

Sunset Neighborhood Park Master Plan

Open House Meeting #1 Agenda

Introduction

- Parks, Recreation and Natural Areas Plan City of Renton

- Site Analysis and Park Parameters HBB
 - Photo-Documentation Key Map
 - Climate Analysis
 - Park Components

Park Concept Alternatives

- Park Concept Alternatives Overview HBB
- Questions and Answers

Activity

- Small group discussion of Concept Alternative pros and cons

Activity Summary

- Summary of Concept Alternative pros and cons from each group
- Next Steps

Date: May 1, 2014

Time: 6pm to 8pm

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

Attendees: Seventeen community members attended.

Team Presentation

Parks, Recreation and Natural Areas Plan:

Leslie Betlach, City of Renton, introduced the team and provided an overview of the Park Master Plan process. She highlighted relevant background information including the Sunset Area Community Planned Action EIS and design guidelines in the Parks, Recreation and Natural Areas Plan.

Site Analysis and Park Parameters:

Colie Hough-Beck, HBB, introduced the design team. Dean W. Koonts, HBB, briefly described existing conditions within the Park Master Plan project area. He presented the photo-documentation map illustrating key site components including topography, vegetation, soil conditions, overhead and underground utilities, transit stops, view sheds, and location of the stormwater facility. He presented the site's microclimate, a sun and shade analysis for the project area, and provided an overview of the park components identified in the City Interdepartmental Team Workshop and the Stakeholder Workshop.

Park Concept Alternatives:

Dean provided an overview of the layout of the park components and park circulation in each of the four concepts: Cluster, Portal, Flow, and Promenade. Participant comments and questions during the presentation included:

- 1) **Question:** What is the density and size of housing units in the proposed development surrounding the park?
Response: The Renton Housing Authority (RHA) has committed to replacing the original 100 units of public housing at Sunset Terrace with 100 new public housing units. In addition, RHA plans to create approximately 150 additional affordable units. RHA's new public and affordable housing units will be located *on, or* adjacent to the Sunset Terrace property and at other locations in the Sunset Area. In addition to the new park and library, the current Sunset Terrace property will be redeveloped to include approximately 410 market-rate housing units and approximately 40 public or affordable housing units (of the 250 previously noted public housing and affordable units. The remaining 210 units will be located throughout the Sunset Planned Action Area). The Renton Housing Authority is currently working to provide relocation assistance to the current residents of Sunset Terrace. Participants were directed to contact the Renton Housing Authority or the City's Community and Economic Development Department for additional information.
- 2) **Question:** Have you looked at other parks in the area and evaluated their uses and walking distance to the proposed Sunset Neighborhood Park?
Response: The City Interdepartmental team provided input on surrounding park uses.
- 3) **Question:** Is this a "Neighborhood" Park (as defined by the Parks, Recreation and Natural Areas Plan)?
Response: Sunset Neighborhood Park will be developed as a "Neighborhood" Park.

- 4) **Question:** Is there a parking/loading area for the performances?
Response: There is an unload/load area proposed at the northern side of the park.
- 5) **Question:** Did the Design Team take into consideration potential views of Mount Rainier in the design options?
Response: The anticipated height of the future building structures will limit views to Mount. Rainier. There are views of the Olympic Mountains to the West and the Design Team will try to capture those views between the future building structures.
- 6) **Question:** What will be the hours of the park?
Response: The Park will most likely be open from sunrise to sunset.
- 7) **Question:** Is there lighting proposed for the park?
Response: Lighting has not been proposed at this stage of the design process. However low-level path lighting may be included in the park master plan.
- 8) **Question:** Does the park include Sunset Court Park?
Response: Sunset Court Park is a separate park and is located to the north of Sunset Neighborhood Park.
- 9) **Question:** Will an off-leash dog park be included?
Response: Off-leash dog facilities will be provided by the adjacent housing developments within each development.
- 10) **Comment:** There is age diversity in the neighborhood. Sunset Neighborhood Park should incorporate park components for teens.
Response: The park design will include elements appropriate to a broad range of potential users.

