

Parks Capital Projects Update

Smith Cove Park + Lake Union Park + Landbanked sites



**City Council Civic Development, Public Assets
& Native Communities Committee**

Presenter: Michael Shiosaki

March 21, 2018



Seattle
Parks & Recreation

healthy people healthy environment strong communities

Smith Cove Park

Vicinity Map - 23rd Ave. W in Magnolia



Smith Cove Park

Background

Size & Description: 10 acres in 2 main parcels, east and west

Current Development Funding

- \$6 million Seattle Park District
- \$250,000 State Recreation & Conservation Office
- \$250,000 King County (youth sports-related grant)

Timeline

2016-17: Public Process that included:

- 3 SPR public meetings
- Meetings with individual user groups
- Meetings sponsored by Friends of Smith Cove Park

2017-20: West parcel will be redeveloped in Phase 1

Future: East parcel to be developed with TBD funding

Smith Cove Park

Vision Plan



Smith Cove Park

Phase 1 Plan



Smith Cove Park

Project Schedule

Current: 60% design

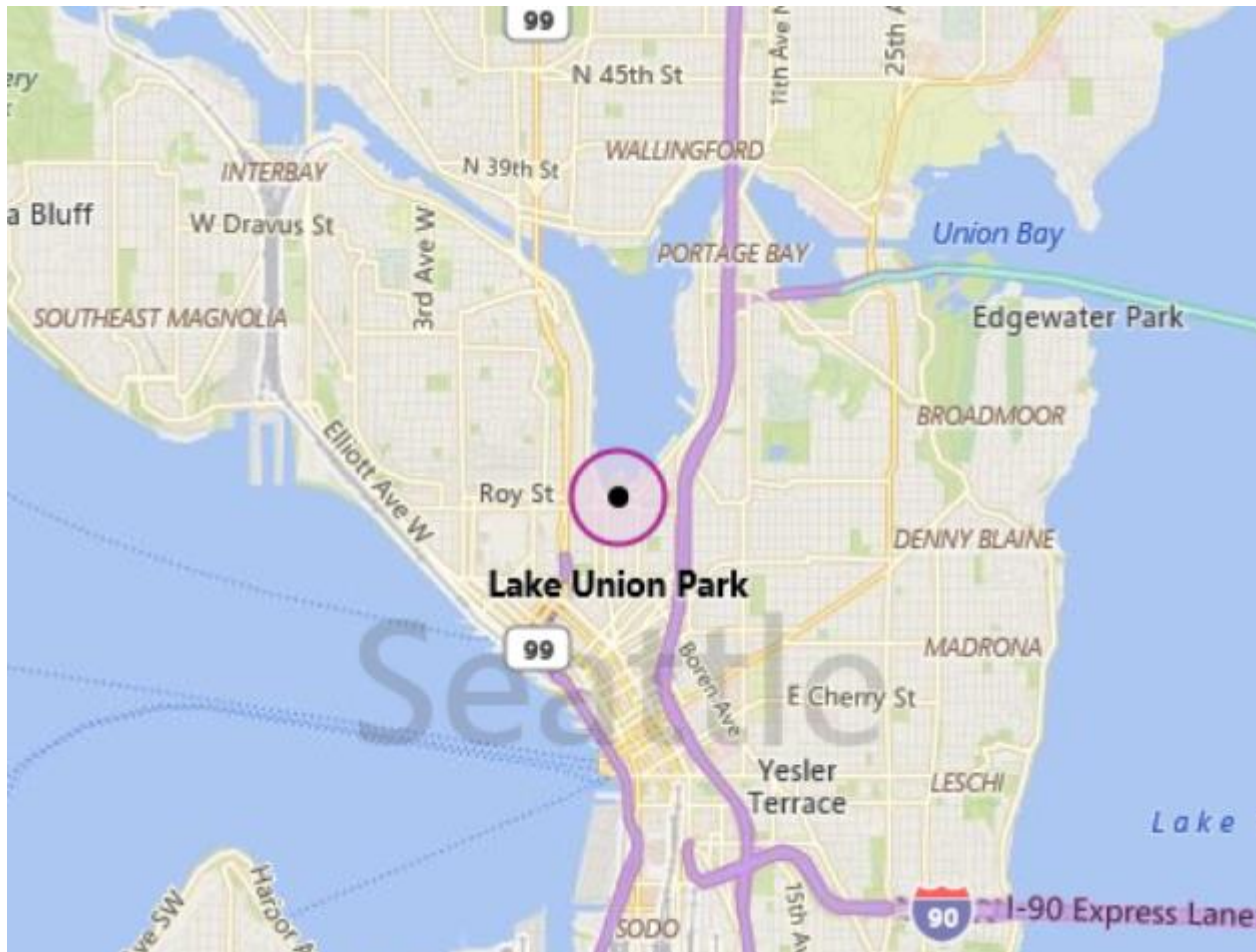
Current: Permitting/SEPA review in process

