

Greenwood Phinney Landbanked Site

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Commissioners Present

Shannon Loew, Chair
Ross Tilghman, Vice Chair
Brodie Bain
Lee Copeland
Ben de Rubertis
Thaddeus Egging
Laura Haddad
Jescelle Major
John Savo

Commissioners Excused

Rachel Gleeson

Project Description

The project site is located along Greenwood Ave N in the Greenwood Phinney Neighborhood. The site is located within a retail corridor (zoned Neighborhood Commercial 2) and abuts single family zoned properties to east. The project is one of 14 landbanked sites acquired by Seattle Parks and Recreation (SPR) to provide additional open space in neighborhoods throughout the city. The original plan included development on one parcel located at the northeast corner of Greenwood Ave N and N 81st St. An updated plan includes an additional parcel, which is located north of the original parcel at the southeast corner of Greenwood Ave N and N 82nd St. While both parcels will be designed to concept level, only the south parcel has received full funding. The south parcel will be designed and constructed by the end of 2017, while the north parcel will be "lightly developed" to create a usable space. The north parcel will be fully developed once funding is secured.

Meeting Summary

This was the Seattle Design Commission's (SDC) first review of the Greenwood Phinney Landbanked Site. The purpose of this meeting was to review the concept design phase for the project. After the presentation and discussion, the SDC voted, 9-0, to approve the concept design phase for the Greenwood Phinney Landbanked Site with several recommendations.

Recusals and Disclosures

There were no recusals or disclosures

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

Type

CIP

Phase

Concept Design

Previous Reviews

None

Project Team Present

Lisa Corry

Cascade Design Collaborative

David Bader

Cascade Design Collaborative

Katie Bang

Seattle Parks and Recreation

Attendees

Joanna D'Asapo

Friends of Library Park

Larry Jost

Friends of Library Park

Summary of Presentation

Katie Bang, of Seattle Parks and Recreation (SPR), and Lisa Corry and David Bader, of Cascade Design Collaborative, presented the concept design for the Greenwood Phinney Landbanked Site. The original project proposal included development on one, 12,000 square foot (sf) parcel (south parcel) as well as street improvements to Greenwood Ave N and N 81st St. Recently, SPR has acquired the parcel (north parcel) immediately to the north of the original park site. An updated project plan was created to include development on the additional parcel as well as additional street improvements along Greenwood Ave N and N 82nd St. Seattle Department of Transportation is funding a raised crosswalk crossing N 81st St at the intersection of Greenwood Ave N and 81st St, which will connect the park with the existing Greenwood Library.



Figure 1: Site context map

The total construction budget for the project is \$1,073,285 and will be split into two phases. Phase I is fully funded and will include the full development of the south parcel and light development on the north parcel. Construction on phase I should be completed by the end of 2017. Phase II, which includes the full development of the north parcel, is not fully funded and will be constructed once funding is secured.

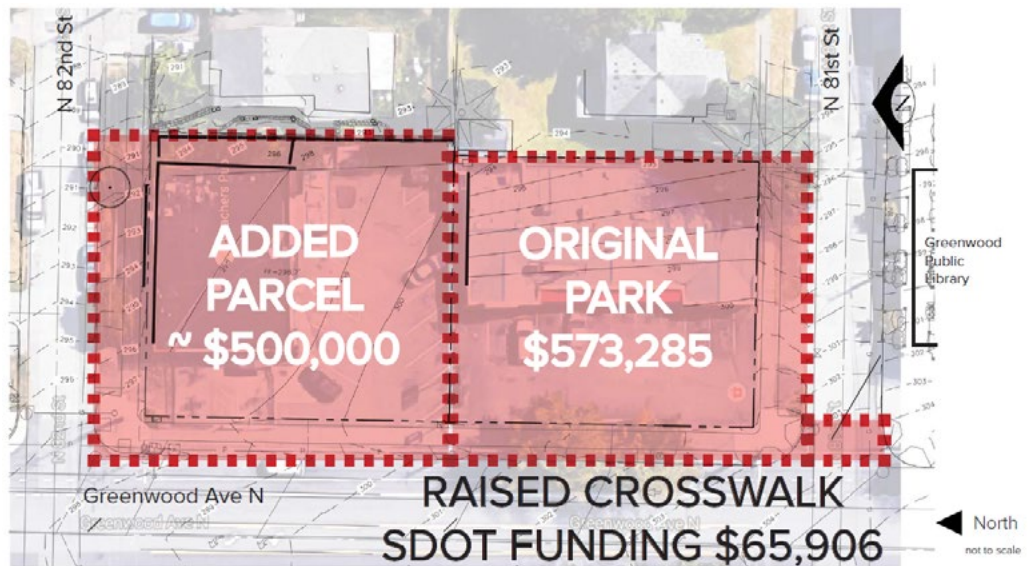


Figure 2: Original park parcel and added parcel location

The project site is located along a commercial corridor and is adjacent to a proposed cycle track along Greenwood Ave. The existing site includes four trees and is connected to a combined sewer basin at the northeast corner of the site. The project is required to include on site stormwater management.

