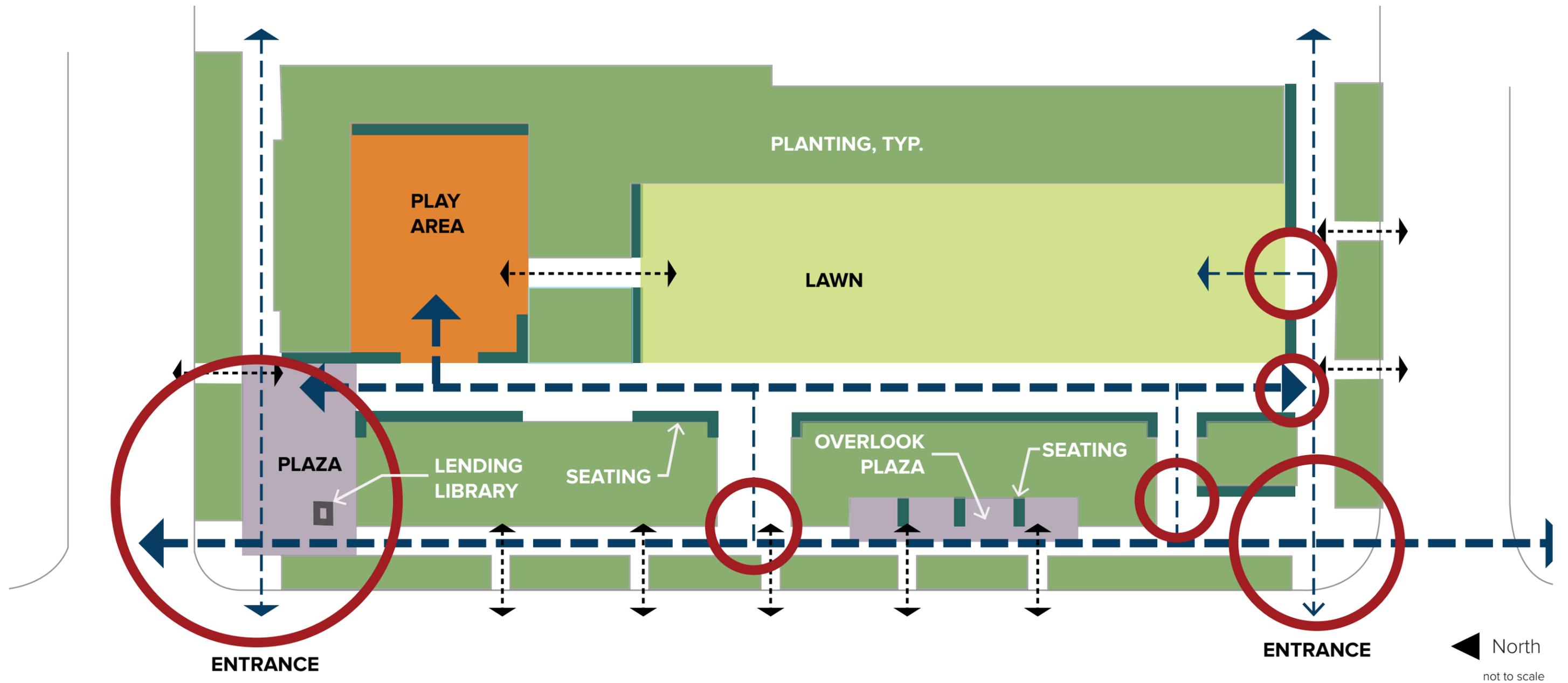
- ① Entry
- ② Maintenance Driveway w/
Reinforced Turf
- ③ Meandering Nature Play Area
- ④ Gently Sloping Lawn
- ⑤ Seating Area Overlook w/
Movable Furniture
- ⑥ Steps Down to Park
- ⑦ Raised Crosswalk
- ⑧ Street Trees (Maintain Existing)
+ New Buffer Planting
- ⑨ Parallel Parking
- ⑩ Curvilinear Seat Walls
- ⑪ Planted Buffer



