

## Envisioning a Vibrant Community Gathering Place

### Preferred Site Plan for Magnolia Manor Park







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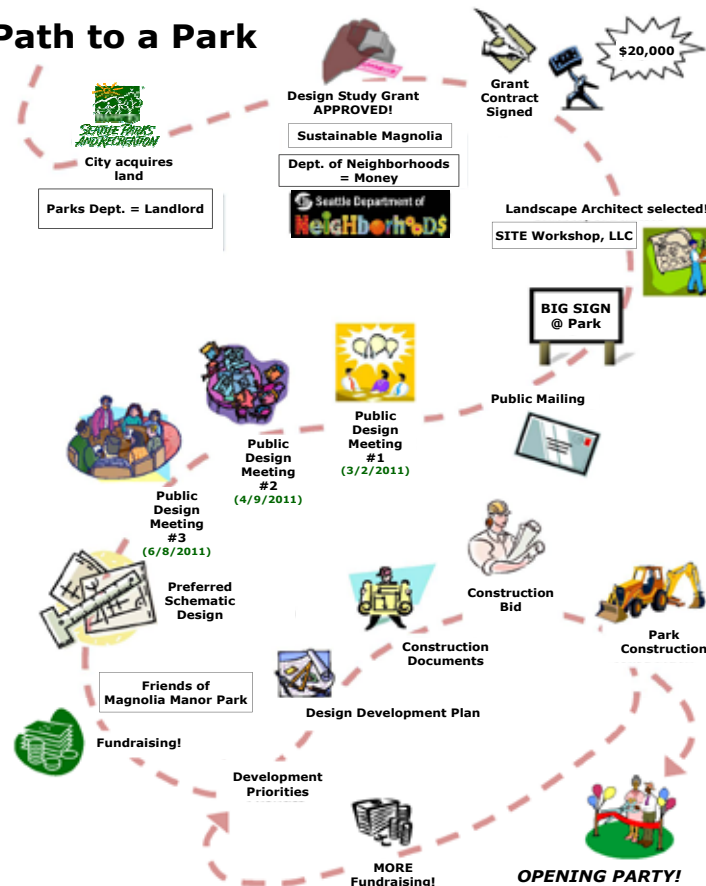


# Magnolia Manor Park



“a mixed-use place of beauty, vibrancy and sustainability for all members of the community”

## Path to a Park



Modified from original created by Tony Krebs, Fall 2010, for Friends of Federal-Republican Park

image credit: Friends of Federal-Republican park

## Background

Sustainable Magnolia, a neighborhood organization, received a City of Seattle Department of Neighborhoods (DON) Small and Simple matching grant to fund the project as titled, “Envisioning a Vibrant Community Gathering Place for Manor Park.” The project was led by Sustainable Magnolia and a steering committee comprised of local community representatives and Landscape Architects Site Workshop.

## Design Principles

- Demonstrate sustainability principles in design and maintenance
- Maintain the park’s unique character
- Strengthen neighborhood connections
- Engage the community in a process to explore a variety of potential uses.
- Incorporate Magnolia’s first Off-Leash Area in a way that works for everyone

## Path to a Park

The project described above results in a vision for the park, referred by Seattle Parks as the *Preferred Site Plan*, also called the Schematic Design phase. With this vision complete, subsequent stages of development include additional design work (Design Development), fundraising, more design work (Construction Documents) and more fundraising, culminating in construction and the grand opening celebration. This report represents the vision for the Preferred Site Plan and how we got there.

## Preferred Site Plan - Process

The Preferred Site Plan is based on a community engagement process that included public workshops, site tours, meetings and conversations with various stakeholder groups. The process involved a three-step approach: 1) understanding, background research, and analysis; 2) exploring design alternatives; and 3) deciding on a final direction to guide future improvements to the park.

## I. PROJECT OVERVIEW

### Context & Constraints

#### Project Site

Magnolia Manor Park is located at 3500 28th Avenue West in Seattle's Magnolia neighborhood. The Park exists on property owned by Seattle Public Utilities, who operates the adjacent water reservoir. The site was an open water reservoir from 1945 to 1995, after which the reservoir was "lidded" and fences modified to create the current park space.

#### Connectivity and Density

The Park is a short, though awkward walk from Lawton Park and Ravine. Lawton Park's playground has been recently renovated and Lawton Ravine is a significant greenspace with strong habitat potential. Connectivity between Manor Park and these other neighborhood assets is currently limited by the single point of access into Manor Park, which makes the walk between more arduous and in some places hazardous.

Sandwiched between Lawton and Manor Parks are a variety of multi-family dwelling units housing many hundreds of people.

#### SPU Considerations

Due to the sensitive nature of the adjacent water reservoir, SPU has developed several criteria to guide the future development the park while maintaining the quality of the water supply. These include security fencing, gates and setbacks; access to existing utilities and restrictions on the types of activities and structures that can occur within stated setbacks. Working within these guidelines, SPU is willing to open up more of the site to the park, but is not able to provide any funding.

#### Off-Leash Area (OLA)

The Park has been nominated, approved and funded to become an off-leash area (OLA). Any new development must include an OLA. The 2008 Parks and Green Spaces Levy has allocated \$70,000 for this project, including Seattle Parks' internal design services, project management and construction.







### Emergency Preparedness Committee (EPC)

The Park is a designated emergency Hub Site associated with the Magnolia/Queen Anne District Council and the associated Emergency Preparedness Committee. As a Hub Site, the Park must provide adequate space for creating temporary facilities in the event of an emergency (and for training purposes.) The EPC has met with the steering committee and also attended the public meetings to ensure compliance with their needs.

### P-Patch

Many have expressed interest in building Magnolia's only P-Patch garden in the Park and City (Department of Neighborhoods P-Patch Program) funding currently exists to do so. The P-Patch program has allocated \$60,000 toward the construction of a community garden in the Park. This money must be spent in such a way that puts the hands of gardeners in the dirt by the end of 2012. The money has been described as fairly flexible, as long as it results in a sustainable number of garden plots. (The suggestion being that some of it could be used to move SPU fences for the purpose of creating more space for the gardens.)









## I. PROJECT OVERVIEW

### Existing Conditions - Inside the Fences







## I. PROJECT OVERVIEW

### Existing Conditions - Narrative

#### Views

Magnolia Manor Park is blessed with several good views. In the winter, the deciduous trees reveal the best views to the City and the views to the north are consistently good. Current view corridors exist at the east edge and to the north, between the two apartment buildings. Within the SPU fencing (which can be removed as per the SPU guidelines mentioned above,) the bluff on the southern edge presents excellent long views across the reservoir lid and north toward Mt. Baker and the North Cascades.

#### Slopes

There are several slopes on the site, particularly the east edge within the SPU fencing. This slope is roughly 30' down at a 3:1 slope until it hits the fence and drops to the street even more quickly. Generally, the site slopes toward the north and east, flattening out around the reservoir lid. Within the existing park a small valley slope angles down toward the apartment buildings to the north.

These slopes make siting a dog park challenging and will also make development more expensive.

#### Climate

The Park is located at the top of a hill and is quite exposed, making it windy and often very sunny.

#### Access & Neighbors

Currently there is effectively only one access point from 28th Ave between to gaps in the original SPU fencing. However, public right-of-way exists at each edge of the SPU property and the site is surrounding by neighbors, many of which directly abut the property. Some have expressed concern about changes to the SPU property that would expose neighbors to the public where before their space was private.

#### Reservoir Considerations

The current Park is defined by SPU security fencing, some of which was recently relocated to better protect the reservoir lid from public access. As such SPU has defined some guidelines for development near the reservoir, including a 10' setback from the fencing for any plantings or other objects that might obscure views of the fence. Additionally, SPU requires a 50' setback

from the reservoir lid for anything that would be particularly difficult to work around should any maintenance be required on the lid. This includes things like trees, picnic shelters and the like.