Open House Workshop Activity

Activity Summary:

Attendees were divided into two groups to participate in a facilitated, small group discussion regarding the Concept Alternatives. Each group sat at a table with a discussion leader and with the four Concept Alternatives displayed for review. Discussion leaders, Dean and Colie, asked four questions:

- 1) What do you think about the park components?
- 2) Are there any missing park components?
- 3) How do you like the park circulation in each concept alternative?
- 4) What are the pros and cons of each concept alternatives?

The two groups reconvened as one audience, and Colie and Dean, the discussion leaders, presented a summary of their group discussions.

Combined Summary of the Groups' Discussion:

A. Park Components:

- 1) Picnic shelters should be included for all-weather use.
- 2) Active use areas for teens and a variety of ages should be included, such as a basketball court, tether ball, a tennis court with backboard, and flat lawn areas for pick-up soccer and football.
- 3) Porous concrete was suggested as a paving material for the basketball court in order to reduce noise.
- 4) A P-Patch community garden should be considered.

- 5) Soft lighting should be considered along walking paths. Bright, overhead lights should not be considered. (No cobra head lighting)
- 6) Benches, tables, and an outdoor sink are all components that should be considered in the picnic areas and benches throughout the park.
- 7) Education components should be considered. Botanical labels and signage for trees and plants would be an opportunity for education.
- 8) A pavilion or flexible use area for craft and vegetable sales should be included.
- 9) School programs or community service at the park would provide opportunities to involve students at the park.
- 10) Pervious paving components could be included. However, maintenance should be considered when specifying pervious pavement.
- 11) A pathway with fruit trees, "orchard lane" along the existing Harrington Avenue NE ROW (once the ROW is abandoned), or a mini-orchard could be considered as a way to incorporate the concept of community gardening into the park.
- 12) ADA parking stalls at the park should be provided.
- 13) The water feature should not pond or have pooling water. Focus on interactive spray jets.
- 14) Concessionaires or commercialization of the park should not be considered.
- 15) Locate a public art feature near the library, at NE 10th Street and Sunset Lane NE.

B. Park Circulation:

- 1) Direct routes, or "senior friendly" routes, to park components and surrounding development entrance points should be incorporated.
- 2) A path following the existing Harrington Ave NE route works well for connecting entrance points. These routes should include benches.
- 3) The perimeter loop is a good idea.
- 4) All paths should be ADA accessible.
- 5) "Cluster" does not provide direct routes. "Promenade" and "Flow" provide direct routes.
- 6) A few of the paths could be removed in "Promenade" to provide a simpler layout, and could include more plazas at entrance points.
- 7) "Portal" provides good entrance points into the park; however "Portal" can be revised to include some of the "Promenade" pathways to create more direct routes, such as the path connecting Harrington Ave.

C. Pros and Cons of each Concept Alternative:

Collectively the two discussion groups preferred the circulation in "Promenade", and favored the placement of park components in both "Portal" and "Flow". Participants liked the direct circulation routes in the "Promenade" concept and liked the many entrance points in the "Portal" concept as well as the placement of activity near the commercial side of the park in the "Flow" concept.

- 1) "Cluster" pros: The play area is centrally located. The hill is nice.
"Cluster" cons: The park components are too centrally clustered on top of each other, and do not create opportunity for discovery. There is too much open space, which is weather-dependent.
- 2) "Portal" pros: The plazas provide opportunity for meeting and children pick-up locations. These plazas could each have themes. The hierarchy of the plazas read well, and could be applied to the

“Promenade” concept. The water feature is centrally located.

“Portal” cons: The water feature potentially blocks a thru-path. Paths do not connect across the park. Activities are too tightly clustered. A picnic area is needed by the play area.

- 3) “Flow” pros: The paths are simple and work well. The activities near the library and retail are well located.