Conceptual Sections - Option 1



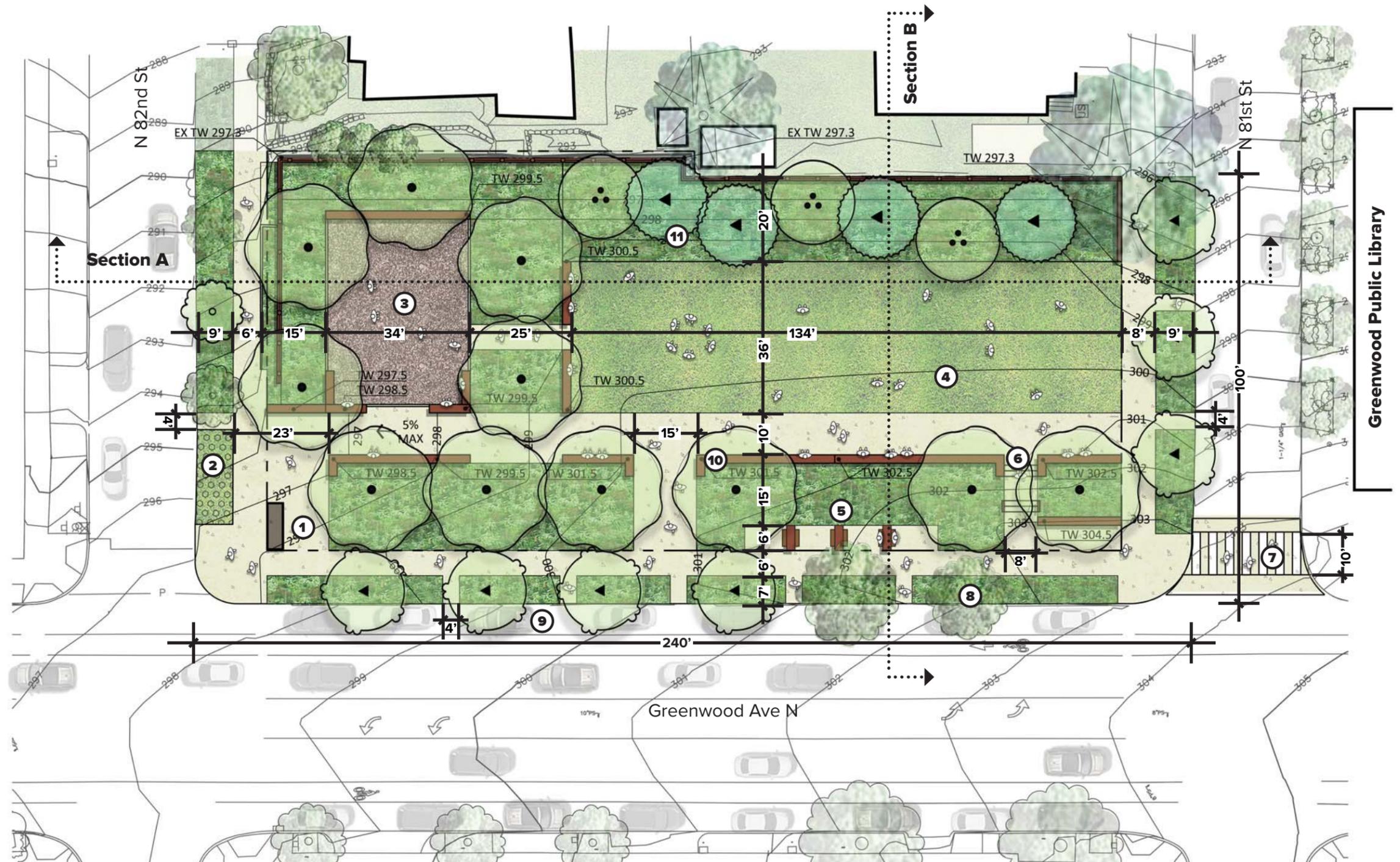
Concept Design - Option 2