2018, Q4: Bidding target

2019: Construction

2019/20: Completion of Phase 1 (west parcel)

Lake Union Park - Subsidence Repair Vicinity Map



Lake Union Park - Subsidence Repair

Aerial Photo of Park



Lake Union Park - Subsidence Repair

Historic Site Photo – Western Mill



Lake Union Park - Subsidence Repair

History of Park Development

- 30-year property assemblage
- Multiple partners share the park:
 - MOHAI
 - Center for Wooden Boats
 - Northwest Seaport
 - Steamship Virginia V Foundation
 - Seattle Fireboat Duwamish
- Park Development Funding:
 - Seattle Parks Foundation \$20 million
 - City of Seattle \$10 million
- 2008 Phase 1: new bulkhead, bridge, north lawn area
- 2010 Phase 2: landforms, fountain, beach and park remainder

Lake Union Park - Subsidence Repair

Repair Project Background

Timeline

October 2014: Park bridge closed due to lateral movement of the east abutment

2015 - 2016: Geotechnical study commissioned

2016 - 2017: Project design and bidding

2017: Construction

November 2017: Park bridge reopened

Funding

\$350,000 - 2008 Parks and Green Spaces Levy; \$690,000 - Seattle Park District; \$3.6 million - Real Estate Excise Tax (REET).





Project Scope

- 8,000 CY (12,000 tons) of soil removed; lightweight geofoam installed
- Bridge removed for repairs then replaced
- West bridge abutment modified
- Portion of the boardwalk repaired
- Hardscape reinstalled