“Flow” cons: There is too much open space. The performance space is located too far from the library.

- 4) “Promenade” pros: The relationship to the library and retail works well with the path layout. Two picnic areas are useful. The restroom is centrally located.

“Promenade” cons: There are too many paths. The picnic areas are too far from the restroom.

Action Items

Leslie to record what and where the nearest facilities are in the area, including a community garden, courts for basketball and tennis games, sports fields, and off-leash dog parks.

Follow-up Action Taken

Within a ½ mile to the north:

North Highlands Park and Neighborhood Center

1. 1 Lighted Tennis Court proposed for refurbishment
2. Portion of park area has been preliminarily identified for raised bed community garden
- 3.

McKnight Middle School (School has first use priority)

1. 4 Tennis Courts
2. 2 Basketball Courts
3. 3 Baseball Fields
4. 3 Soccer Fields

Within ½ mile to the south:

Highlands Park and Neighborhood Center

1. 2 Tennis Courts
2. 2 Basketball Courts
3. 1 Softball Field
4. 1 Soccer/Multi-purpose Field

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

Next Meeting

June 18, 2014 Community Open House #2, McKnight Middle School, 6pm-8pm

FEIS Sunset Area Preferred Community Framework



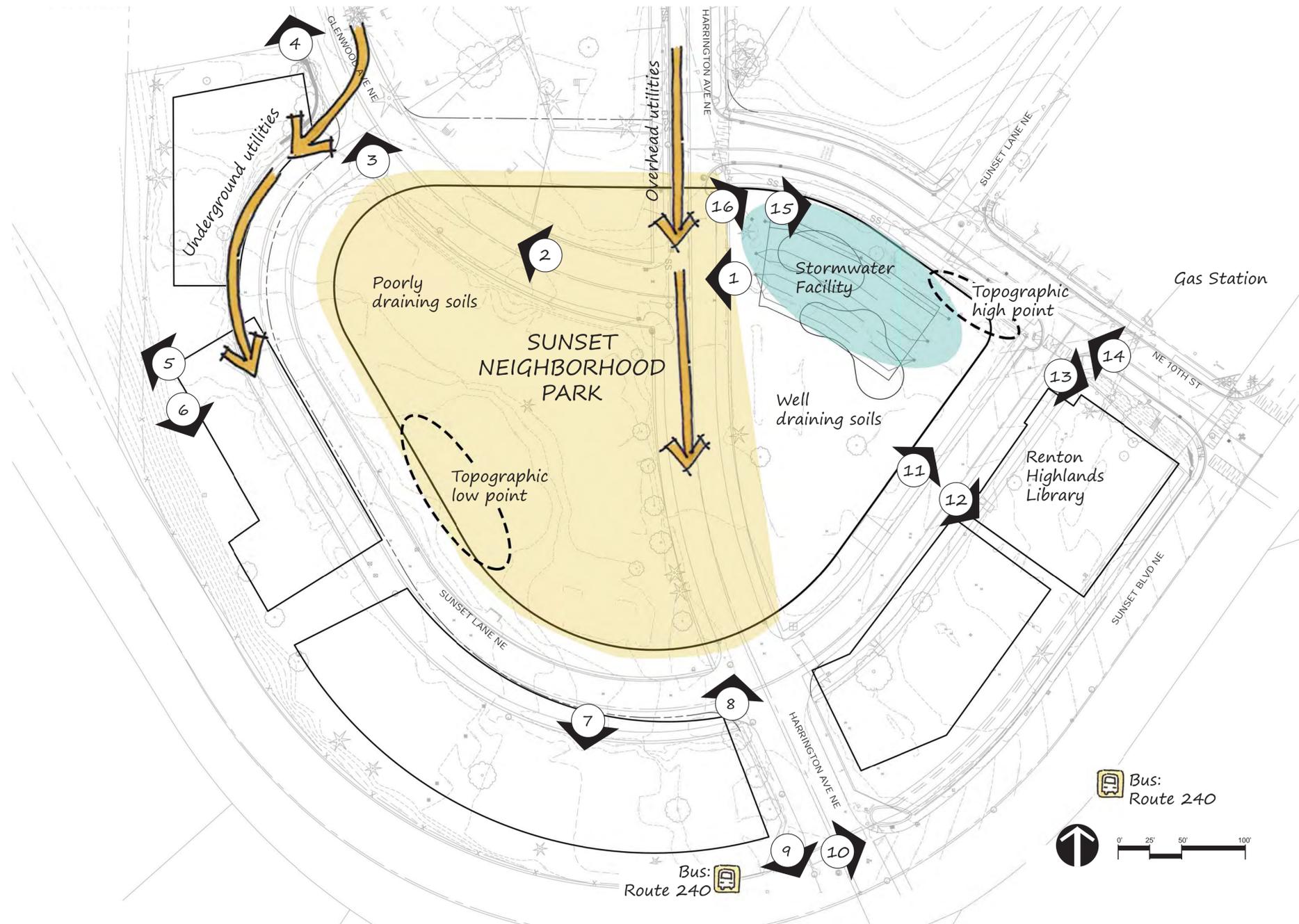
Sunset Planned Action Park Concept Plan