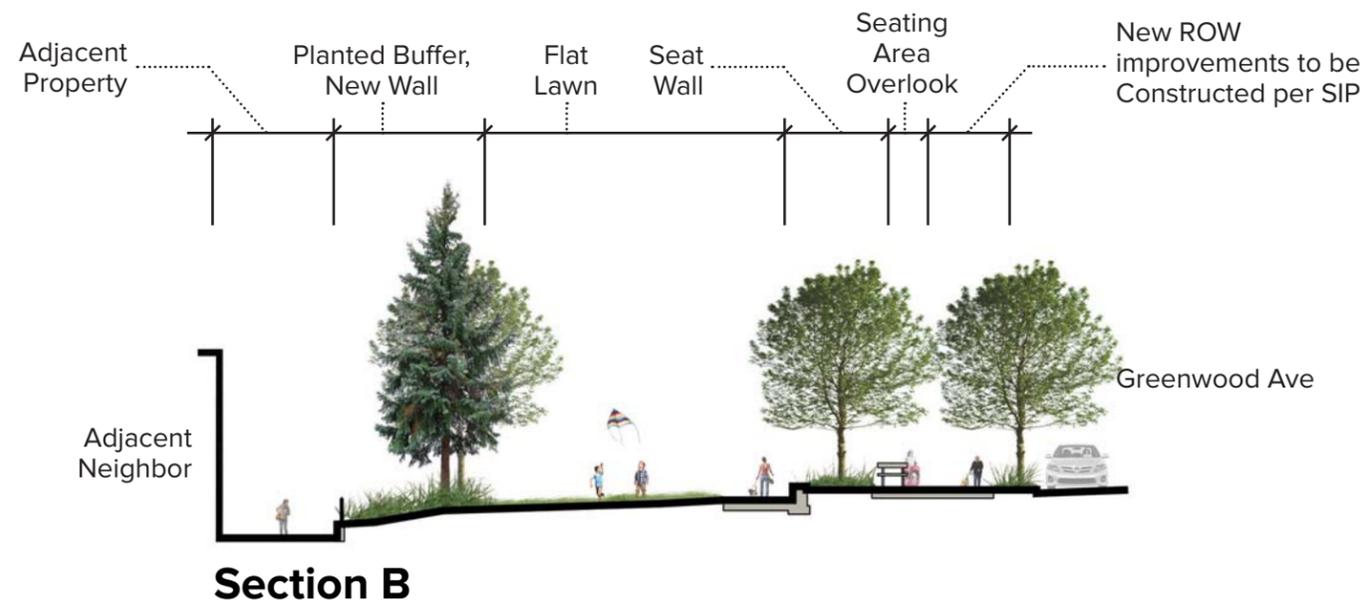
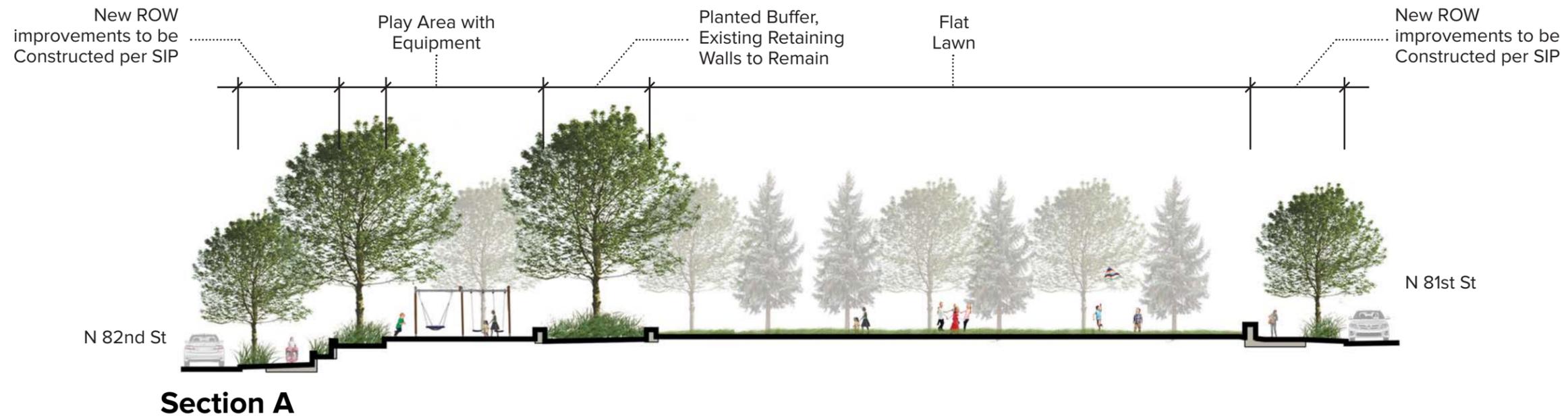
Concept Design - Option 2 Illustrative