Should the Park be expanded further into the SPU property, additional requirements must be met. They include:

- No costs shall be born by SPU
- Secure access to the reservoir and maintenance building shall be maintained. Gates, card readers and cameras included.
- Any OLA or P-Patch shall be located downhill of the reservoir so as to protect the reservoir from any potential contaminants flowing in groundwater.
- Access to existing utilities (i.e. stormwater detention pipes) shall be provided
- Buffers and setbacks shall be provided
- Fence design shall meet SPU minimum standards

#### OLA Considerations

In 2006, the Park was designated to be an Off-Leash Area pilot project, but funded was not provided. To date the OLA has not been developed. However, the Park has become a defacto OL A to many dog owners, who run their dogs off-leash illegally in the Park. The near constant presence of unleashed dogs has created an environment where many people do not feel comfortable using the park as they might otherwise do. As a result, there exists some urgency to develop the OLA in hopes of making the rest of the park available to non-dog uses.

Seattle Parks has \$70,000 in development money for the OLA, including all design and documentation fees, as well as construction costs. Any preferred site plan developed by the community must include an adequately sized OLA meeting the general OLA guidelines including:

- place OLA on relatively flat ground, with resilient surfacing
- provide physical and visual buffers for adjacent residences
- avoid placement near children's play areas
- provide fencing and double gated entry
- provide services like water, trash cans and seating



## II. COMMUNITY ENGAGEMENT

### Stakeholder Meetings



Site tour guided by SPU



image courtesy of Queen Anne - PI



#### Seattle Public Utilities

Multiple site meetings and other conversations have been had with Seattle Public Utilities. SPU representatives expressed little reservation about opening up more of the site to the public, except that they are not able to pay for it. Their primary concern is the safety and security of the water in the reservoir, which they acknowledge can be achieved with a much tighter fence configuration.

#### Citizens for Off-Leash Areas (COLA)

A COLA representative is on the Steering Committee and has been involved in identifying and relaying the priorities for siting an OLA in the Park.

#### Emergency Preparedness Committee

As referenced in the 'Constraints' section, as an EPC Hub site, the Park must provide adequate space for emergency and training operations. These requirements are being vetted through both committees and close contact will be maintained throughout the Park development.

#### Department of Neighborhoods P-Patch Program

The steering committee and Site Workshop met several times with representatives of the P-Patch program, who have also attended the public meetings. As referenced in the 'Constraints' section, there is money allocated for development and the P-Patch program will be involved in the creation of any community garden in the Park, primarily providing guidance in the efficient design and management.

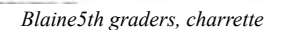
#### Neighbors

A meeting and several discussions have taken place with the immediate neighbors to discuss security, privacy and the location of the OLA. Some homeowners to the south are concerned about opening up the SPU property (close to their backyards) to the public and would like to see the fences remain and vegetated buffers added. The multi-family housing to the north is primarily concerned with the siting of OLA and have expressed how significant an impact the current situation with dogs has on their daily lives.

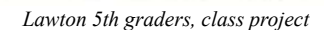


## 5th Grade Charrettes

Both 5th grade classes at Blaine Elementary participated in a one-hour charrette to envision what the Park might become. They visited the site prior to the charrette and immediately recognized the opportunities behind the fence. Steep slopes could be for sledding and zip lines and there was plenty of space for playgrounds. This charrette was high energy and flowed freely from the kids and right onto the paper.



Peter Hubbard's 5th grade class had already done their own charrette by the time we arrived. Instead, we walked them through a professional design process and filled their heads with additional tools for solving design challenges. Later, the class discussed trade-offs and was forced to make choices in developing their detailed site plans.



All of the children's work was on display at Workshop #1 and provided inspiration to the participants.

## Meeting #1 - Background and Brainstorming Workshop

## Walk in the Park

## Survey

## SPU Tour - Behind the Fences

[illegible]

Workshop #1, group 9 plan



### Walk in the Park



Workshop #1



## II. COMMUNITY ENGAGEMENT

### Public Workshops, Site Tours and Survey

#### Meeting #2 - Review and Prioritize Workshop

The 2nd public meeting occurred on Saturday, April 9 and began with a summary of the process that led to that day. Three concepts were presented and large (5-10 people) groups were formed with roughly 30 participants total. After getting to know their neighbors a little, lively discussion led each group to debate the merits of each concept. The goal was for each group to make tough choices in an effort to produce a plan they could all get behind.

Most groups were able to come to consensus about the general direction and how they might change what they'd seen presented. Most groups chose Concept C, labeled "Front Porch" based on the desire to have an open and inviting face to the park. One group decided this made the OLA too small and instead worked with Option A, which utilized the edge at 28th Avenue West for the OLA.

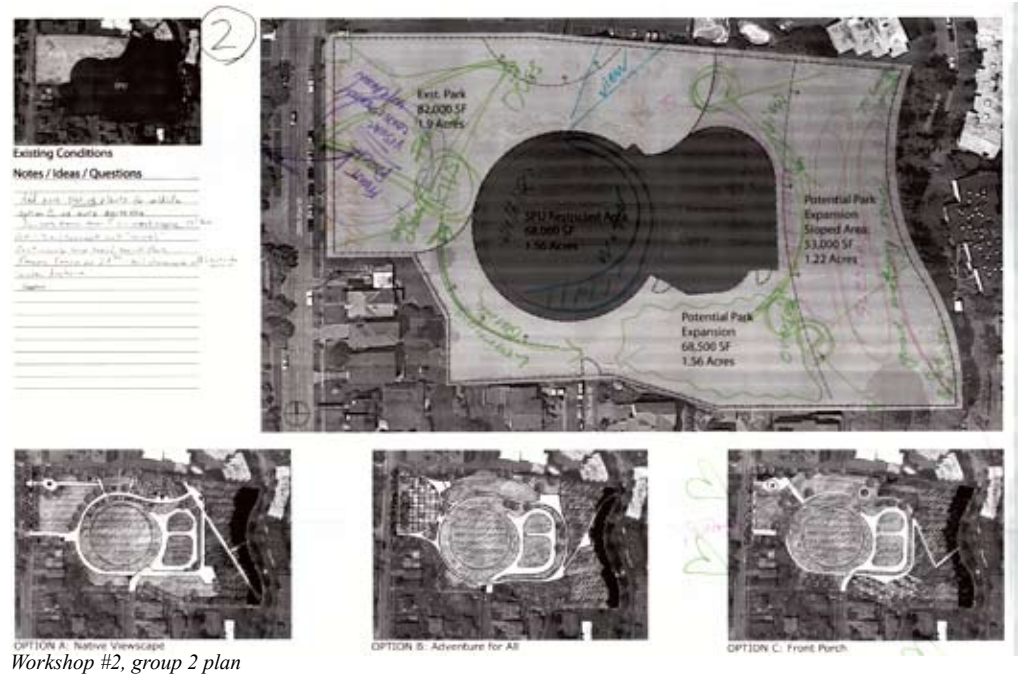
#### OLA Developments

In between meetings 2 and 3, Seattle Parks realized that the OLA would not be allowed in the location shown in Concept C, the preferred direction of the community. Parks felt it was too close to the residences and required too much money to make it work. As a result, Site Workshop redesigned the preferred plan to site the OLA in such a way that provided for both a reasonable implementation and also for an open and inviting entry for non-dog owners, as was represented in the preferred Front Porch design.