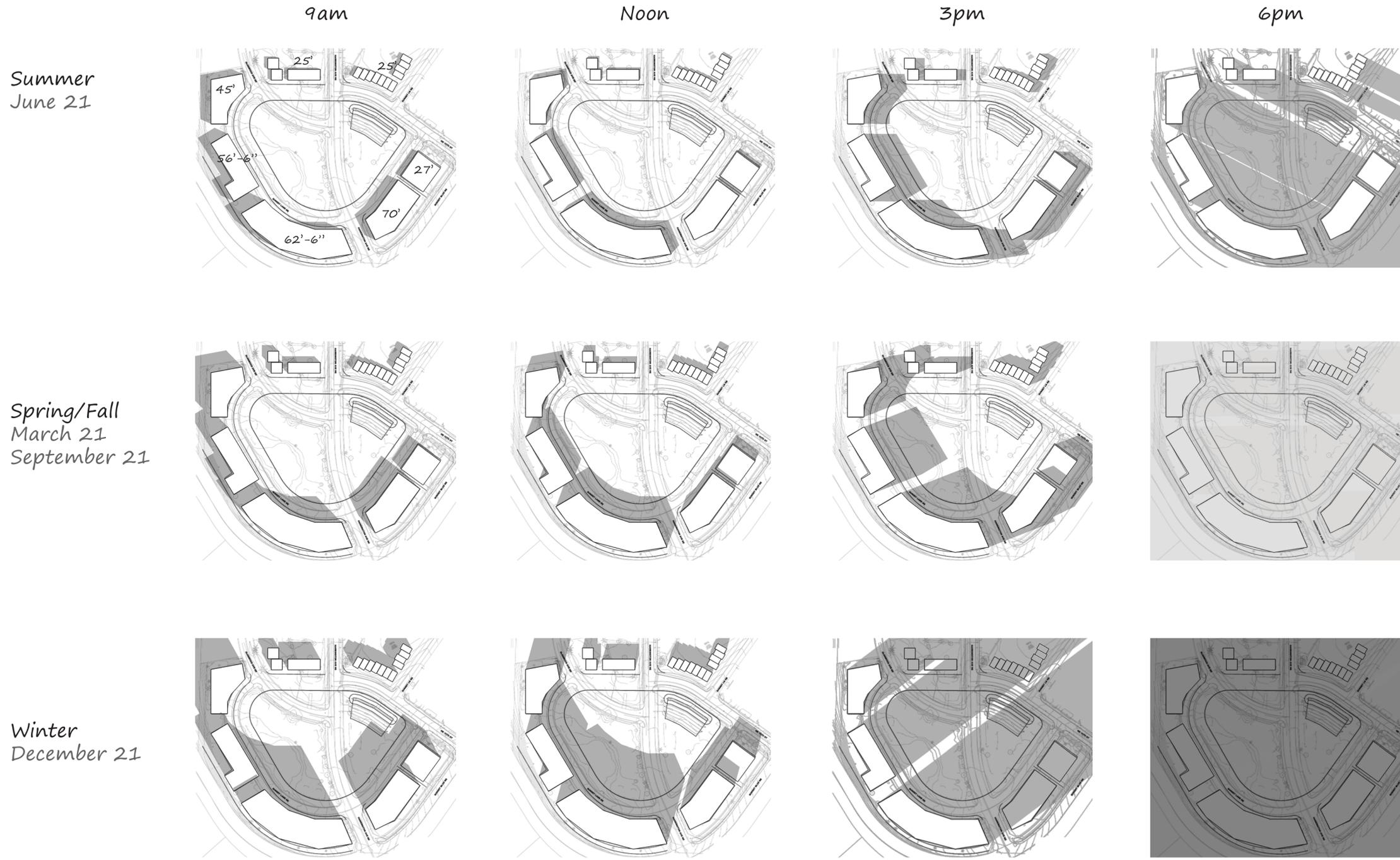
Sunset Neighborhood Park Master Plan

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

Photo-Documentation Key Map

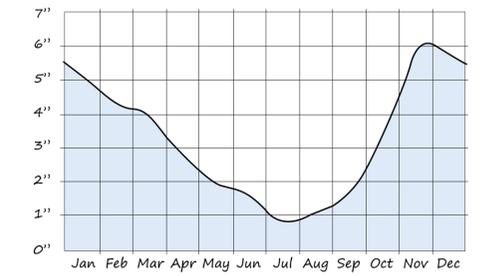


SUN & SHADE

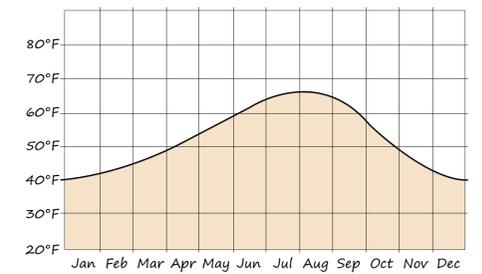


CLIMATE

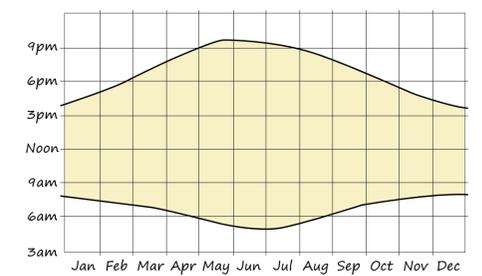
Average Precipitation



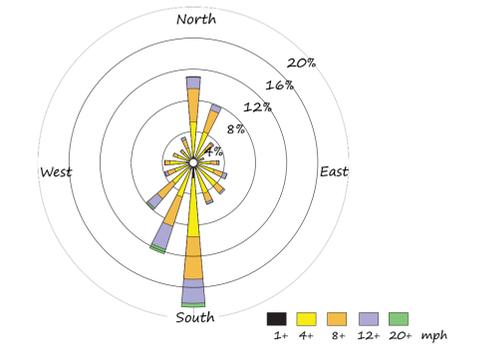
Average Temperature



Daylight Length



Average Hourly Winds



Performance Space



Water Feature



Play Area



Picnic Area



- Performance Space
- Water Feature (Child Friendly)
- Play Area
- Picnic Area
- Restroom Building
- Fitness Equipment
- Walking Loop
- Integration of Art
- Passive Open Space