Legend

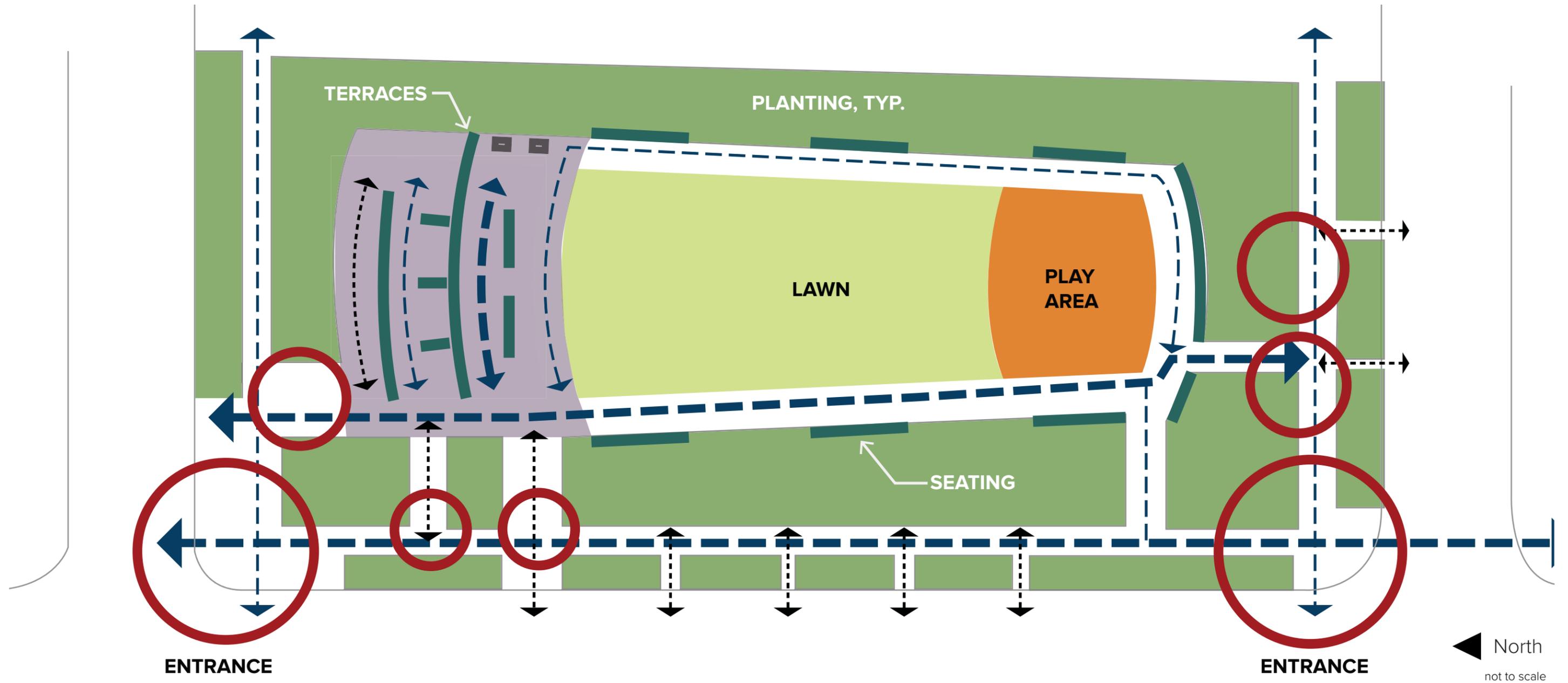
- ① Public Plaza Space w/
Community Lending Library
- Maintenance Driveway
- ③ Play Area w/ Equipment
- ④ Lawn
- ⑤ Seating Area Overlook w/
Fixed Tables
- ⑥ Steps Down to Lawn
- ⑦ Raised Crosswalk
- ⑧ Street Trees (Maintain Existing)
+ New Buffer Planting
- ⑨ Parallel Parking
- ⑩ Seat Walls
- ⑪ Planted Buffer