#### Meeting #3 - Design Show and Tell

The final public meeting was held on June 8 and was attended by more than 80 people. The Preferred Site Plan was presented along side the interim plan for an OLA developed with only the existing funds. The Preferred Site Plan received high praise for its ability to strike compromise among so many competing interests while still creating a vision worth pursuing. Most people felt the OLA development should be postponed to allow time to raise the money to build it per the preferred plan.

To close the meeting, the newly formed Friends of Magnolia Manor Park Steering Committee literally "passed the hat" and kicked-off their fundraising plans.



Meeting #3 open house



Workshop #2

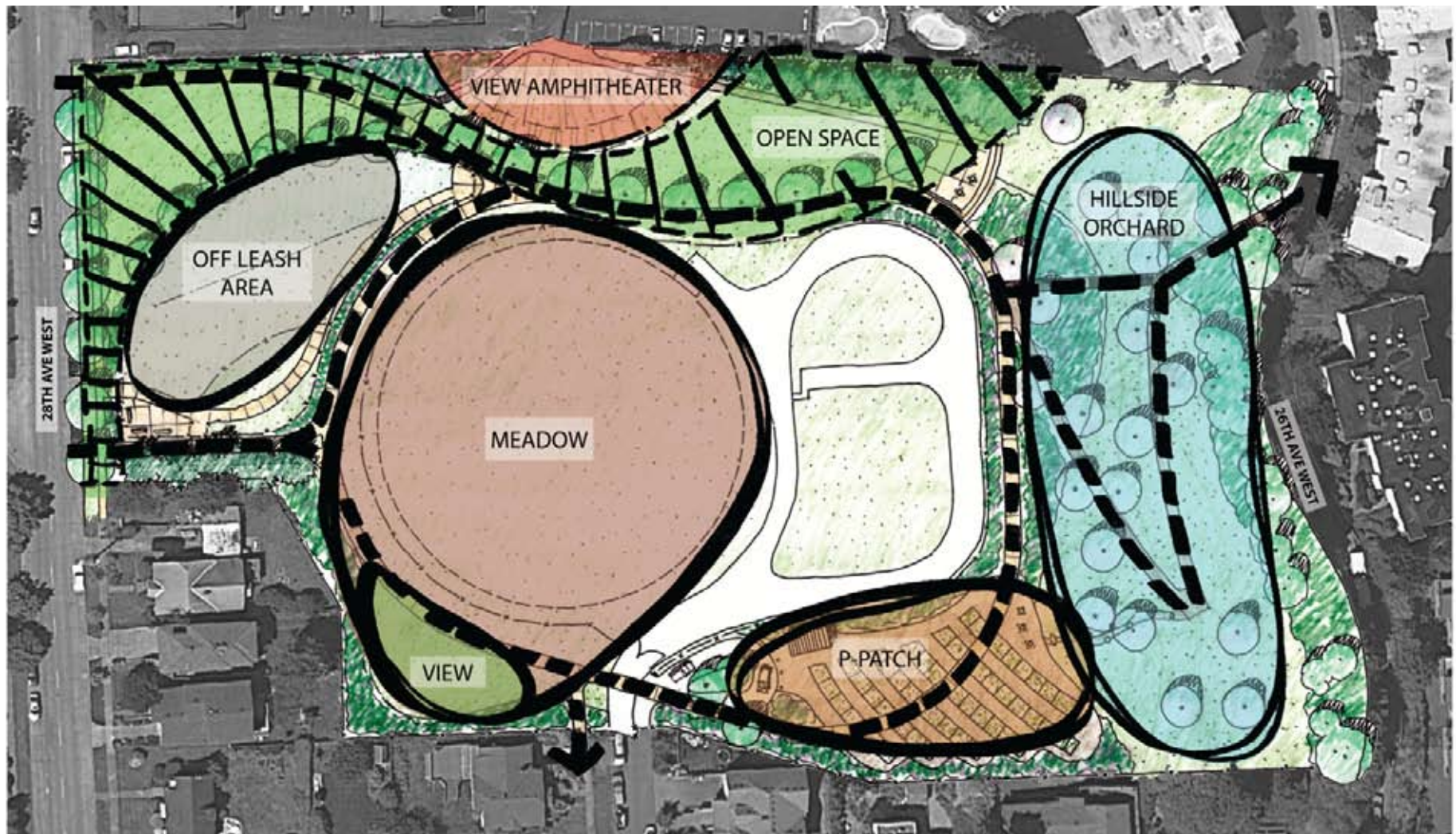


Meeting #3



### III. PREFERRED SITE PLAN

#### 'Found Places' Concept Diagram



SPATIAL DIAGRAM - 'FOUND PLACES' - SPACES OF DISCOVERY





### III. PREFERRED SITE PLAN

#### 'Found Places' Site Plan



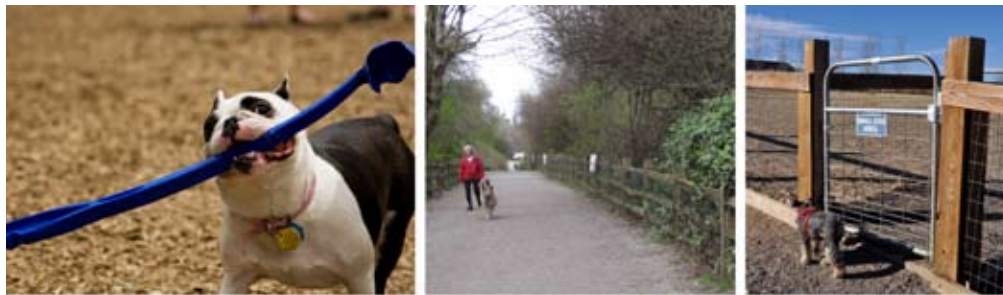
PREFERRED SITE PLAN



## MAGNOLIA MANOR PARK - PREFERRED SITE PLAN - 'FOUND PLACES'

SiteWorkshop LLC  
LANDSCAPE ARCHITECTURE





### Overview

The 'Found Places' site plan envisions a park that envelops the reservoir incorporating its visual spaces as its own. The SPU fences would be moved to accommodate an expanded park complete with an accessible walking loop path, connectivity to other parks, an OLA, P-Patch, playful open spaces, picnic areas and much improved access all created through the lens of sustainable design and construction.

### Front Yard

Consistent with the community's desire, the Plan projects an inviting and open face along the most public edge of the park. A sweeping curve of lawn opens up to the sidewalk and a generous path bounds the open space. The edge between the open space and the OLA is buffered by plantings, trees and the dog park fence.

### Off-Leash Area

Located in the flat area west of the reservoir, the OLA is sited in such a way as to allow for flexible use. There could be a 180' long "chuck-it" zone, a general mingle space and even a small and shy dog area. Surfacing options would ultimately be determined by Seattle Parks; but, surfacing and fence design could be influenced by the community. Fences would provide secure separation, but could also be an attractive feature. A path would run the length of the OLA between the two entries. A parallel path would run outside of the fences to provide dog-free access around the OLA to the rest of the park.

### View Lawn & Buffers

The View Lawn provides a quiet, contemplative space view wonderful views across the reservoir lid to the North Cascades. Most of the site would be visible from here and would provide a great place to sit and read.

As would be typical of most of the Park's edges, deep vegetated buffers would be provided. Plant choices would lean toward smallish uncomfortable natives like oregon grape and nootka rose, intended to keep people from intruding on the privacy of the neighbors.



### III. PREFERRED SITE PLAN

#### 'Found Places' Imagined

##### SPU Meadow

Despite being behind a fence, the SPU reservoir is a strong visual element in the park and because of the fence, the area there is protected. The Meadow would allow for the creation of a more aesthetically pleasing view while also incorporating the potential for protected habitat space, perhaps for ground nesting birds. SPU's only constraint is that anything planted on the lid have shallow, unaggressive roots.