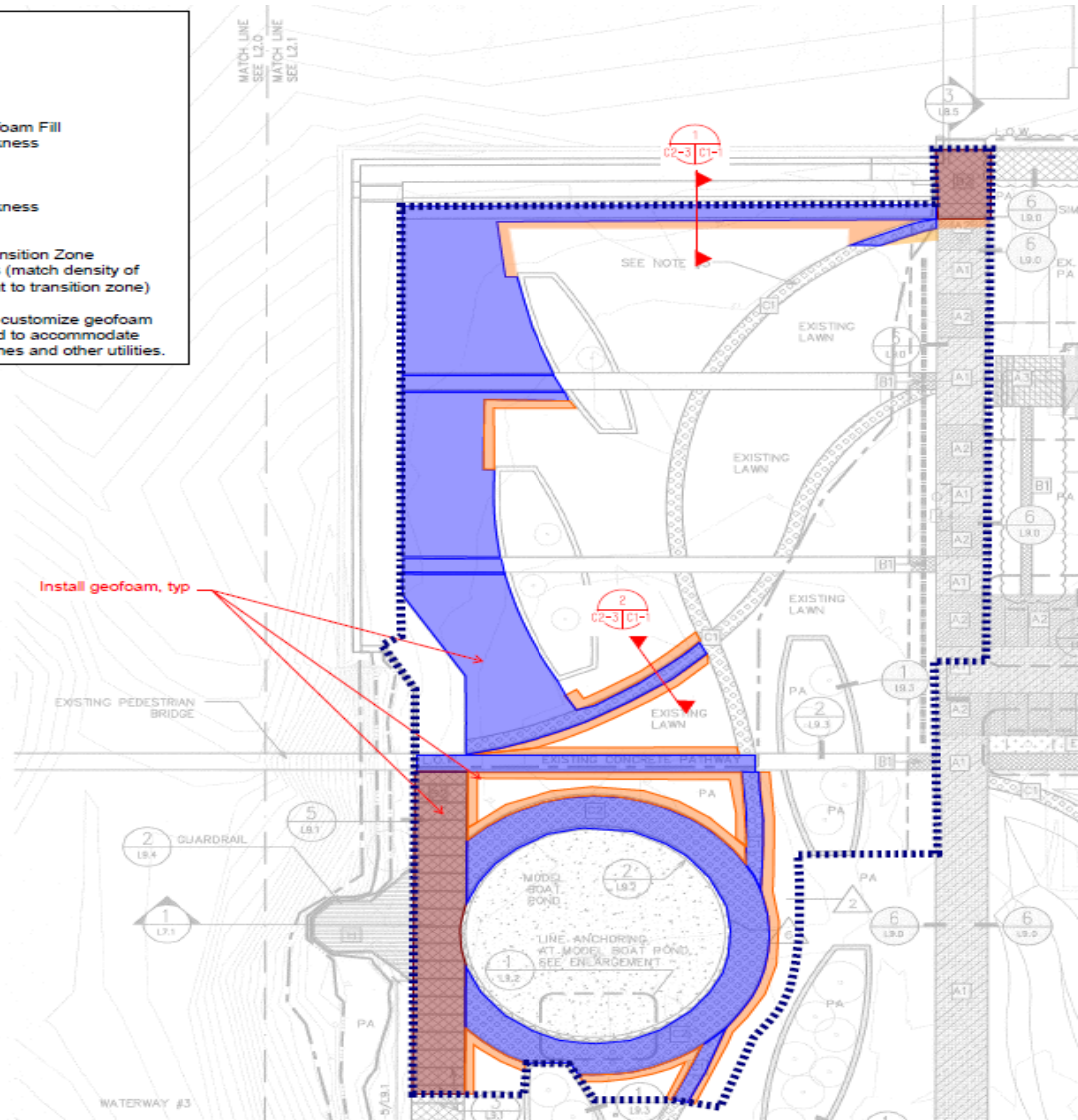
Lake Union Park - Subsidence Repair

Repair Design

Geofoam Backfill Legend

-  Limits of Work
-  Heavy Duty Geofoam Fill
4' Minimum Thickness
-  Geofoam Fill
4' Minimum Thickness
-  1:1 Geofoam Transition Zone
4' to 0' Thickness (match density of
geofoam adjacent to transition zone)

*Contractor shall customize geofoam layout as required to accommodate storm drainage lines and other utilities.