Public outreach for the project included two public meetings as well as several online surveys, phone conversations, and emails. The project team reached out to several local community groups and news outlets to help ensure that the entire community was represented during the planning and design process. Feedback from the public was robust, with over 500 survey responses received. The development team also presented information on how the project complies with the commission's November 2016 policy on equity in the design of public space.

The presentation included three concept design alternatives. Each concept included a central lawn area, overlook plaza, play area, seating, and mature vegetation to screen adjacent single family properties located east of the project site, while differing in program layout and circulation design. Each concept also included concepts to link the park to the Greenwood Library, located across N 81st. Two main entrances will be located at the corners of Greenwood Ave N and N 82nd St and Greenwood Ave N and N 81st St as well as secondary entrances along Greenwood Ave N and N 81st St.

Agency Comments

None

Public Comments

Joanna D'Asapo, Friends of Library Park, stated that the



Figure 3: Proposed concept design alternatives option 1(top), option 2(middle) and option 3 (bottom)

friends group has meets weekly and hopes to continue to represent the community during the planning and design process. Ms. D'Asapo said the friends group just held a meeting at the Greenwood Senior Center to review the three concepts in small group format. Ms. D'Asapo then stated that community members favored the first design concept and strongly supported the idea of incorporating rain gardens or other green stormwater infrastructure within the park design.

Larry Jost, with Friends of Library Park, stated that during the community meeting held at Greenwood Senior Center, groups desired to see elements such as multi-use spaces, opportunities for play and recreation, safety, active ecological areas, and easy access to surrounding public facilities incorporated into the park design. Mr. Jost also suggested the park should include programmable space for a wide variety of events, both large and small, as well as areas for respite.

Summary of Discussion

The Commission organized its discussion around the following issues:

- Edges and context
- Outreach, community, equity
- Program and circulation
- Concept options
- Sustainability

Edges and context

The SDC stressed the importance of the connection between the library and the park. Commissioners appreciated the first two concept alternatives for providing a visual connection between the library entrance and proposed open space. Commissioners had differing opinions regarding the sidewalk and proposed pathway along the western edge of the park. Some Commissioners recommended combining the sidewalk and proposed pathway, while others encouraged the design team to incorporate pathways and small gathering spaces along the edge of the park, which would allow pedestrians to decide whether they want to walk through or around the park.

Outreach, community, and equity

The SDC was impressed by the level of outreach from the project team and feedback provided by community members. While feedback generally focused on immediate needs from the community, commissioners recommended the project team also consider how the park will meet the future needs of different users. Commissioners also cautioned that it would be impossible to meet all the desires of all the community members given the size and budget of the park.

Program and circulation

The SDC agreed with the level of programs provided in the concept designs. The Commission suggested the design team provide spaces, such as an open lawn, play area, plaza, and seating area, that both blend into one another and are flexible enough to support a variety of programs. Commissioners encouraged the design team to provide spaces to meet the needs of different group sizes and to move forward with a design that includes circulation pathways that will create a loop through the park. Specific elements encouraged by Commissioners included a place or table for community gatherings and natural play elements that could possibly tell a story or promote discovery as an alternative to traditional play equipment.

Concept options

The SDC appreciated the variety of options provided with the design concepts. Specifically, Commissioners appreciated that each of the three concept designs provided spaces that were not overprogrammed and that each concept provided an open area for large gatherings, a play area, plaza, and opportunities for seating. The Commission recommended the design team prioritize specific design and programming issues and to design a space that can change over time to meet the needs of future populations. Commissioners also recommended the design team provide design elements that can be used throughout the year.

Sustainability

The SDC encouraged the project team to continue incorporated sustainability measures such as green stormwater infrastructure and material reuse. Commissioners recommended the team provide signage to inform community members about what sustainability measures are being incorporated. The Commission also recommended the project team explore the reuse of materials for onsite programming such as play equipment and seating.

Action

The SDC thanked the project team for presenting the concept design phase of the Greenwood Phinney Landbanked Site. The Commission appreciated the thoroughness of the presentation, depth of analysis provided, and the extensive community outreach. The SDC voted 9-0 to approve the concept design phase for the Greenwood Phinney Landbanked Site with the following recommendations:

1. Consider strengthening the connection with between the park and the library.
2. Provide flexibility in park design to allow it change over time to meet the needs of future populations.
3. Continue to understand how programming will support large events and analyze how many users will pass through the park daily.
4. Explore consolidating the sidewalk along Greenwood Ave and the pathway along the western edge of the park.
5. Continue to support community participation but use design expertise to make decisions on programming that will serve both current and future users.
6. Provide programming that will promote social interaction and engagement.
7. Encourage loop style circulation in park design.
8. Explore how to incorporate sustainability measures, such as green stormwater infrastructure and material reuse, within the park programming. Consider providing educational opportunities to explain sustainability measures.