##### Boulder Climb & Trail Stairs

Access from 26th Avenue would be provided via trail stairs and a switch-back path cutting across the slope. The informal stairs would cut up the slope to the View Plaza, while the trail traverses across the slope toward the P-Patch. Connecting the trial to the gardens are a series of large, flat stones, big enough to lay flat on.



##### P-Patch

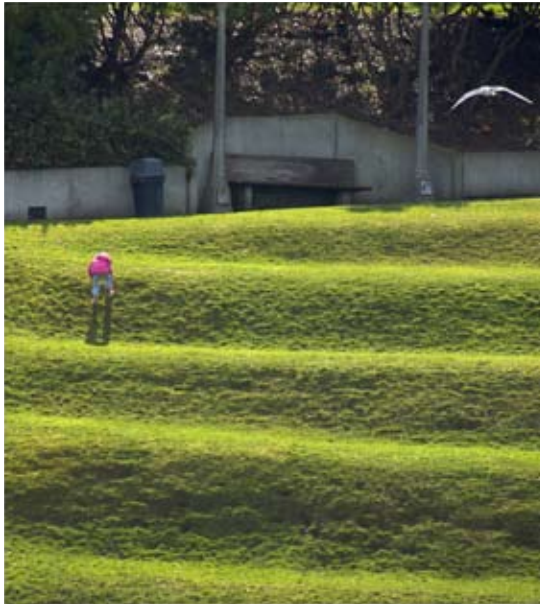
The south slope lends itself to a modestly terraced community garden of roughly 75 plots of roughly 100 square feet each. The exact layout and structure for the garden is to be determined, but enough area is provided for many different options. Designed to present a very public experience, the primary park path leads straight through the gardens and allows visitors to pass through without feeling like they're intruding. Additionally, short term parking is provided beyond a Parks swing gate to lessen the impact in the neighborhood.





### View Plaza

The plaza at the east edge is another found place at the “end of the road.” Here, one could have a picnic, experience some playful art, perhaps even see a performance. The View Plaza is connected to 26th Avenue via trail stairs and has nice views over Queen Anne to the city.



### View Amphitheater

The open space at the north edge of the Park should be playful. The existing depression would be lessened some and terraced to create seating where one could enjoy the views of Mt. Baker. The lawn above would be a great place to throw a frisbee or kick the ball while the food cooks.



### Hillside Orchard

In addition to the trail connecting to 26th Avenue, the east slope could be an extension of the community gardens as open space. The slope would be planted as an orchard, maintained by the community with harvest for the community. As a picnic area, this Hillside Orchard would provide a fun place to gather, eat and explore.



### III. PREFERRED SITE PLAN

#### 'Found Places' Imagined

##### Access and Path Network

The 'Found Places' park would provide five distinct entry points, further accentuating the opportunities to connect the Park with the other recreational areas in the neighborhood. At least three entries would be universally accessible and connect directly to the accessible pathway.

The paved path system allows for wheels of all kinds and connects the various places in revealing ways. A path hierarchy allows for the minimization of impermeable paving while still creating maintenance access and generous space for people. OLA pathways are separate and distinct from general use paths and are buffered to avoid potential conflict between uses.



### Magnolia Manor Park Improvements

### Preferred Site Plan Cost Estimate

7/11/2011

<b>BASE BID IMPROVEMENTS</b> Project Size: Bid Date: TBD Duration: 6 months MACC: TBD				<b>General Contractor Markups</b> General Conditions: 8% Overhead & Profit 11% Estimating Contingency: 20% Escalation: 5%		
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Raw Cost	Base Bid Cost w/GC markups
	<b>General Conditions and Site Preparation</b>					
	Mobilization, demo / clearing, earthwork, etc	1	LS	\$50,000.00	\$50,000	\$75,524
				<b>Subtotal</b>	<b>\$50,000</b>	<b>\$75,524</b>
	<b>SPU Fencing</b>					
	Add 940lf of fence, gate (reuse security systems)	1	LS	\$60,000.00	\$60,000	\$90,629
				<b>Subtotal</b>	<b>\$60,000</b>	<b>\$90,629</b>
	<b>Plaza &amp; Art</b>					
	Art	1	Allow	\$20,000.00	\$20,000	\$30,210
	Paving, furnishings, etc	2,000	SF	\$15.00	\$30,000	\$45,315
				<b>Subtotal</b>	<b>\$50,000</b>	<b>\$75,524</b>
	<b>Plantings &amp; Irrigation</b>					
	Soil Amendments	566	CY	\$25.00	\$14,144	\$21,364
	Fine Grading	35,000	SF	\$0.08	\$2,800	\$4,229
	Lawn Hydroseed	35,000	SF	\$0.10	\$3,500	\$5,287
	Plants	26,100	SF	\$2.50	\$65,250	\$98,559
	Irrigation	61,100	SF	\$1.25	\$76,375	\$115,364
				<b>Subtotal</b>	<b>\$162,069</b>	<b>\$244,803</b>
	<b>Utilities</b>					
	Storm, sewer, water	1	LS	\$40,000.00	\$40,000	\$60,420
				<b>Subtotal</b>	<b>\$40,000</b>	<b>\$60,420</b>
	<b>Pathways</b>					
	Main paved path	15,000	SF	\$5.50	\$82,500	\$124,615
	Trails	6,550	SF	\$2.50	\$16,375	\$24,734
	Trail stairs	400	LF	\$20.00	\$8,000	\$12,084
	Boulder Climb (big boulders and stepping stones)	150	TON	\$250.00	\$37,500	\$56,643
				<b>Subtotal</b>	<b>\$144,375</b>	<b>\$218,077</b>



