

Sunset Neighborhood Park Master Plan

Investing in Housing • Jobs • Education • Health • Environment • Transportation

Open House Meeting #3 Agenda

Introduction

- Opening Remarks, City, Team Introductions City of Renton
- Open House Meeting #2 Summary
Summary of Comments Received HBB

Preliminary Master Plan

- Preliminary Master Plan Overview HBB
- Comments, and Questions and Answers HBB
- Next Steps City of Renton

Date: September 23, 2014

Time: 6pm to 8pm

Place: McKnight Middle School Commons Area, 1200 Edmonds Ave. NE, Renton

Attendees: Thirteen community members attended, including residents and representatives of the Renton Housing Authority and the City of Renton Parks Commission. Six attendees had attended one of the previous Community Open Houses.

Team Presentation

Leslie Betlach, City of Renton, introduced the team and provided an overview of the Park Master Plan process. She described the Sunset Area Preferred Community Framework plan and the proposed Sunset Neighborhood Park location within this plan.

Open House Meeting #2 Summary

Colie Hough-Beck, HBB, provided an overview of the three Park Schematic Plans presented at the Open House Meeting #2 and a reviewed summary of the feedback received during that meeting. A summary of the desired park features includes:

- 1) Art locations at the Harrington Avenue and future library entrances.
- 2) Trees emphasizing the north/south Harrington Avenue connection.
- 3) Meandering paths.
- 4) Flexible and Diverse Space(s).
- 5) Pergola around the performance space.
- 6) Viewing plaza.
- 7) Covered picnic area.
- 8) Multiple seating options and private spaces.
- 9) Gentle slopes for kids to play.
- 10) Play area/fitness area arrangement that includes a picnic area.
- 11) Restroom located for maintenance access and separate from other park activities.
- 12) Natural-looking, boulder water feature.
- 13) Bicycle racks.
- 14) Crime prevention through environmental design, CPTED.

Preliminary Master Plan

Dean W. Koonts, HBB, described the Preliminary Master Plan and how the preferred components and Park Schematic Plans from the Open House Meeting #2 were incorporated. Key elements in the Preliminary Master Plan include:

- Entry portals feature “markers” for wayfinding or potential art locations. The library portal entrance includes a pergola.
- Tree planting emphasizes the Harrington Avenue connection, and street trees surround the park while also allowing for clear sightlines into the park for safety.
- Paths meander throughout the park, with a loop trail at the perimeter, a main path connecting Harrington Avenue portals, and an east-west path that defines the open space/performance area.
- A diversity of spaces has been included. The main performance and open space area is framed

by pergolas and seating. An interpretive area sits within the rain gardens as an opportunity for education and as a smaller, more intimate space. A picnic gazebo provides views of the surrounding landscape and features a covered picnic area. Some picnic areas are open.

- Seating options include sheltered and unsheltered benches and seatwalls.
- The play areas are separated and have adjacent picnic or “parent” plazas. The fitness area is located adjacent to the play areas.
- Gentle slopes for kids to roll down are integrated into the park design through a grass berm adjacent to the playgrounds.
- The central plaza incorporates a water feature with meandering channel and boulders.
- Many options for seating are included throughout the park, including park benches in the central plaza, seatwalls at park entrances, picnic table areas, and benches under the pergolas in the main open space area. Low level lighting has been integrated into walls and/or stands alone.
- The restroom is located for maintenance access, and is situated close to the plaza and to the main open space/performance area.

Participant comments and questions during the presentation included:

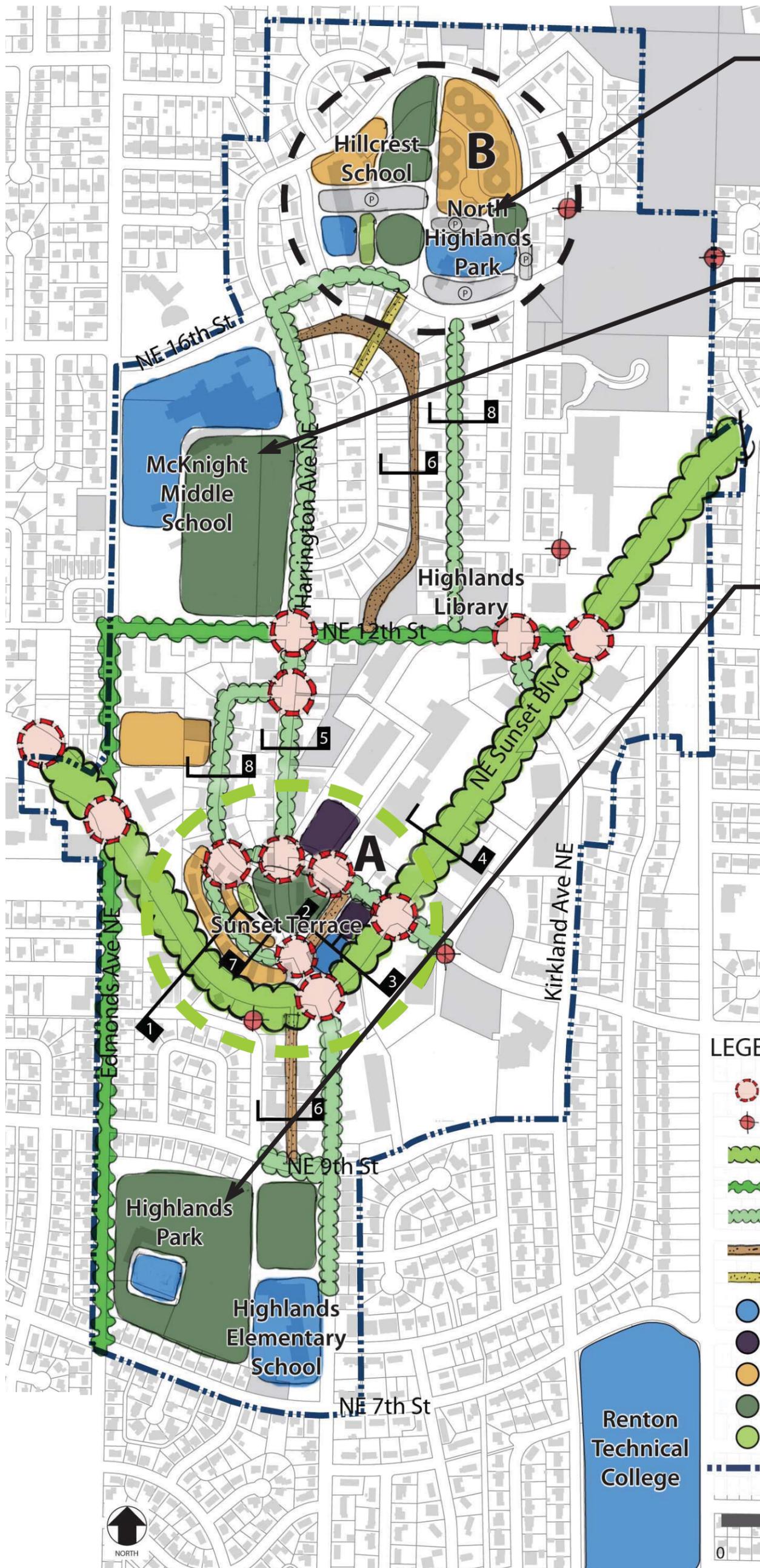
- 1) **Question:** Is the lighting for the walls and seating going to be overhead lights or recessed lighting?
Response: The lighting incorporated in the walls and seating is intended to be recessed lighting.
- 2) **Comment:** Likes the modern restroom photo example.
Response: The restroom building will be architecturally modern.
- 3) **Comment:** Likes that no hills (for kids to roll on) run directly into the street.
- 4) **Comment:** Likes overhead structures that provide shade and cover during rainy season.
- 5) **Question:** What plants will be in the rain gardens?
Response: The plant palette will be native and drought tolerant, with a few accent plants and boulders; more gardenesque.
- 6) **Comment:** The rain garden should look aesthetically appealing.
- 7) **Question:** Will there be enough parking at the library?
Response: There will be 43 stalls around the park and underground parking will be included for the library and adjacent mixed use housing. There will also be underground parking for the other multi-housing units as they are developed.
- 8) **Question:** Will the underground parking be available for people using the park?
Response: The surface parking will be available for park users. This park is classified as a Neighborhood Park, which typically does not provide a parking lot and is intended to be accessed by people within a ½ mile walking distance.
- 9) **Question:** Will the restroom be open 24 hours a day?
Response: The restroom will be open from dawn to dusk, following adopted Park Rules and Regulations.
- 10) **Question:** Will there be time limits on the parking stalls surrounding the park?
Response: Parking may have time limits, but this has not been determined at this time.
- 11) **Question:** Will the turtle sculpture be saved?
Response: The turtle sculpture will be saved, but will likely not be located within the park. A final destination has not been identified.
- 12) **Comment:** Likes the water feature.
- 13) **Comment:** The park should include a climbing feature.

- 14) Comment:** Likes the circular bench in the interpretive area, because it could provide an area for reading.
- 15) Question:** Is seating provided under the pergolas?
Response: Seating is provided under the pergolas. There is a seatwall under the pergola at the entrance near the library. There are benches under the pergolas in the main open space area.
- 16) Question:** Can you explain the street descriptions in the Nearby Facilities exhibit?
Response: Collector Arterial and Local Collector streets are names for types of streets. Collector Arterials are major streets with high volumes of traffic (such as Sunset Boulevard). Local Collector streets are geared for lighter traffic flows. Green Collector Arterial and Green Access Local Collector streets will incorporate Complete Streets concepts, which are designed to create safe access for all users including pedestrians, bicyclists, transit users, and cars with street landscape improvements separating the walks from the streets. These streets are intended to create “green connections” as well, by providing treatment of stormwater through rain gardens.
- 17) Question:** Does the park have a walkability score?
Response: The park has not been scored at this time. The park creates pedestrian connections to the surrounding community and civic services.
- 18) Comment:** Likes the designated art locations.
- 19) Question:** Is there a budget for art in the park?
Response: The budget has not been determined yet. Art is part of the programming for the park and will be included within the budget. Should the park construction be phased, there is the potential to include the art as part of the second phase. The value of the art will be based upon the full park build-out and not just the phase the art is installed.
- 20) Question:** Could the pergolas provide more shelter from the rain and provide a continuous cover above?
Response: This can be considered in further development of the design.
- 21) Comment:** Mileage markers should be included on the loop trail.
- 22) Comment:** The play area should include swings.
- 23) Comment:** Likes the Port of Olympia water feature.

