

Greenwood Phinney Landbanked Site

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John Savo, Vice Chair

Lee Copeland

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Thaddeus Egging

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Commissioners Present

Ross Tilghman, Chair
John Savo, Vice Chair
Rachel Gleeson
Laura Haddad
Jescelle Major
Brianna Holan
Rick Krochalis

Commissioners Excused

Thaddeus Egging
Ben de Rubertis
Lee Copeland

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 middle of 2018, 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) second review of the Greenwood Phinney Landbank Site. The purpose of this meeting was to review the schematic design phase for the project. After the presentation and discussion, the SDC voted, 7-0, to approve the schematic design phase for the Greenwood Phinney Landbank Site with several recommendations.

Recusals and Disclosures

There were no recusals or disclosures.

April 6, 2017
 9:00 – 10:30 am

Type

CIP

Phase

Schematic Design

Previous Reviews

[12/01/16](#)

Presenters

David Bader
 Cascade Design Collaborative

Katie Bang
 SPR

Kas Kinkead
 Cascade Design Collaborative

Attendees

Alexa Berlow
 Friends of Greenwood Library Park

Joanna D'Asapo
 Friends of Greenwood Library Park

Summary of Presentation

Katie Bang, of Seattle Parks and Recreation (SPR), and David Bader and Kas Kinkead, of Cascade Design Collaborative, presented the schematic design for the Greenwood Phinney Landbank Site (see figure 1). Katie Bang provided background information as well as project updates and on-going community outreach events that have occurred since they presented the SDC with their concept design on December 1, 2016.

During the concept design phase, the project team provided three different concepts, including their preferred alternative.

The preferred design alternative will be constructed in two phases. Phase I construction will focus on programming near the public library along 81st St and Greenwood Ave N and will include elements such as a plaza with seating, digging area, natural discovery trail, seating throughout, circulating pathway, central lawn space, dog stations, landscaping, and a combined pathway and planting beds along Greenwood Ave N. A raised cross walk across N 81st St, connecting the public library with the park, is funded by Seattle Department of Transportation (SDOT) and will be constructed during Phase I. Phase II construction will include a plaza with pedestrian furniture, additional landscaping and seating around the central lawn area, planting strips along N 82nd St, lighting, community kiosk, and additional seating along Greenwood Ave N.



Figure 1: Site context map

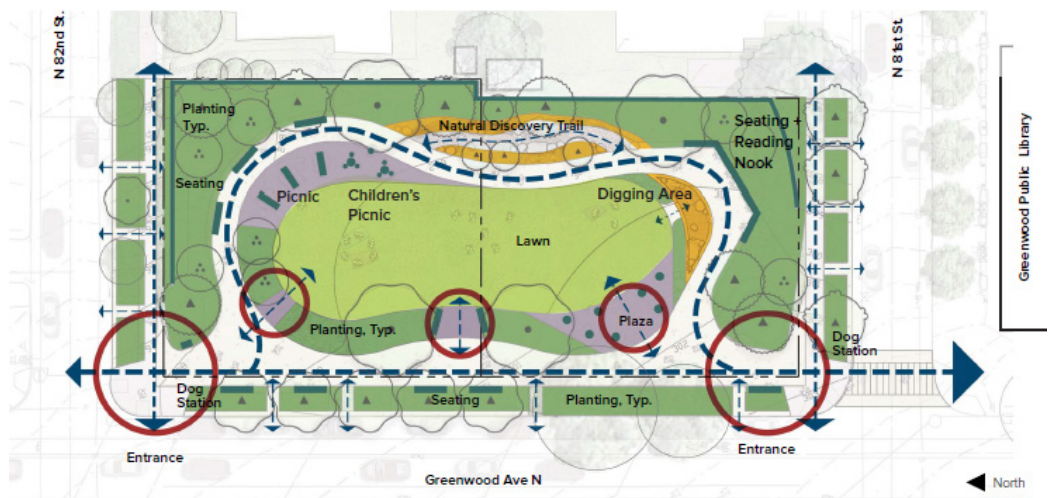


Figure 2: Conceptual diagram of preferred alternative - Phase 2

The preferred alternative was designed and updated in response to preferences, recommendations, and other concerns voiced by community members, organizations, and city commissions. Concerns included issues related to circulation, community use, safety, sustainability, edges, and context.

