

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Review of the Park at Towncenter Master Plan
DEPARTMENT:	Parks, Recreation and Cultural Services
PRESENTED BY:	Dick Deal, Parks, Recreation and Cultural Services Director Tricia Juhnke, Capital Projects Administrator
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Discussion

PROBLEM/ISSUE STATEMENT:

The 2011-2016 Capital Improvement Plan (CIP) includes the development of a Master Plan for the Park at Town Center. The plan will be utilized to provide guidance and direction for future design and construction of a public park and community gathering space. Currently there is no funding for improvements within the park; the adoption of the Master Plan will enable the City to pursue grant funding opportunities.

RESOURCE/FINANCIAL IMPACT:

The 2012-2016 CIP includes \$130,759 for development of the Master Plan. The 2012-2017 Proposed CIP provides an additional \$1,000,000 for future design and construction work. This future work is based on securing grant funding for the project.

RECOMMENDATION

No action is required. This item is for discussion purposes, as staff is seeking Council input and direction on the currently proposed vision plan. Based on comments and Council direction, a final document will be brought to Council on July 25, 2011 for adoption.

Approved By: City Manager  City Attorney _____

INTRODUCTION

The Park at Town Center site is geographically located in the heart of Shoreline, home of the new Shoreline Town Center with civic landmarks like Shoreline's City Hall, the Interurban Trail, and the proposed new Shorewood High School. The proximity to these community assets affords the opportunity for this site to serve multiple purposes. As well, by the summer of 2011, Aurora Avenue will be completely rebuilt through this area, with bus transit lanes, two traffic lanes in each direction, landscaped medians, underground utilities, new light standards, and wide sidewalks. The City is also in the process of completing a Town Center Sub-Area Plan and updating the Transportation Master Plan, both of which will impact the future character of this area.

These improvements combine to create a compelling opportunity for the creation of a signature celebratory park space for the City of Shoreline. Potentially spanning from the west sidewalk of Aurora to the east margin of Midvale Avenue North, the proposed Park at Town Center would create a linear park development that would feature a major gathering space for civic events, extensive landscaping, pathway and specialty lighting, art installations, and themed elements to celebrate the new Shoreline Town Center.

BACKGROUND

On April 25, 2011, staff provided Council with a briefing on the progress of the Park at Town Center. At that meeting, three concept plans were presented to Council for review and feedback. The three plans were labeled as: Shoreline on the Move, Shoreline Reflection, and Shoreline Center Stage. The feedback received from Council at that time included maintaining the red bricks in place, promoting water and trees, honoring history through interpretive signs or other methods, and not significantly altering the Interurban Trail.

This project started back in the fall of 2010 with Stakeholder interviews. This was followed by three community meetings and two briefings to the Parks, Recreation and Cultural Services Board with the most recent being on June 5 and June 23, 2011 respectively.

The Park at Town Center will serve to meet the objective of:

- Comprehensive Plan Goal PR1: Enrich the quality of life for all Shoreline residents by ensuring that a broad range of high quality parks, recreation, and cultural opportunities are readily available, by preserving open spaces and maintaining a quality parks and recreation system; and
- Comprehensive Plan Goal CD IV: Encourage historic preservation to provide context and perspective to the community.

The City will seek grants for park construction based on the results of the visioning master plan process. No immediate funding is available at this time, but the adoption of a master plan will allow the City to pursue traditional park development funding sources.

DISCUSSION

A master site plan is an opportunity to look at a site for the development of a long range vision and how the site might better serve the citizens, improve the environment, and/or create a positive economic impact.

The early stages of the planning process encourage exchange of a variety of concepts, and all ideas are considered valid and discussed. As the process moves ahead, some ideas are carried forward while others are dismissed for a variety of reasons. As this project moved from the initial phase to the concept phase, guiding principles were developed and utilized as the project progressed.

Guiding Principles

The guiding principles developed to influence the long-range vision and phasing of the park development include:

1. Ronald Place bricks to stay in place per historical and environmental reasons/commitments. Minor alterations may be acceptable, especially if to restore the existing Brick Road.
2. Interurban Trail to stay in place. Minor changes and alterations may be considered.
3. Accommodate or include the future opening of the right-of-way for the N 180th Street connection from Midvale to Aurora and Linden.
4. Maintain Seattle City Light (SCL) access to and redevelopment of utilities now and into the future.
5. Include the design concept for Midvale Avenue consistent with the Town Center Subarea Plan and the Transportation Master Plan.
6. Include and/or identify a potential exchange of a portion of the Ronald Place triangle parcel (excluding the bricks portion) for SCL right-of-way along the west side of Midvale Avenue.
7. Recognize/incorporate the potential requirements for SCL to assess rent versus current no-cost agreement.