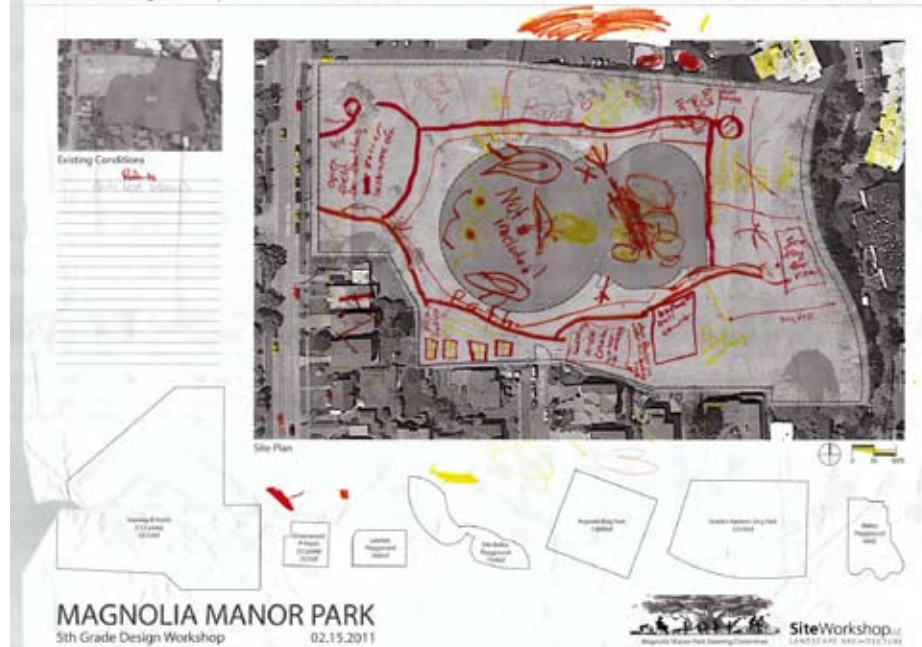
### III. PREFERRED SITE PLAN

#### 'Found Places' Cost Estimate

<b>Off-Leash Area (Dog Park)</b>					
Mobilization	1	LS	\$3,300.00	\$3,300	\$4,985
Misc. demo / clearing	1	LS	\$5,200.00	\$5,200	\$7,855
Utilities	1	LS	\$3,900.00	\$3,900	\$5,891
Surfacing, pathways, fencing, gates, etc	1	LS	\$54,000.00	\$54,000	\$81,566
Furnishing & Signs	1	LS	\$8,000.00	\$8,000	\$12,084
Irrigation	1	LS	\$5,000.00	\$5,000	\$7,552
			<b>Subtotal</b>	<b>\$79,400</b>	<b>\$119,933</b>
<b>P-Patch (100+ plots)</b>					
Mobilization	1	LS	\$5,000.00	\$5,000	\$7,552
Site Development (water, grading, edging etc)	15,000	SF	\$8.00	\$120,000	\$181,259
Structures (entry feature, shed, compost bin, etc.)	1	LS	\$10,000.00	\$10,000	\$15,105
Topsoil	417	CY	\$25.00	\$10,417	\$15,734
Short-term parking drive	1	LS	\$15,000.00	\$15,000	\$22,657
			<b>Subtotal</b>	<b>\$160,417</b>	<b>\$242,307</b>
<b>Pre-Tax Bid Total (MACC):</b>				<b>\$746,260</b>	<b>\$1,127,217</b>
Sales Tax (9.5%):					\$107,086
Construction Grand Total					<b>\$1,234,303</b>

#### BASIS OF COST ESTIMATE

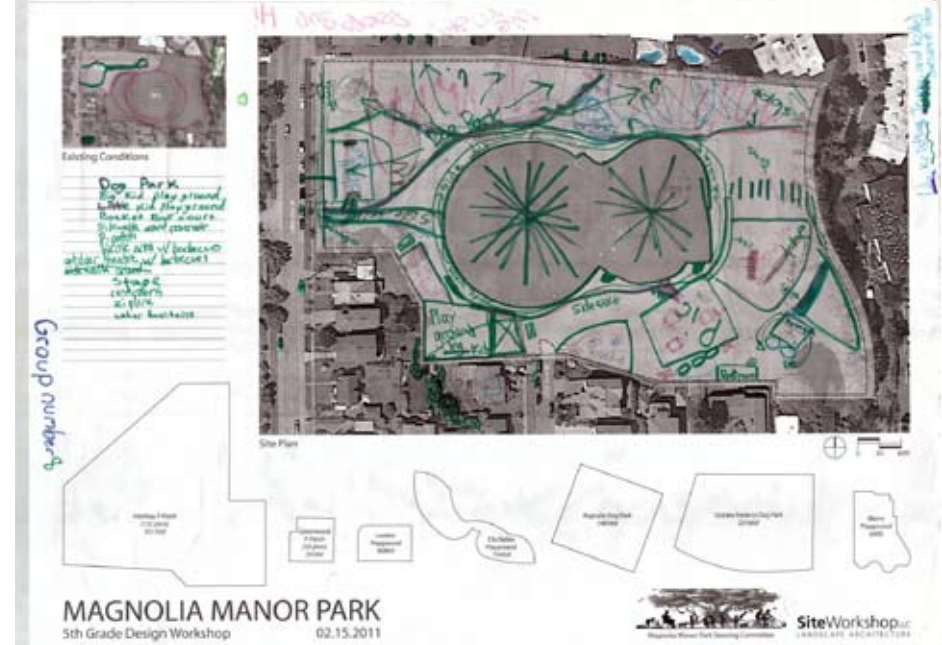
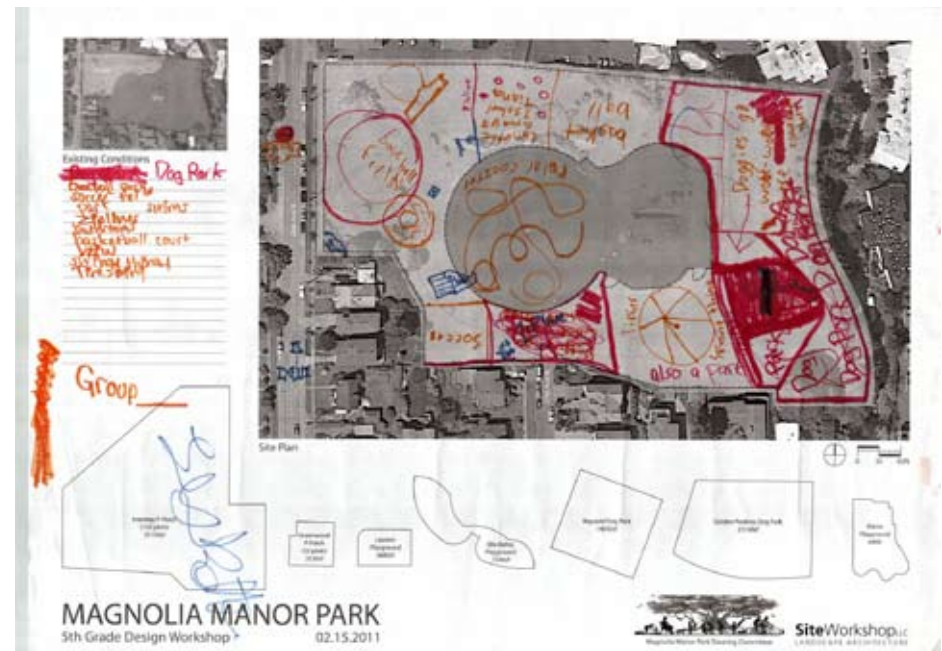
1. Costs are derived from the full *Preferred Site Plan* generated in the Spring of 2011
2. Costs for the OLA and P-Patch have been considered as independent projects with independent figures associated with General Conditions for each project
3. No volunteer labor has been assumed in any of the costs.