Lake Union Park - Subsidence Repair

Repair Work – bridge removal



Lake Union Park - Subsidence Repair

Repair Work – Soil removal along the west bulkhead wall



Lake Union Park - Subsidence Repair

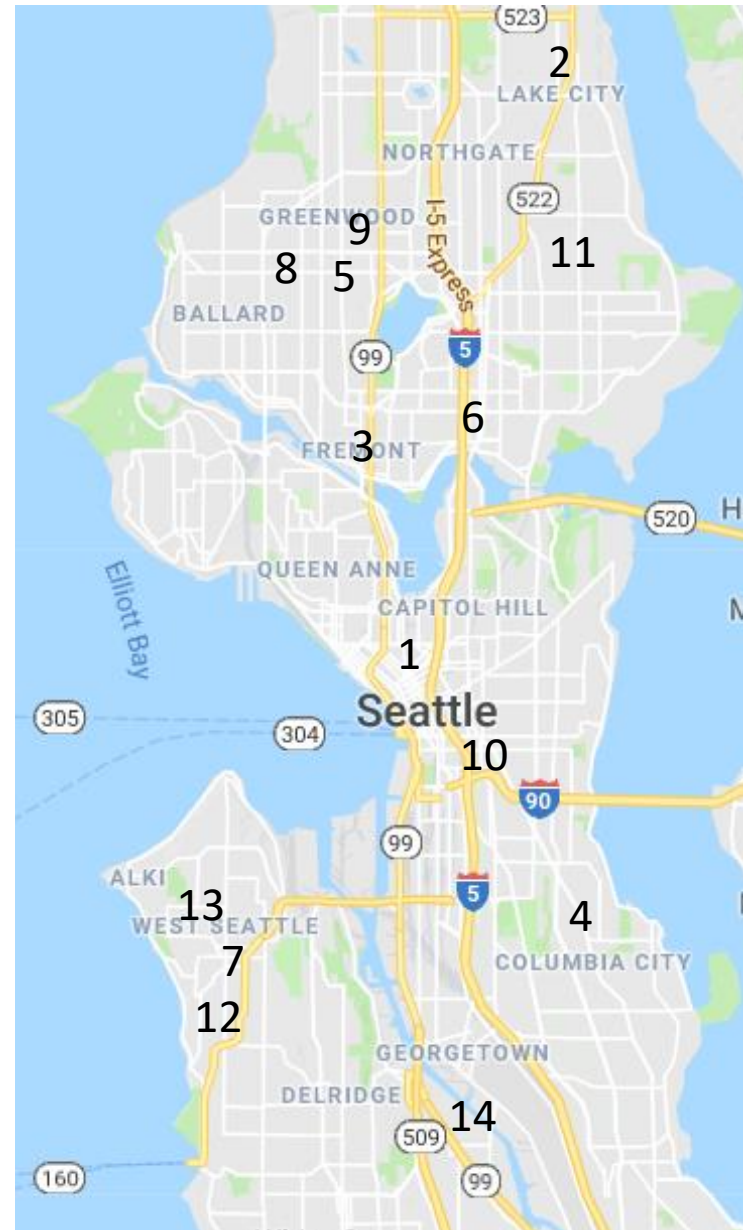
Repair Work – geofoam installation



Landbanked Sites

14 funded projects

1. Denny Triangle/ 2100 Westlake Ave.
2. Lake City/ 12510 33rd Ave. NE
3. Fremont/ 719 N 35th St.
4. North Rainier/ 3655 35th Ave. S
5. Greenwood Phinney/8100 Greenwood Ave. N
6. U District /4257 9th Ave. NE
7. West Seattle Junction /4731 40th Ave. SW
8. Baker Park Addition/8341 14th Ave. NW
9. Greenwood Park Addition/8809 Fremont Ave. N
10. International District/ 1224 S King St.
11. Wedgwood/ 8605 35th Ave. NE
12. Morgan Junction/ 6311 California Ave. SW
13. 48th & Charleston/4801 Charlestown Ave. SW
14. South Park Plaza/ parcel# 2185001075



Landbanked Sites

Background

- 2008 Parks and Green Spaces Levy provided \$24 million for the acquisition of neighborhood parks in 14 identified areas throughout the city.
- Acquisition considerations:
 - Neighborhood planning
 - Urban Villages
- Public involvement considerations:
 - RSJI

Landbanked sites

Project Status and Schedule

		2017	2018	2019	2020	
Landbanked Sites	Funding					Current Status
Denny Triangle	\$2,829,000					Advertise for construction in Q3, 2018.
Lake City UV	\$1,050,000					Advertise for construction in Q4, 2018.
Fremont UV	\$735,000					Advertise for construction in Q4, 2018.
North Rainier UV	\$787,500					In design. Funding needed.
Greenwood/Phinney UV	\$924,000					Advertise for construction in Q1, 2018.
U District UV	\$937,125					In planning.
West Seattle Junc	\$1,984,500					In planning.
Baker Park Addition	\$937,125					In design.
Greenwood Park Add	\$463,050					In planning.
Int'l District UV	\$1,736,438					Early planning.
Wedgwood	\$1,273,388					Start planning in Q2, 2018.
Morgan Junction UV	\$1,389,150					Start planning in Q2, 2018.
48th & Charlestown	\$1,273,388					Start planning in Q3, 2018.
South Park Plaza	\$2,083,725					Start planning in Q3, 2018.

KEY:

Planning Phase



Design Phase



Construction Phase



Landbanked sites

Denny Triangle - Vicinity Map: 2100 Westlake Ave.



Landbanked sites

Denny Triangle - Background

- Urban Center Village
- \$2,829,000 Park District funding
- Coordination with adjacent developer
- In design. Construction: 2018-19