These principles influenced and shaped the three concept plans presented in the Second Public Meeting. In addition to the public meeting, people were able to comment on the three plans on-line. The following summarizes the comments received on the concepts:

Shoreline on the Move:

Commenters liked the loop walk and the idea of the restroom, but not the location of the restroom. They disliked the modifications to the bricks and thought the design was disjointed and too segmented. This was the least favorite design concept.

Shoreline Reflections:

Commenters liked keeping the bricks in place, and the trees and how they defined the space. They disliked the pooling water and the "crop row" concept.

Shoreline Center Stage:

Commenters like the organic forms and flow and the idea of a stage, but not the location of the stage. They thought the concept needed more trees and they disliked the modifications to the bricks. This was the favorite of the concepts.

Final approach

Taking comments by residents, staff, Council and the Parks Board into consideration, staff, in conjunction with the Berger Partnership, attempted to develop a proposed master plan. In doing so it became apparent that this park does not lend itself to a traditional master plan. The space, as is, is primarily used by those traveling through the area on the Interurban Trail. There is not a large user group or constituency with strong interests or support for this park; however, this will change over the next ten to twenty years. The Towncenter Subarea plan projects and encourages significant redevelopment, commercial and residential, in this area in the future; as such, there will be an increase in use and interest in this space. With these changes in mind, a phased approach has been developed to create a vision for this space; a vision that would be flexible and could adapt to the anticipated changes in the area over the next 30 years. The vision includes key components from the previous concept plans, especially the preferred Shoreline Center Stage, such as a more flowing space with additional trails, small gathering spaces and nodes representing the neighborhoods. The following is a summary of the key elements in the phases starting with current conditions and extending 20 years and beyond. The plans supporting these phases can be found in Attachment A.

Existing conditions: The Park at Town Center currently has the Interurban Trail, benches, the Ronald bricks, flowering trees, lawn, the Aurora Avenue North edge, a bus stop, Seattle City Light access, and access to the City Hall gathering space.

1-10 years: The Park at Town Center could have flexible art, a Shoreline identity, a farmers market, plantings and seasonal color, Shoreline and Ronald Place story, additional walkways, 14 neighborhoods represented, small gathering spaces, site furnishings, flower bulbs, lights, trees, and a connection to city hall.

10-20 years: The Park at Town Center could have an interface with Midvale, water features (using collected rain fall), potential restrooms, movable/flexible elements, additional walkways, additional parking, neighborhood connections, gateways at N 175th Street and N 185th Street, a new street at N 180th Street (N 182nd Street closed), and modified parking at Walgreens.

20 years and beyond: The Park at Town Center could have a civic corner and gateway (replacing Walgreens and Key Bank), a visitor center, and an expanded park.

Recognizing that currently there is no funding for any improvements and it may be several years before improvements are constructed, this plan and process includes ideas and discussion on how to activate this space now with little or no costs. Many of the ideas have centered on temporary art installations but also include historical displays, performances and/or other community gatherings. The intent is to identify and develop ways to get more use of the space now and begin the process of creating a signatory space for Shoreline and begin to develop user groups and constituencies interested in the future of the Park.

The presentation from Public Meeting 3 was posted on the website with the opportunity to comment and provide feedback. The phased vision was also discussed at the Parks Board Meeting on June 23, 2011.

STAKEHOLDER OUTREACH

Public input and involvement has been included throughout this process. As identified earlier, this is a tough space with limited constituency or user groups. With that in mind, in the fall of 2010, stakeholder interviews were conducted with several individuals representing a wide variety of groups such as the Historical Museum, School District, Neighborhood Groups, businesses and others. These interviews provided preliminary insights and ideas on uses and concerns regarding development of this park space.

Following the stakeholder interviews, a series of three public meetings were held between January and June 2011 and briefly summarized as follows:

- Community Meeting 1 – Creating a Vision provided an opportunity for the community to provide input on what elements they would like to see incorporated in to the park.
- Community Meeting 2 – Exploring Concepts and Elements provided feedback from the community on three design concepts incorporating many of the elements defined in the first meeting.
- Community Meeting 3 – Selecting a Preferred Option provided an opportunity for the community to see a preferred vision developed through the previous input.

These meetings were advertised in Currents, on the website, and through several electronic email lists.

In addition to the public meetings, the website has included the information from the public meetings, including providing the three concepts presented in Community Meeting 2 with an opportunity to provide feedback electronically.