The proposed design includes several sustainability measures. The design will incorporate compost amended soils and pervious concrete throughout the site. The project will promote stormwater absorption and will include a swale running along the northeast edge of the site near N 82nd St. The project will include dry wells beneath the digging area and natural discovery trail and will also reuse several large boulders recently removed from the public library



Figure 3: Preferred alternative illustrative plan - Phase II

figures 2 & 3 for more detail.

adjacent to the project site. See

Agency Comments

None

Public Comments

Alexa Berlow, Friends of Greenwood Library Park, expressed her appreciation to the project team for their hard work, coordination and collaboration with the surrounding community. Ms. Berlow stated that the Friends of Greenwood Library Park would like to further understand which programs and design elements will be developed during Phase I. Ms. Berlow mentioned that the community prioritizes program elements that will attract year around activity, are accessible, and address safety concerns. She then stated that the park programming should include areas for educational opportunities and cultural artwork.

Joanna D'Asapo, Friends of Greenwood Library Park, spoke about the importance of park safety and security. Ms. D'Asapo stated that the design team needs to understand how the proposed park can further its success through the addition of safety elements, such as lighting, during phase I construction rather than waiting for a problem to occur. Ms. D'Asapo is also worried about the proposed planting beds along Greenwood Ave N being trampled upon. She encouraged planting beds to be designed in a way in a way to ensure they will thrive well into the future.

Summary of Discussion

The commission organized its discussion around the following issues:

- Layout

- Program & Safety
- Sustainability
- Phasing

Layout

The SDC appreciated the responsiveness of the updated design proposal to previous comments and concerns. Although the updated plan includes limited physical connectivity to 81st St due to the proposed landscaped buffer, commissioners appreciated the visual connection to 81st St as well as the strong connection with the public library. Commissioners also appreciated that programmed space such as plazas, seating, play areas, and reading areas were located near the public library.

Program & Safety

The SDC recognized the flexibility and simplicity of the proposed program elements. Commissioners encouraged the design team to consider users of all ages while designing programmable spaces. The commission recommended the project team provide opportunities for temporary shade structures during events to help protect from weather. Commissioners also encouraged the team to provide a large table, or movable tables and chairs to facilitate larger community meetings and gatherings. Commissioners also encouraged the design team to include materials that can facilitate temporary art and/or serve as areas for children's drawing space.

The SDC endorsed the nature discovery trail and digging area. Commissioners encouraged the design team to expand those areas, if possible. The SDC strongly recommended both the nature discovery trail and digging area be accessible to all users.

The SDC agreed the design should include at least a minimal level of lighting in order to address safety concerns. Commissioners strongly encouraged the project team to create a lighting plan based on a lighting study which should include lighting elements as needed that can be constructed during Phase I.

Sustainability

The SDC appreciated the project team's commitment to sustainability. Specifically, commissioners appreciated the use of soils and pervious pavement on the site. The SDC requested a planting plan for the next meeting along with information about on-site education and/or interpretation of on-site sustainability measures.

Phasing

The SDC was impressed with the level of programming and site design that will be completed during Phase I. The commission thanked the project team for their skill in leveraging their expenditures during Phase I. The SDC recommended the design team review the level to which it will interrupt existing programming prior to the construction of Phase II.

Action

The SDC thanked the project team for the schematic design presentation. The Commission appreciated the responsiveness and clarity of the design updates. The SDC voted, 7-0, to approve the schematic design phase for the Greenwood Phinney Landbanked Site with the following recommendations:

1. Explore opportunities to provide a temporary shade structure during programmed events
2. Provide areas/materials that can facilitate temporary art and/or serve as drawing space
3. Ensure the nature discovery area and digging area are accessible to all users
4. Provide a lighting plan, which should include lighting elements that can be constructed during Phase I, if needed.
5. Provide a planting plan
6. Provide a plan for education and/or interpretation of on-site sustainability measures
7. Minimize the interruption of existing program elements during the construction of Phase II