Conceptual Sections - Option 2



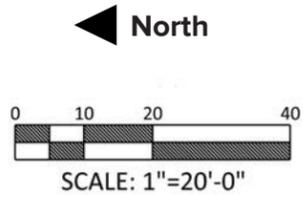
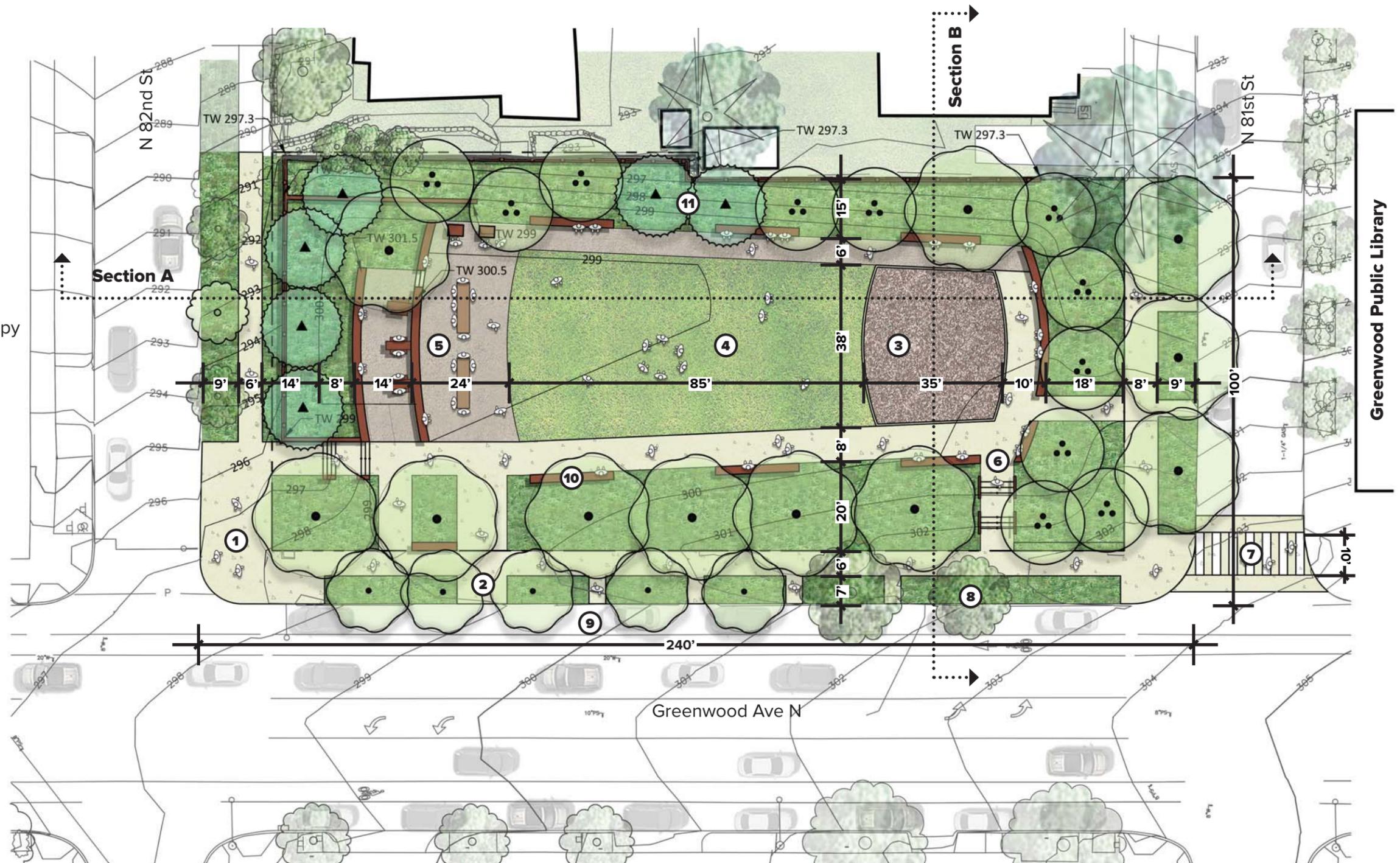
Concept Design - Option 3