Restroom



Fitness Equipment



Walking Loop



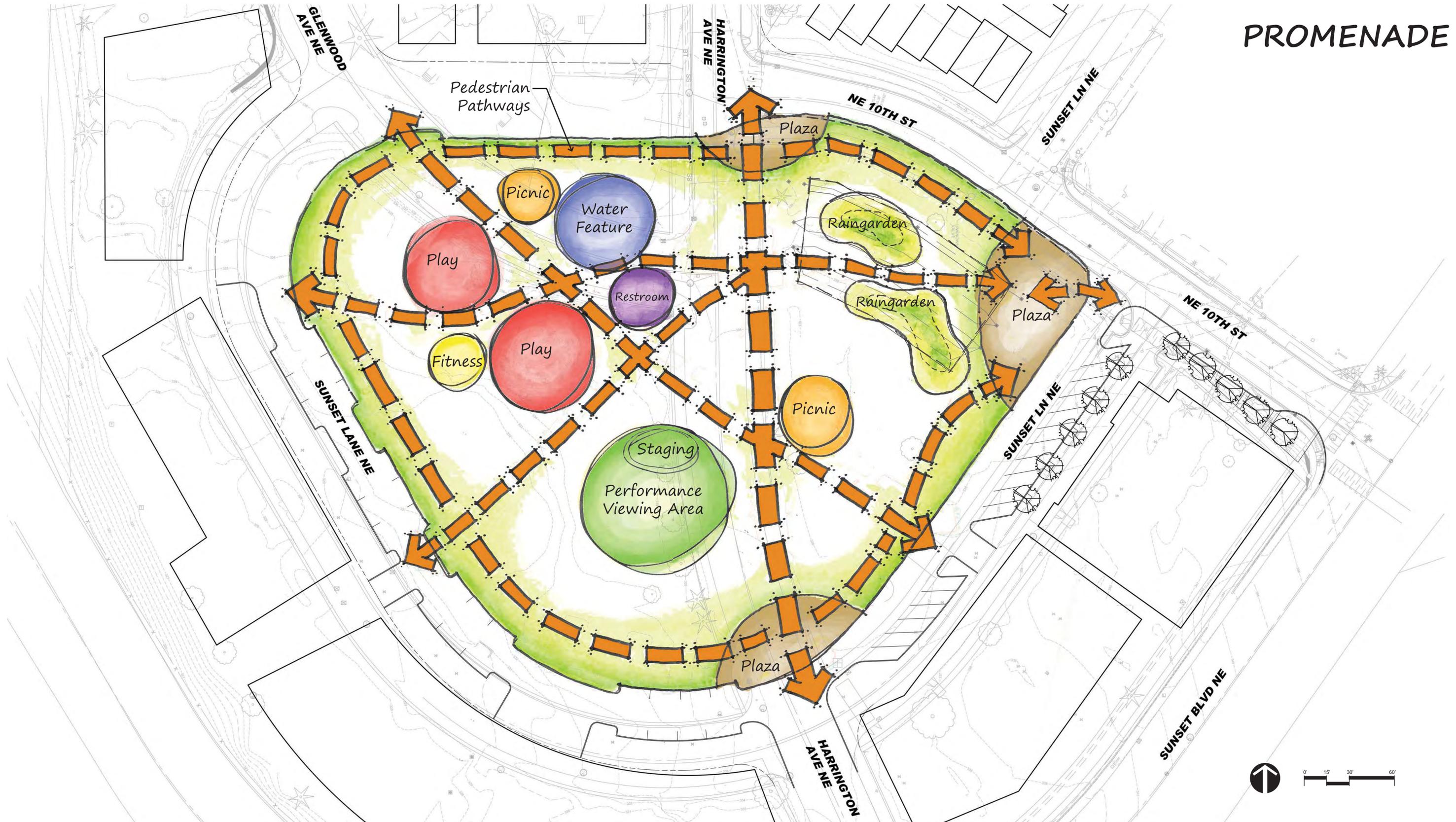
Integration of Art



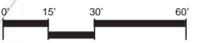
Passive Open Space



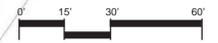
PROMENADE



FLOW



CLUSTER



PORTAL