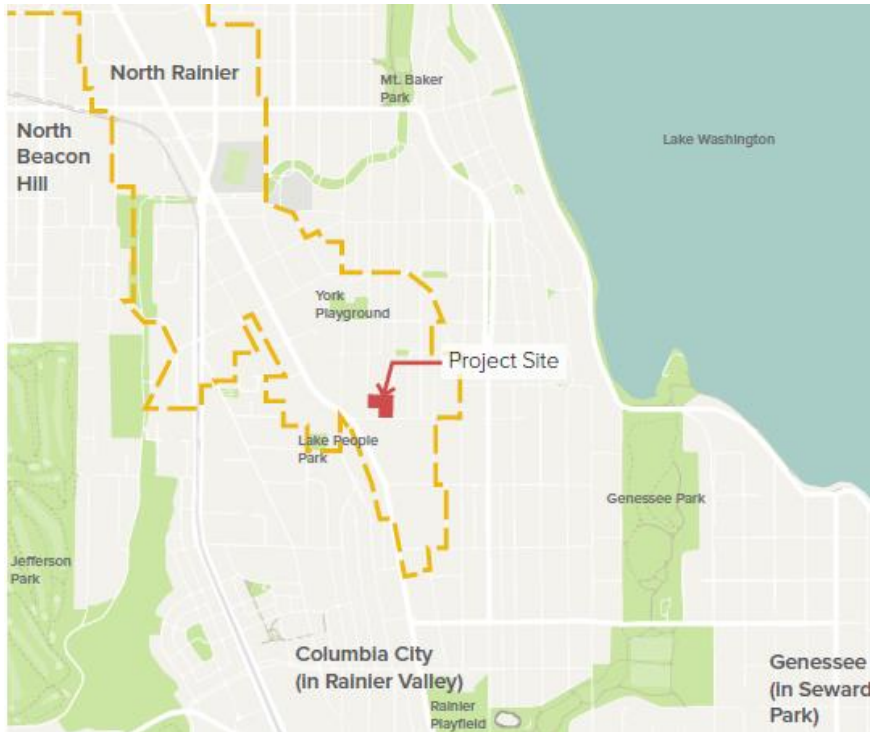
Landbanked sites

Denny Triangle - Schematic Design



Landbanked sites

North Rainier - Vicinity Map: 3655 35th Ave. S



Landbanked sites

North Rainier - Background

- Hub Urban Village
- \$787,500 Park District funding
- Additional parcels acquired
- Partnerships with community groups
- In design. Construction timing will depend on added funding.

*“We were delighted to have Seattle Parks & Recreation share information and gather community feedback regarding the new park....All residents of the Rainier Court are low-income, and many are food insecure and facing multiple other challenges....**We are deeply grateful to have Seattle Parks & Recreation as a partner in this event, and hope you will join us next year.**”*

