



## **JOHN & SUMMIT PARK DEVELOPMENT (aka BELLEVUE SUBSTATION)**

**Public Meeting #2**

**Date: April 3, 2008**

**7:00 – 8:30 p.m.**

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Attendees: Lynn Sullivan, Parks Project Manager  
Deb Gunther, Principal, Mithun  
Craig Skipton, Mithun  
Karen O'Connor, Parks Public Information Officer  
Approximately 30 community members

### **Introduction:**

Lynn Sullivan presented the budget and Draft project schedule:

- Budget Breakdown:
  - Planning: \$7,800
  - Design: \$75,700
  - Associated Construction Costs: \$67,550
  - Construction Contract: \$136,738
  - Total Budget: \$287,788
- Draft Project Schedule:
  - Design is scheduled to continue through 2<sup>nd</sup> quarter 2008
  - **A third, and last, public meeting is currently scheduled for May/June 2008**
  - Preparation of construction documents will likely occur 3<sup>rd</sup> and 4<sup>th</sup> quarters 2008
  - Project is scheduled to be advertised for bid 1<sup>st</sup> quarter 2009.
  - Construction will likely start 2<sup>nd</sup> quarter 2009 with completion in the third quarter

### **Site Description:**

Bounded on the south by John Street, and the west by Summit Avenue, the existing site is 120' x 80' (.22 acre) and slopes approximately 10% downhill to Summit Avenue.

### **Presentation:**

Deb Guenther outlined the Design Principals that she and her colleague, Craig Skipton, used in developing their design concepts:

- + safe and secure
- + simple and elegant
- + adaptable to future additions and changes
- + flexible for use by big groups (immediate community) as well as individuals.
- + expressive of neighborhood and Seattle character
- + civic legacy
- + welcoming

Craig presented three design concepts. These concepts were then placed at three separate stations and participants rotated, in assigned groups, between stations. Lynn, Deb, and Craig each manned a station and recorded comments.

### **Concept #1: Urban Meander**

This concept seeks to structure the site into two distinct areas, a gently sloped garden area with seating and gathering space and a lower plaza with seating areas. A major pedestrian path cuts diagonally through the site from the corner of the alley and John Street to Summit Avenue. Along this path are opportunities for seating and gathering with benches or seating walls. At the intersection of the path and the plaza are several steps and seating walls of rock-filled gabions that define the Summit Avenue edge and create another community gathering plaza. The gabions would reduce the steepness of the existing slope and create an opportunity to highlight recycled materials within the metal baskets. The gently sloped garden area could be either p-patch, open space, or a perfect balance of both.

Observations:

- Like the benches in the middle
- Like the size of the p-patch
- P-patch area shouldn't be any smaller
- Love the vertical p-patch idea along the north property line
- Like the gabions on Summit; don't like poured-in-place concrete
- Like that the design optimizes (leverages) the amount of garden space.
- Big trees overhead on Summit create nice shade
- Northwest corner of site is problematic: seems dark and unsafe
- Don't place all the seats in the shade
- A tree doesn't belong in a p-patch
- Tree blocks view of unattractive buildings to the north
- Needs more multi-functional spaces

Suggestions:

- Fill the gabions on Summit with recycled concrete
- Include tables and chairs at lower plaza along Summit
- Remove one proposed row of trees on Summit to increase garden/lawn area
- Nothing is curvilinear, suggest adding some curves to pathway and wall
- The gabion wall is currently straight; tilt it to make more interesting
- Widen central path to create more of a gathering space
- Include signature tree from Western Slope concept
- Install permanent tables and chairs in middle gathering space along pathway

**Concept #2: Western Slope**

Utilizing the existing grade change and repositioning it to create one large sloped area is the emphasis of this concept. The large sloped area is graded in a manner that creates a prominent hill and a 4:1 sitting slope for small to large groups. At the bottom of the slope, along the Summit edge, is a level, tree-lined plaza. The sidewalk along John is increased in size to accommodate and engage pedestrians moving from John to Summit. A rain garden/art feature is installed along the slope along John Street. A single signature tree stands at the top of the hill.

Observations:

- Like the big trees overhead on Summit
- Offers socializing along the street
- Like the one central tree
- Like the view of the tree from adjacent properties
- Tree blocks view of unattractive building to the north
- Top quarter of site for p-patch is acceptable
- Like that the design creates spaces for other activities
- Large amount of open space allows for use by small groups as well as p-patchers
- Too much concrete on south along John. Wasted opportunity for green space
- Reminiscent of Thomas Street Mini Park which is duplicating something close by

- Design results in less approachable park; people forced to walk around the park
- Don't like; it's a little p-patch on the hill
- Needs more green, less concrete
- Large rain garden/art feature along John limits use of larger green area
- Don't put all the seats in the shade.
- A tree doesn't belong in the p-patch
- Too small a site for solitary tree
- Doesn't recognize people's desire to diagonally cross the site.
- The sidewalk alongside the lot across the alley is dense and creepy

Suggestions:

- Install 4-top tables in plaza space
- Install functional tables
- Create more p-patch space in northwest area
- Needs more seating, maybe through earthworks design
- Plant trees along alley to define the space

**Concept #3: Abundant Table**

This concept divides the site into three level gathering and or gardening areas separated by three vegetated slopes. Movable tables and chairs are scattered throughout the plazas to create a place for people to come together and share food and a sense of community. Along the north boundary of the site are opportunities for vertical gardens or greenscreens for vines or other vertical plantings. Stairs through each vegetated slope allows pedestrians to move diagonally through the site.

Observations:

- Like the integration of tables: different sizes, distributed throughout
- Like the smaller p-patch area
- Like the BBQ stations
- Like seating under the trees on Summit
- Like the greenscreens
- Like the idea of reading at the tables
- Like that the green space extends to the sidewalk on John
- Like the vertical p-patches
- Too much hardscape.
- Too little p-patch
- Needs more green -- less concrete
- Too linear
- People may not use steps to navigate
- ADA access could be an issue
- Benches may be problem
- Doesn't generate critical mass of p-patch
- Not cozy, bleeds off edge
- Needs curves
- People not out in winter – space will feel empty
- Distribution of seating needed for some privacy
- Not enough green
- Concerned about party noise
- Needs more green
- Too much about summer
- Wouldn't mix with walking dogs

**General Design Comments:**

- Like the opportunity to create community: people/socializing in area of businesses
- Install a bike rack in the sidewalk (SDOT right-of-way)
- Include open lawn area
- Use an arbor to define entrance
- Use permeable paving
- Use native plantings
- Create skateboard surfaces: skate dot or skate spot
- Create water feature with hand pump
- Collect water from nearby buildings to reuse on site
- Add raised beds in garden area
- Add educational exhibits for kids
- Create an art element that integrates water
- Create an opportunity for functional art
- More p-patch plots means less turnover in the garden
- Lawns require energy for mowing
- Gardeners need a bike rack – can't be monitoring their bikes while gardening
- Encourage social opportunities
- Garden's are a great learning lab: horticulture, architecture, landscape architecture
- Create terraces along north property line
- Planted areas are good on a 3:1 slope