



**Morgan Junction Park Development
Workshop #2
January 15, 2008
The Kenney**

Present:

- Staff: Virginia Hassinger, Project Manager
- Karen O'Connor, PIO
- Landscape Architects: Hough Beck & Baird
Dean Koonts, Juliet Vong & Patricia Lenssen
- Community Members

Introduction:

Virginia welcomed people. She explained that the park has gone through many titles but has not been named yet. We will call it Morgan Junction Park Development Project from here forward. The property sell closed in June 2007 and HBB was hired in Dec 2007.

Concepts:

HBB presented concepts. Three different designs were presented.

Break-Out:

Community broke out into groups and discussed concepts and what they liked and did not like. Groups presented opinions listed below.

General Comments

- Native plantings can be used to support sustainability goals.
- Ample seating of different types should be available.
- Vegetative buffer at north side of park should be added and designed to possibly be removed in future in case adjacent parcel is redeveloped or ROW improved.
- Raingardens and LID should be used.
- Neighborhood kiosk location should be included in the design.
- Specimen tree is nice and should be integrated as shown into any option.
- Color and texture variation should be worked into the planting design.
- Any opportunities for public art should be explored.
- Improvements to the parking strip and sidewalks on California Ave SW adjacent to the park would help the park fit into the site better.

Affodante Comments

- Divide crushed stone area into 2/3 lawn and 1/3 crushed stone.
- Too much crushed stone.
- Landscape buffer at north edge provides good separation from ROW .
- Landscape boulders are nice for seating/climbing/design and should be incorporated into any option.

- Rock placement seems like obstacles.
- Use up lighting to emphasize plantings and trees.
- Raingardens and LID are a positive feature.
- Grading provides a good buffer to California Ave SW.
- Seating with back rests should be provided in addition to boulders.
- This concept looks more usable for more types of different activities.
- Design is more contemporary, “egg” form is nice.
- No focal point/destination in design.
- Seems less user friendly.
- Seems less appealing for all ages.
- Needs a kiosk.
- There needs to be better buffers at the north and east edge.
- There should be seasonal planting interest.

Terrazze Comments

- Arbors are good – should be incorporated into any option.
- Needs more lighting.
- Too many elements for the available space.
- Terracing is nice and encourages seating.
- Terracing is not high enough.
- The flat concrete is more accessible.
- Linear geometry is nice.
- Linear geometry doesn’t flow as well.
- Doesn’t feel open enough.
- Orientation of design not as good for sun.
- The evergreen tree would provide good shade to the park, more evergreens needed.
- There is a good balance between the lawn and hardscape.
- Not enough grass.
- Design is very multi-use.
- Accessible on all edges.
- Buffer needed at northern edge.
- The design needs a focal point.
- Planters near the California Ave SW sidewalk would be nice.
- Bermed planting area creates a dead space.
- There should be a drinking fountain.
- Needs kiosk.

Pianoforte Comments

- Need additional plants or arbors at north edge of park to complete buffer.
- Buffer should be sufficient for housing on west edge.
- Buffer of 3 trees along west edge is good.
- Design needs art.
- Add benches under the specimen tree at NE corner.
- Seating under the specimen tree is good.
- Seating wall is good.
- Kiosk needed.
- Planting triangle mid-way at north edge of site provides a good pocket of green.
- Not enough of a buffer along north edge.
- Design appears to be low maintenance.

- Concrete area should be larger adjacent to California Ave SW.
- Reduce the size of concrete area adjacent to California Ave SW.
- Change in grades provides good buffer and transition zone from California Ave SW.
- Design is too separated, split in half.
- Dead zone at end of ramp.
- Connect concrete path to crushed stone.
- Have to cross lawn to get to benches – difficult for wheels.
- Surfacing of concrete path should have some texture or color interest.
- Size of lawn could be reduced.
- Size of lawn and amount of planting is good.
- Needs more evergreen planting.
- The overall curving flow and geometry of the park design is nice.
- It would be better to have a more direct route to the west side of the park.
- The three separate lights are better than the single or grouped fixtures.
- Lighting should not be in planting areas.
- Planting area around specimen tree can be larger.
- There should be a drinking fountain.
- There should be a restroom.

Majority preferences

- Lighting dispersed throughout site.
- Specimen tree in northeast corner.
- Accent tree in southeast corner.
- Boulders of differing sizes as seating and in landscape.
- Different types of seating provided (walls, benches, steps, boulders).
- Northern edge buffer.
- Kiosk location for neighborhood information.
- 1/3 of group prefers arbors.
- 1/3 of group prefers equal areas of lawn and hardscape.
- Raingarden/LID.
- Area for art.

Next step - feedback from tonight's meeting, e-mail, etc., will be taken under advisement as a final proposed design is developed next month, and then it will be presented at another public meeting, expected in March; construction would start this fall.