Next Steps

- Presentation to the City of Renton Parks Commission and the City Council.
- Adoption of the Master Plan in November by the City Council.

FEIS Sunset Area Preferred Community Framework



Within a 1/2 mile to the north:

- North Highlands Park and Neighborhood Center
 - 1 Lighted Tennis Court proposed for refurbishment
 - Portion of park area has been preliminarily identified for raised bed community garden

McKnight Middle School (School has first use priority)

- 4 Tennis Courts
- 2 Basketball Courts
- 3 Baseball Fields
- 3 Soccer Fields

Within 1/2 mile to the south:

- Highlands Park and Neighborhood Center
 - 2 Tennis Courts
 - 2 Basketball Courts
 - 1 Softball Field
 - 1 Soccer/Multi-purpose Field

No Off-leash dog park facilities are located in the Planned Action EIS area.

LEGEND

- Pedestrian Intersection
- Pedestrian Connections
- Sunset BLVD Improvements
- Green Collector Arterial
- Green Access Local Collector
- Woonerf / Green alley
- Permeable Sidewalk
- School / Civic
- Mixed Use
- Residential
- Parks
- Community Garden
- EIS Boundary



VILLAGE GREEN





VILLAGE GREEN

- 1) Likes the meandering paths.
- 2) Likes the right side of the park because activity is clustered away from the path.
- 3) Prefers the performance area shape in Water Commons.
- 4) Prefers seating near the performance area in Water Commons.
- 5) Likes the boulder, natural-looking water feature.
- 6) Likes this water feature the most.
- 7) Likes the restroom location, because it is tucked away and not along the perimeter of the park.
- 8) Likes the trees that emphasize Harrington Avenue connection.
- 9) Likes the naturalistic character.
- 10) Likes the overall character of the photo examples for this plan.
- 11) Likes flexible performance space because it is not enclosed by trees or a pergola.
- 12) Concerned about the rocks being slippery.

VISTA PLACE





VISTA PLACE

- 1) Thinks the layout is too angular.
- 2) Likes the options for seating, lots of choices for seating throughout the park.
- 3) Not sure about the surface flow water feature.
- 4) Likes the art locations.
- 5) Likes seating - benches, seatwalls and picnic areas throughout the park.
- 6) Likes the view from the plaza.
- 7) Wants to include orchard trees.
- 8) Concerned about trees directly above benches causing a bird dropping conflict.
- 9) Likes the seatwalls.
- 10) Likes the restroom photo.
- 11) Likes the diversity of private spaces.
- 12) Thinks this is the best opportunity to integrate a slope for kids to roll down.

WATER COMMONS





WATER COMMONS

- 1) Likes the play area arrangement.
- 2) Likes the pergola around the performance space.
- 3) Vines on the pergola should be considered.
- 4) Likes the curved benches.
- 5) Needs a covered picnic area.
- 6) Keep slopes gentle.
- 7) Likes the rain garden as an opportunity for education.
- 8) Likes the “marker”, or potential art location, at the plaza across from the future library.
- 9) Prefers art at ends of Harrington Avenue.
- 10) Does not like the water feature, and it is too far from the restroom.
- 11) Likes the restroom location for maintenance access and its separation from other park activities.
- 12) Does not like the straight channel water feature.
- 13) The water channel could be a tripping hazard.
- 14) The water feature needs movement and noise.
- 15) Likes the sculptural aspect of the water feature.

OVERALL COMMENTS

- 1) Include bicycle racks. The bicycle racks could be an opportunity to include art.
- 2) Concerned about safety of the pedestrian crossing in front of the mixed-use building to the park.
- 3) Likes the fitness equipment.
- 4) Review the shade analysis for lawn survivability information.
- 5) Likes the multiple portal entries for wayfinding.
- 6) Concerned about security at night.
- 7) Incorporate Crime Prevention through environmental design, CPTED.
- 8) Concerned that there will not be enough parking.
- 9) Include sightlines through the park. Include low vegetation & high tree canopies for visibility into park.
- 10) Connect the park system with Harrington Green Streets.
- 11) Likes the Burien City Hall water feature.
- 12) Likes the Port of Olympia water feature.
- 13) Incorporate lighting into the walls.
- 14) Include bat boxes or bird houses into the rain gardens.
- 15) Include a flat area at the bottom of hills for kids to play and roll down.