RESOURCE/FINANCIAL IMPACT

The 2012-2018 Capital Improvement Plan includes \$130,759 for development of the Master Plan and an additional \$1,000,000 for future design and construction work. This future work is based on securing grant funding for the project.

RECOMMENDATION

No action is required. This item is for discussion purposes, as staff is seeking Council input and direction on the currently proposed vision plan. Based on comments and direction, a final document will be brought to Council on July 25, 2011 for adoption.

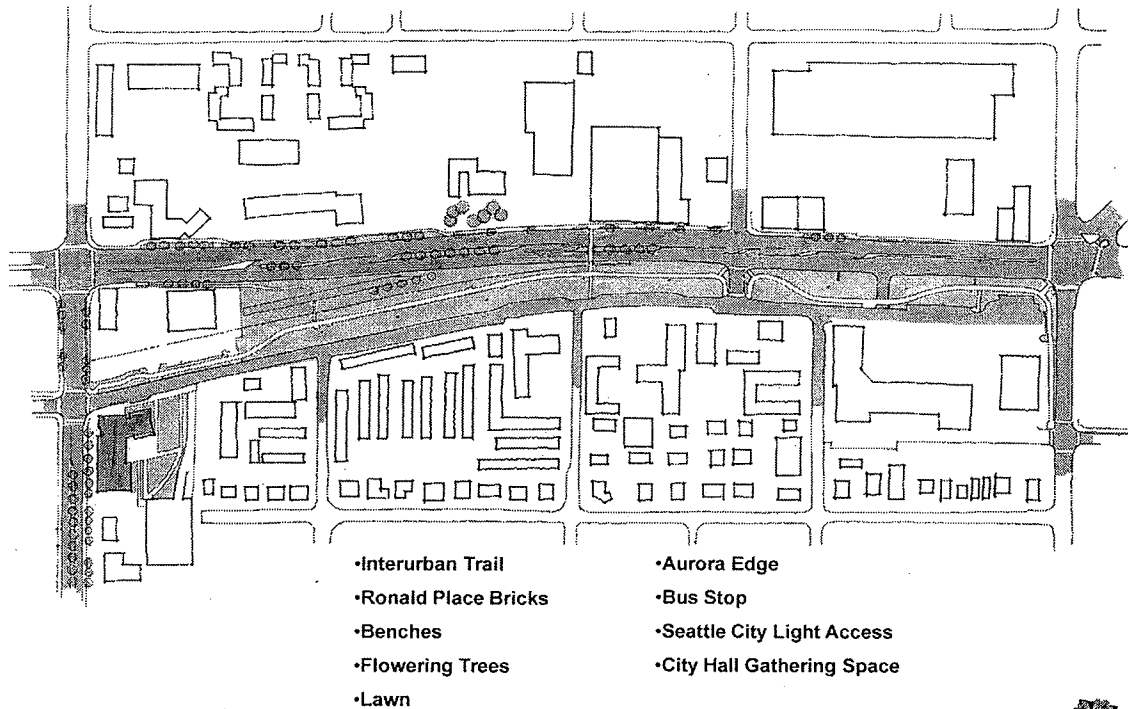
ATTACHMENTS

Attachment A: Proposed Vision by Phases

Proposed Vision By Phases

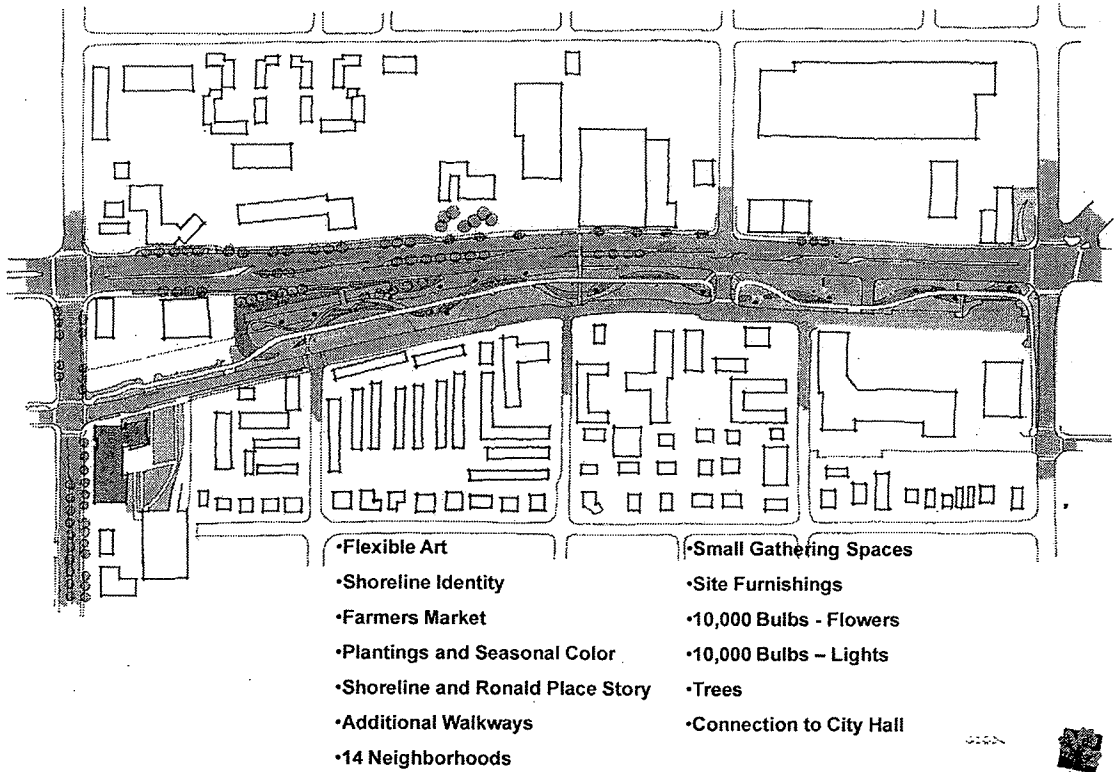
Shoreline Town Center Park

Existing Conditions



Shoreline Town Center Park

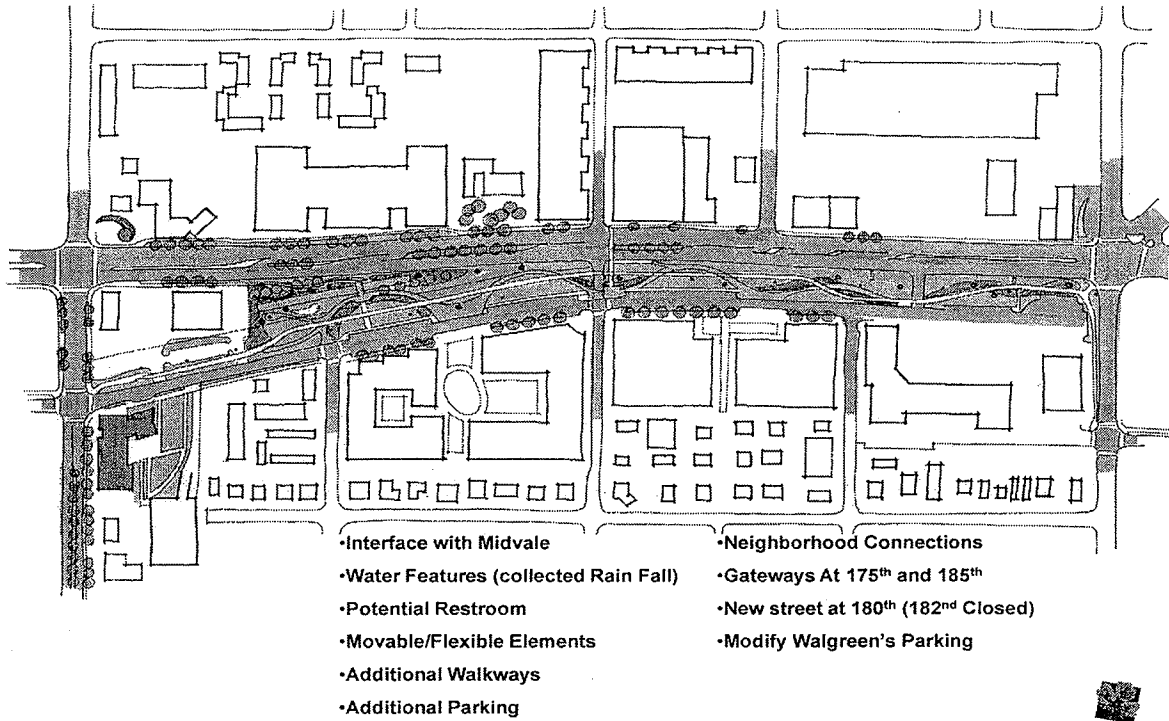
1-10 Years



Proposed Vision By Phases

Shoreline Town Center Park

10-20 Years



Shoreline Town Center Park

20+ Years