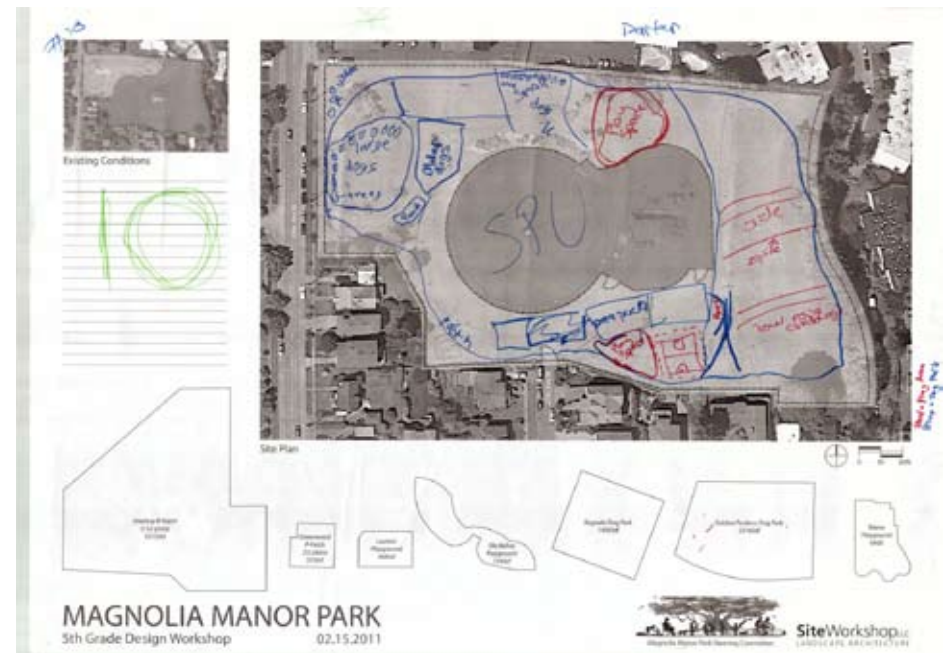




# APPENDICES

## 5th Grade Charrette - Catherine Blaine





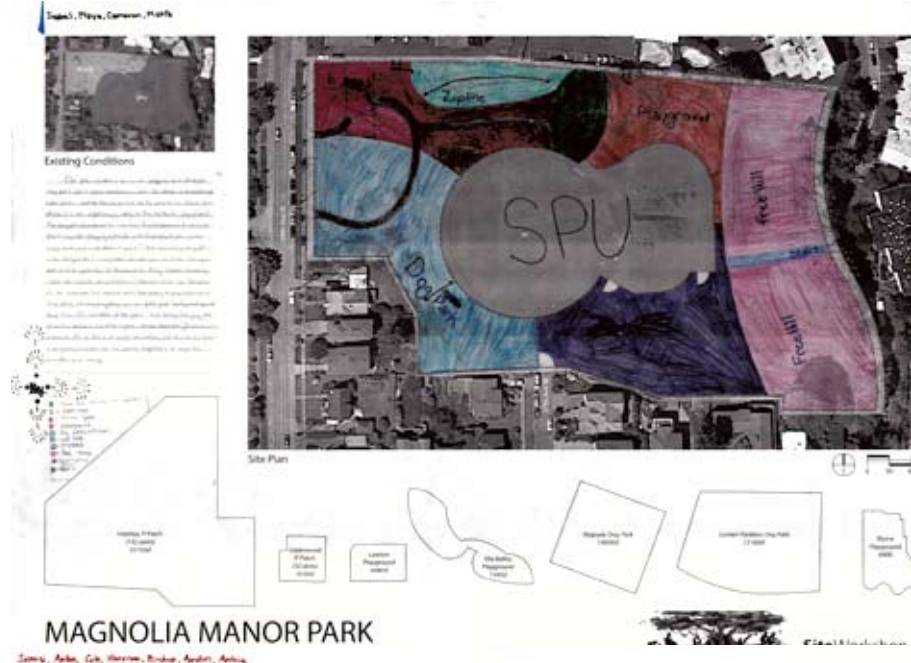


# APPENDICES

## 5th Grade Charrette - Lawton









## APPENDICES

### 5th Grade Charrette - Lawton





*“Envisioning a Vibrant Community Gathering Place for Manor Park”*

## AGENDA

### Meeting #1: Background and Brainstorming Workshop

Magnolia Manor Park  
Wednesday, March 2: 6:30-8:30pm  
Magnolia Presbyterian Church

#### 1 Introductions & Overview (Magnolia Manor Park Steering Committee)

- Project History and Future

#### 2 Background Information (Site Workshop)

- Site Workshop Firm Profile
- Design and Decision Making Process
- History, Context and Summary of what's been done
- Existing Neighborhood and Site Conditions, Preliminary Analysis
- Program Considerations: off-leash area, P-Patch, emergency hub, etc.

#### 3 “Big Ideas” Session (Community / Site Workshop)

- Break up into diverse groups with a variety of interests
- Generate ideas through words or drawings
- Review of park areas: opportunities & constraints
- Discussion of project priorities

#### 4 Report back to larger group (Community)

#### 5 Next Steps (Site Workshop)

- Meeting #2: Review and Prioritize Workshop – Saturday, April 9, 10am-noon. same location, review alternatives and discuss priorities
- Walk in the Park: March 5, 10am-noon – walk the site and answer questions
- Take the Survey! – <http://magnoliamanorpark.org/design/survey1>
- Sign up to become a member of Friends of Manor Park.
- Meeting #3: Site Design Show and Tell – Wednesday, June 8, 7-9pm.

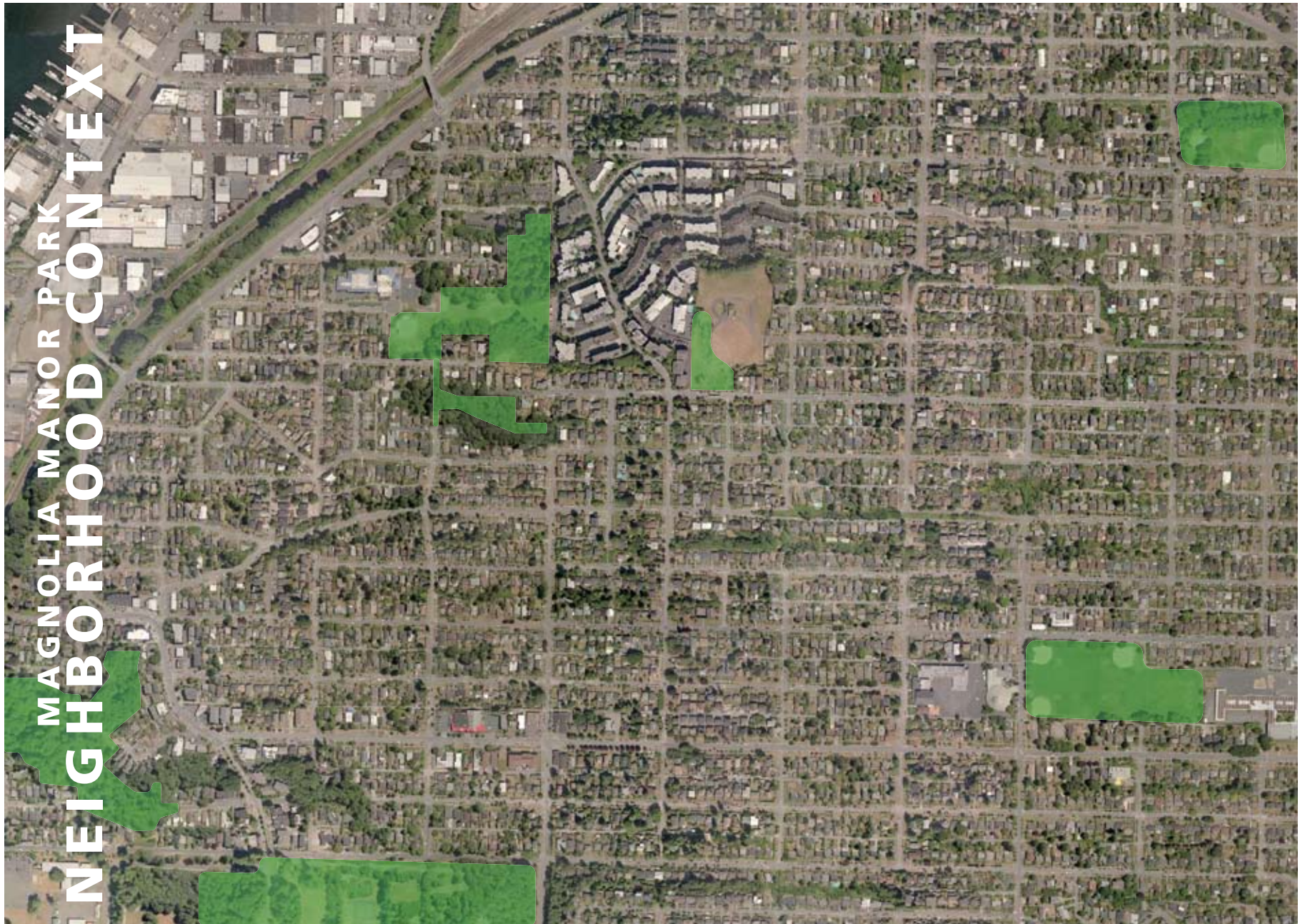
**MAIL OR EMAIL YOUR COMMENTS**  
Manor Park comments c/o Cellini  
2712 W. Bertrona St  
Seattle, WA 98199  
[contact@magnoliamanorpark.org](mailto:contact@magnoliamanorpark.org)