--SEED Development Director



Landbanked sites

North Rainier - Concept Plan

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



Adult Exercise ⑬



Gardens ⑫



Play Equipment ⑪



Sport Court ⑤



Open Space ⑥



Nature Play ⑦



Seating ⑧



Sidewalks & Ramps ⑨

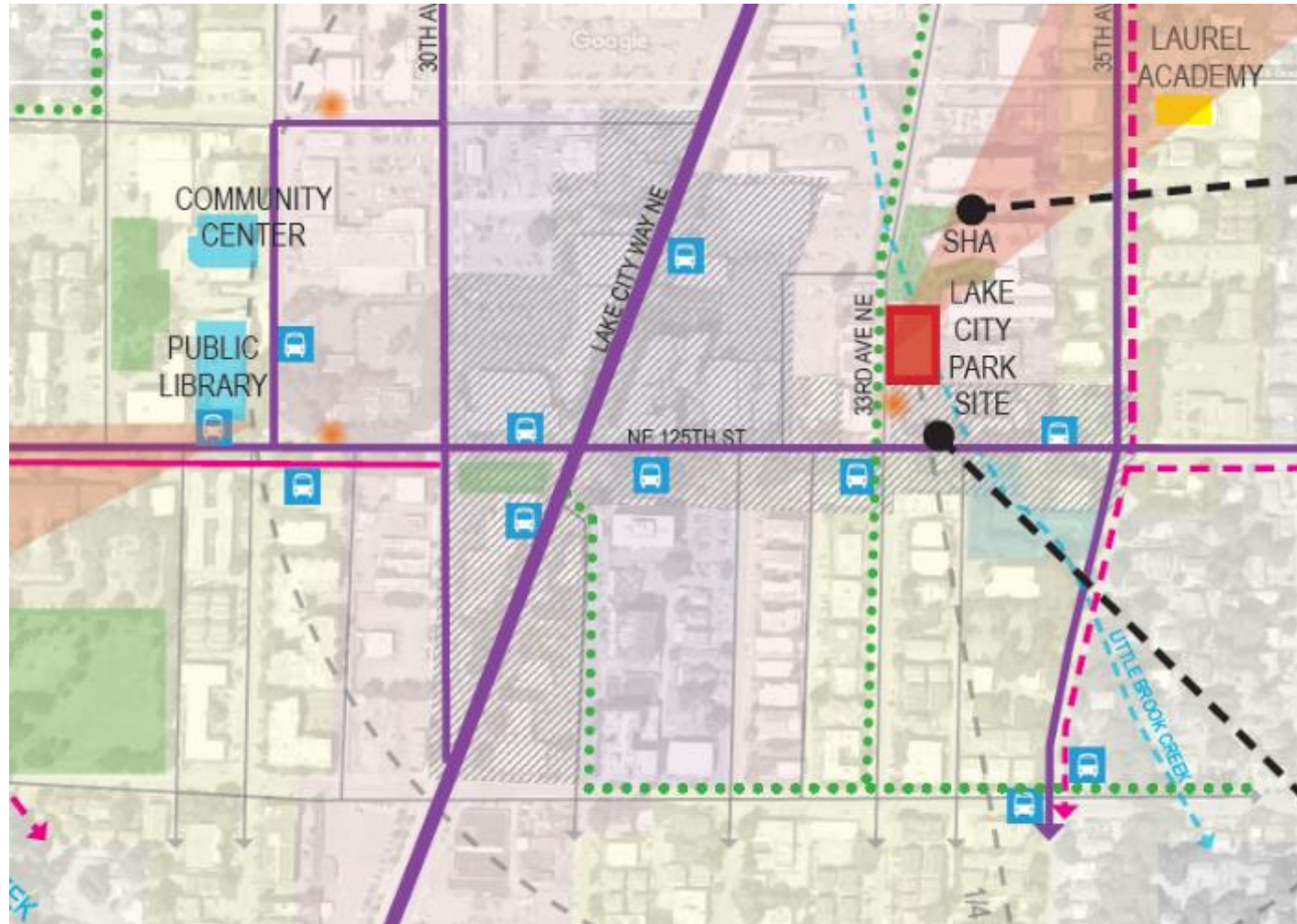


Bold Plantings ⑩



Landbanked sites

Lake City - Vicinity Map: 12510 33rd Ave. NE



Landbanked sites

Lake City - Background

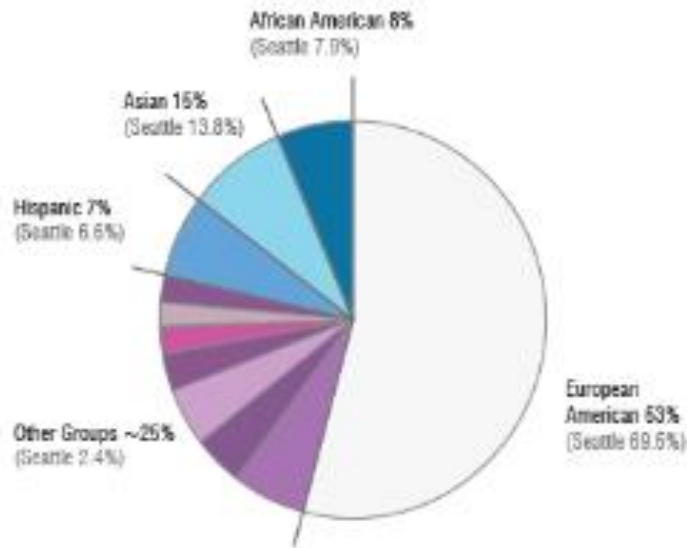
- Lake City Residential Urban Village
- \$1,050,000 Park District funding
- In design. Construction: late 2018/2019



Lake City Theater circa 1946

Landbanked sites

Lake City - Public Involvement



	Lake City	Seattle
English Speaking At Home	67%	78.7%
Median Household Income	\$67,000	\$70,954
Households Below Poverty Line	18.7%	13.6%
% Rental Occupied Housing	51.6%	51.9%
% Population > 18	21.3%	15.4%



Landbanked sites

Lake City - Concept Plan



Landbanked sites

Lake City - Perspective



Questions?



Seattle
Parks & Recreation

healthy people healthy environment strong communities

www.seattle.gov/parks