Concept Design - Option 3 Illustrative

Legend

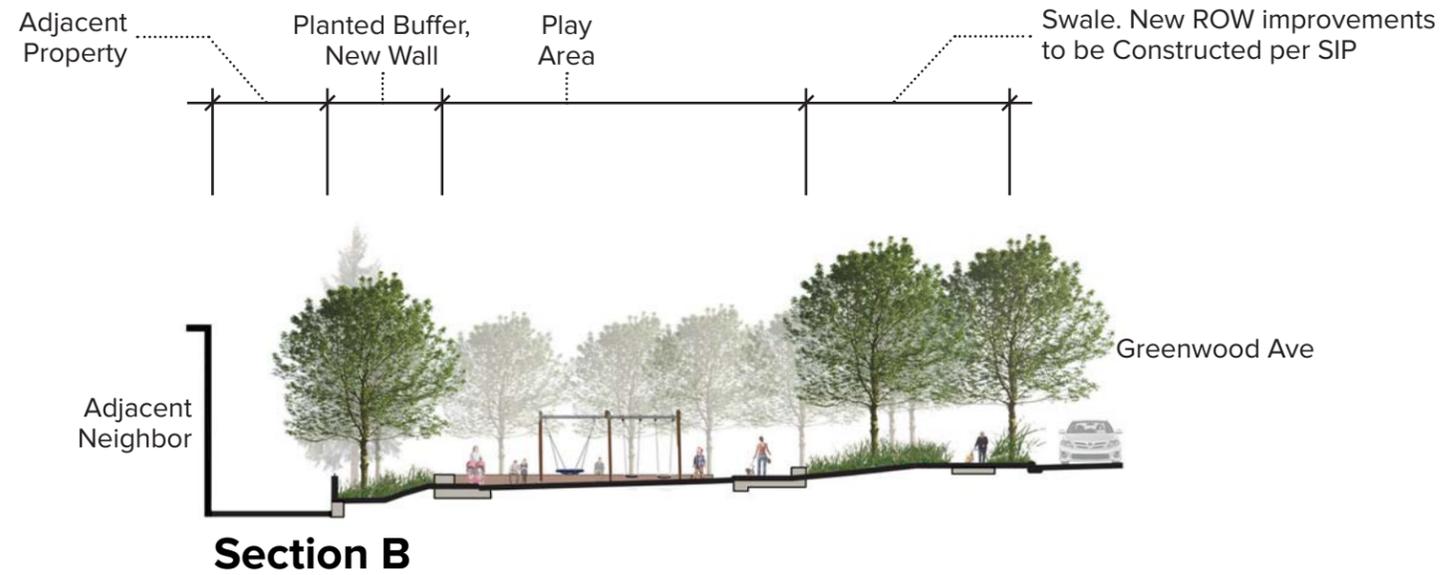
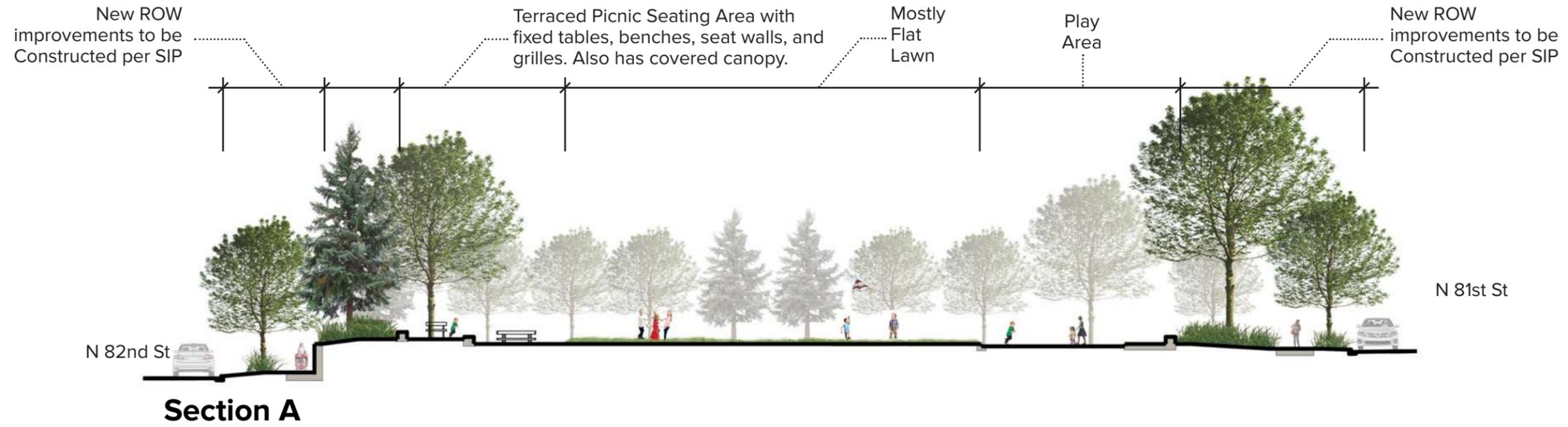
- ① Entry Space
- ② Maintenance Driveway
- ③ Play Area w/ Equipment
- ④ Flat Lawn
- ⑤ Terraced Picnic Seating Area w/ Tables + Grilles, Covered w/ Canopy
- ⑥ Steps Down to Park
- ⑦ Raised Crosswalk
- ⑧ Street Trees (Maintain Existing) + New Buffer Planting
- ⑨ Parallel Parking
- ⑩ Seat Walls
- ⑪ Planted Buffer