## MAGNOLIA MANOR PARK

Meeting #1 - Background & Brainstorming Workshop  
03.02.2011

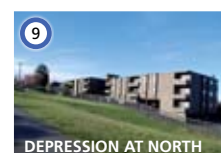
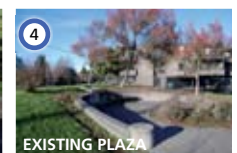
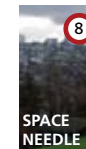








Workshop #1 - Presentation Boards





## APPENDICES

### Workshop 1 - Presentation Boards

#### OFF-LEASH AREA



#### NATURE & SUSTAINABILITY



#### PLAY & EXERCISE



#### GATHER



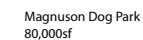
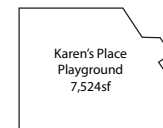
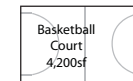
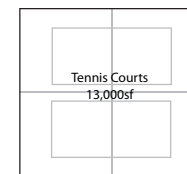
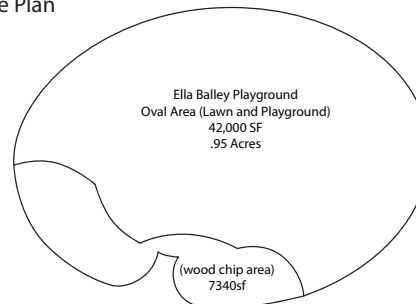
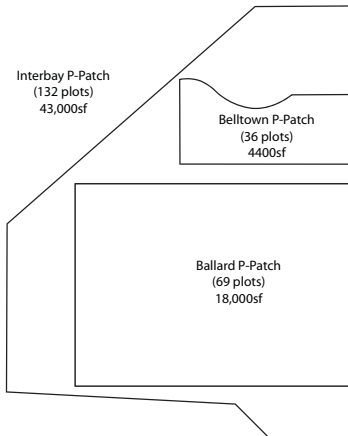
## MAGNOLIA MANOR PARK

Meeting #1 - Background & Brainstorming Workshop

03.02.2011





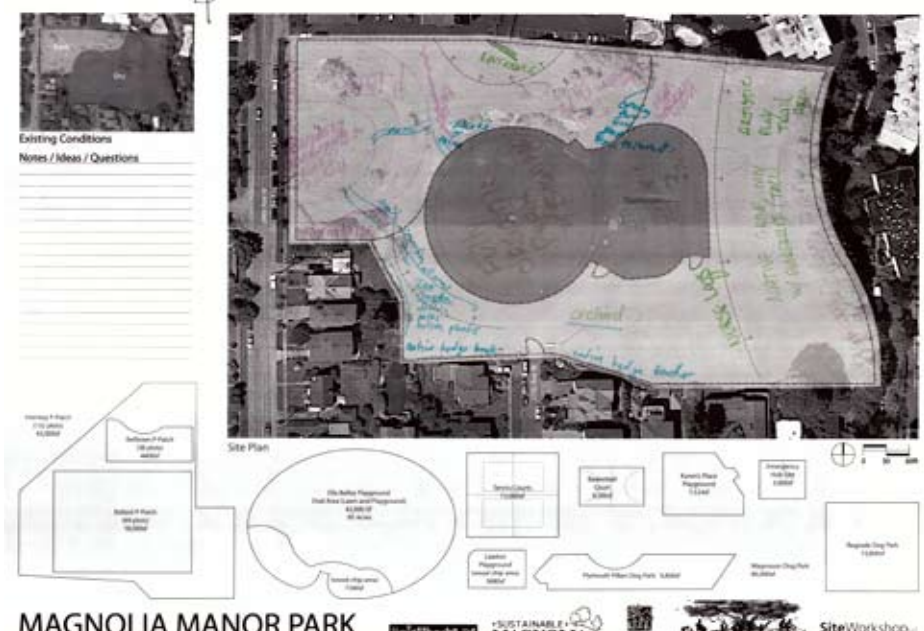
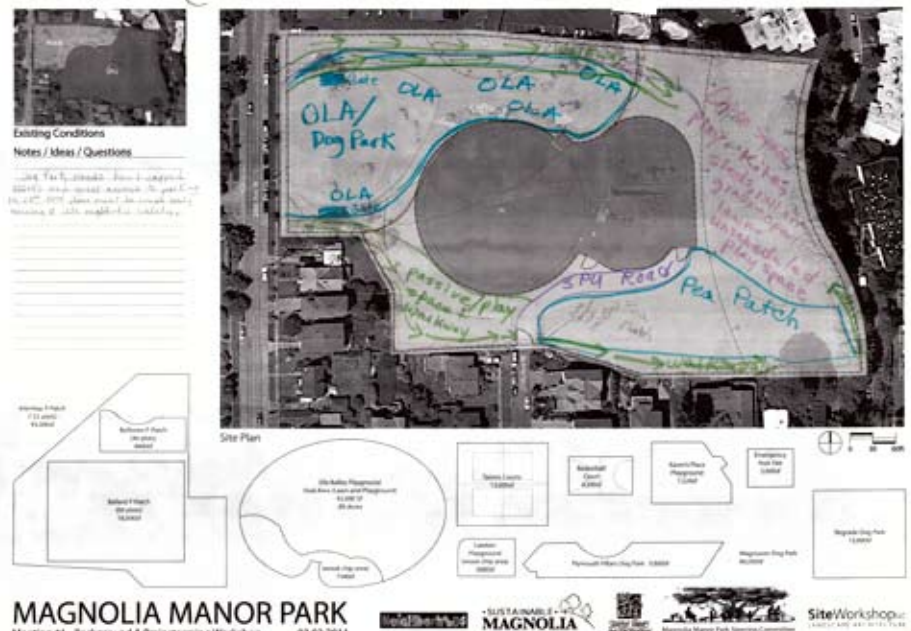


## 03.02.2011

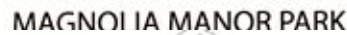




## Workshop #1 - Group Worksheets









## APPENDICES

### Workshop #1 - Group Worksheets



## Manor Park Public Meeting notes

## Brainstorming and Background

2nd March 2011, at Magnolia Presbyterian Church. 6.30 - 8.40 p.m.

The meeting started with introductions, and background on the reservoir, park and the grant to come up with a schematic plan. There were 71 attendees who split up into groups to brainstorm ideas for what they wanted to see in the park.

#1 - kids group: Trail around park with signs showing where the various features were located. Community garden. Sledding hill with rope tow on the steep slope (east side of park). Beehives, and First Aid Station

#2 Fenceless open area - make a welcoming park. Playground, sitting area, P-Patch. Terrace the steep slope, make it wooded with paths. Shade trees in entire park. Trail that connects the different areas. Place to watch children and dogs. No parking lot. Remove the SPU fence in sections - cost less than doing all at once.

#3 - OLA in the existing park area (north west corner). Make slope open space. Quiet area near houses on south side. P-Patch in lower flat area (south east corner)

#4 - Trail around entire area. Picnic area with P-Patch wrapped around in existing park area. OLA on north side, access on north. All organic park, with signs explaining that. Slope - trees, nurse logs, trails - make it a natural play area cf. Carkeek Park. Orchard. Native plants. Quiet area near houses - Zen garden - look at view. Preserve existing trees, add evergreen trees. Make access from 26th.

#5 - Basketball court. Emergency gathering space. Exercise stations, Wading pond. Jungle gym, zip line. Climbing wall. BBQ area with picnic tables. Path all way around park. Access from 26th - go from there to Lawton Park - make the "park loop". P-Patch on SE corner, with access from 27th.

#6 - P-Patch SE corner, access from 27th. Area near houses - quiet, look at views, OLA on north end, long and narrow. Slope - natural area, paths, access from 26th. Paths all through the park. Meadow, wildflowers on reservoir lid.