**CASCADE
DESIGN
COLLABORATIVE**

Greenwood Phinney Landbanked Site

Conceptual Sections - Option 3



3 Concepts at a Glance

Option 1



- Curvilinear forms create a more traditional park form with a naturalistic feel in contrast to the orthogonal surroundings.
- Sculpted, sloped planting beds between the sidewalk and the park create a spatial separation for the gently sloping lawn and play area for a more level pathway through the park. The eastern buffer planting follows the pattern of the natural grade, resulting in lower retaining walls.
- Natural play trail meanders along the eastern edge of the site among native plantings and seating.
- The street-side overlook with movable tables and chairs offers a convenient spot to linger, read, enjoy views into the park, and meet your neighbors.
- Seating surrounds the central lawn at the edges of the path, lawn and nature play area.
- Within the park, native plant species offer an open space which reflects the original Pacific Northwest lowland forest. The lawn could be an eco-turf.

Option 2



- The orthogonal design
- The planting areas at the sidewalk follow the exiting slope of the street, and a steeper accessible entry from the north leads to a more level lawn and seating area to accommodate community gatherings. The play area occupies a higher position with a sloped accessible path down to the lawn.
- Play area is separated from other areas by planting beds and seat walls, and contained with seatwalls and guardrails integrated into the surrounding planting areas.
- Stationary tables with seating on the sidewalk provide views of the park, and a bench near the library crossing accommodates passerby from multiple directions. A lending library at the northwest corner allows the community to donate materials for common use.
- Seating is offered throughout the park at the edges of the path, lawn and play area. Gathering occurs in distinct outdoor “rooms” at centered around play and the lawn.
- Within the park, planting is a combination of native and adaptive species that are drought tolerant.

Option 3



- Straight seat walls create a more geometric feel
- A terraced approach to grading in the north features stairs on the main path and universal access to 2 of the 3 terraces, lawn, play area and seating. Grading allows a small bioretention area in the southeast buffer planting.
- Play area is highly visible and integrated into the open lawn area but is separated from the street by seat walls and planting beds.
- Benches along the sidewalk provide resting spots along the street, but most seating and gathering areas are within the park itself.
- The terraces, with seatwalls, tables with benches, and a two long community tables with movable chairs concentrate gathering on an amphitheater-like space overlooking the lawn and play area. A canopy accommodates year-round use.
- Within the park, planting is a combination of native and adaptive species that are drought tolerant.

Next Steps: Development of Preferred Alternative

From Proview

- Programming of activities on site will be important.
- ADA access- look at changing proposed stair to ramps to increase universal access.
- Consider taller walls along property line to flatten out site for more usable space and safer eastern edge.
- Porous Pavement must be a minimum of 8' wide.
- Consider reusable picnic spaces within park.

From Public

- Nature play preferred, and if play structure, climbing is preferred activity.
- Curvilinear design preferred.
- Larger plaza gathering area preferred.

From Immediate Neighbors

- Walls preferred for privacy and grade separation at property line.
- Residential-style wood fence preferred on top of walls.





Discussion



**CASCADE
DESIGN
COLLABORATIVE**

Greenwood Phinney Landbanked Site