#7 - OLA north end. Make small depression on north end into rain garden. Toilets near gathering place. Make park open ,welcoming in all seasons.

#8 - Bring community into park. Path all way around reservoir. Native hedge around reservoir fence to mask it. OLA at SE end - dogs can be intimidating to some. Slope - switchback, exercise trails,natural area, fruit trees.

#9 - Make entrance family friendly, welcoming - fountain. OLA at north end with 2 entrances - from 28th and 26th. Near houses - Zen park, public art, benches to enjoy view. P-Patch SE end with storage shed for tools etc. Picnic areas. Native plants on reservoir lid - meadow. Path all around the park. Connect to Lawton Park.

#10 - Open entry. Path so you can walk around entire park. Modify fence so don't have to move expensive security gate - just leave road into treatment plant. Public art for entry. Windmill, solar to power lights on path. Zip line, mountain bike trails on slope. Several different areas for OLA.



# APPENDICES

## Workshop #1 - Interest Matrix

Magnolia Manor Park		Community Workshop #1											Blaine 5th Graders											Lawton 5th Graders										Grand		
Idea Summary		Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 7	Group 8	Group 9	Group 10	Group 11	Sub-Total	CB 1	CB 2	CB 3	CB 4	CB 5	CB 6	CB 7	CB 8	CB 9	CB 10	CB 11	L 1	L 2	L 3	L 4	L 5	L 6	L 7	L 8	L 9	Sub-Total	Total	
Raingarden							1						1																						1	
Bird Habitat													1																							
	Hummingbird Nesting / Bird Houses	1											1																			1	1	2		
Alternative Power										1			1																						1	
Re-Use and Recycle existing elements																																				
	Exist. Fence for dogpark				1								1																						1	
Dog Park													18																					23	41	
	General	1	1	1	1	1	1	1	1		1	1	10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	19	29	
	Separate Dog Areas	1				1				1		1	5			1							1										4	9		
	Separate Entries				1						1	2																						2		
	Dog Wash									1		1																							1	
Play Areas													22																					89	111	
	Natural - (Not/Less) Structured	1			1	1					1	1	5		1	1						1	1	1	1	1	1	1	1	1	1	1	1	13	18	
	Play Structure / Playscape		1				1					2		1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	18	20	
	Sprayground / Water Play for kids					1				1		3				1									1									3	6	
	Swings / Slides					1					1	2		1	1		1	1					1	1						1			9	11		
	Zip Line				1						1	3		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	18	21	
	Trampoline																																	2	2	
	Climbing walls	1				1						3		1								1				1		1				1		7	10	
	Tennis	1										1														1									1	
	Soccer	1				1						2			1																			4	6	
	Baseball					1																												1	1	
	Pool																																		1	1
	Basketball					1						1		1		1	1	1	1	1	1	1	1	1		1		1			1	1	13	14		
Picnic Areas													11																					12	23	
	General		1			1		1				1	5		1	1		1					1			1	1		1	1	1	1	1	11	16	
	Covered					1					1	3																							3	
	Barbeques					1	1	1				3									1													1	4	
Garden Spaces													15																					17	32	
	P-Patch		1		1	1	1	1	1	1	1	1	10	1												1	1	1	1	1	1	1	1	1	14	24
	Orchard	1				1					1	3																							3	
	Community/Organic garden	1				1						2																							2	
	Greenhouse / Compost / Shed																																			

Magnolia Manor Park Idea Summary		Community Workshop #1											Sub-Total	Blaine 5th Graders											Lawton 5th Graders									Sub-Total	Grand Total
		Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 7	Group 8	Group 9	Group 10	Group 11		CB 1	CB 2	CB 3	CB 4	CB 5	CB 6	CB 7	CB 8	CB 9	CB 10	CB 11	L 1	L 2	L 3	L 4	L 5	L 6	L 7	L 8	L 9		
Skate Dot / Skate Elements																																			
	Integrated Skate Elements		1			1						1	3													1	1		1					3	6
Multi-age and Multi-use recreation space												7																					11	18	
	Seating / Seatwalls / Benches	1	1		1	1						1	5	1	1	1	1		1	1						1			1	1	1		11	16	
	Benches with backs	1										1	2																					2	
Bathrooms		1					1				1	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	19	22	
Drinking Fountain					1							1	1	1	1	1	1		1	1		1	1								1	10	11		
Water feature																																			
	Entry Fountain									1		1																							
Fencing												4																						4	
	Move Fence Incrementally		1									1	1																				1		
	Screen Fence	1			1						1	3																					3		
Quiet Areas												5																					2	7	
	Zen/Meditation Garden				1		1			1		3												1				1				2	5		
	Passive @ Knoll			1								1																					1		
	Koi Pond	1										1																					1		
Artisic Elements												4																						4	
	Artistic Entry								1		1	2																					2		
	Lid Art										1	1																					1		
	Kinectic Sculptures											1																					1		
Traffic / Parking												4																						4	
	Minimize traffic at 27th			1								1																					1		
	Crosswalks					1						1																					1		
	Parking @ 28th			1								1																					1		
	Parking for P-Patch							1				1																					1		
Earthwork												2																						2	
	Lower Exist. Berms		1								1	2																					2		
Bike Racks					1							1																						1	



Magnolia Manor Park - Background and Brainstorming



1. How often do you visit Magnolia Manor Park?			
		Response Percent	Response Count
Every Day	<div><div></div></div>	14.5%	8
Several times a week	<div><div></div></div>	47.3%	26
Once a week	<div><div></div></div>	12.7%	7
Several times a month	<div><div></div></div>	9.1%	5
Once a month	<div><div></div></div>	1.8%	1
Several Times a Year	<div><div></div></div>	10.9%	6
Never	<div><div></div></div>	3.6%	2
answered question			55
skipped question			0

2. How do you most often get to Magnolia Manor Park?			
		Response Percent	Response Count
Drive	<div><div></div></div>	26.4%	14
Walk	<div><div></div></div>	71.7%	38
Bike		0.0%	0
Bus		0.0%	0
Other	<div><div></div></div>	1.9%	1
answered question			53
skipped question			2

3. Can you tell us how old you are, and the ages of any children you bring to the park? [Please check all that apply]			
		Response Percent	Response Count
0-3	<div><div></div></div>	7.5%	4
4-7	<div><div></div></div>	11.3%	6
8-12	<div><div></div></div>	11.3%	6
13-18	<div><div></div></div>	5.7%	3
Older than 18	<div><div></div></div>	98.1%	52
answered question			53
skipped question			2

## 4. What are your primary reasons for visiting Magnolia Manor Park? [Please rate all that apply]

	Rarely	Occasionally	Often	Most Often	N/A	Rating Average	Response Count
Play with your children	3.8% (1)	3.8% (1)	7.7% (2)	15.4% (4)	<b>69.2% (18)</b>	3.13	26
Sports	39.1% (9)	4.3% (1)	0.0% (0)	8.7% (2)	<b>47.8% (11)</b>	1.58	23
Exercise your pet	2.3% (1)	2.3% (1)	4.5% (2)	<b>81.8% (36)</b>	9.1% (4)	3.83	44
Jog	23.8% (5)	9.5% (2)	19.0% (4)	4.8% (1)	<b>42.9% (9)</b>	2.08	21
Bike	40.0% (8)	5.0% (1)	5.0% (1)	5.0% (1)	<b>45.0% (9)</b>	1.55	20
Walk	8.8% (3)	8.8% (3)	20.6% (7)	<b>61.8% (21)</b>	0.0% (0)	3.35	34
Enjoy the view	9.1% (3)	6.1% (2)	36.4% (12)	<b>48.5% (16)</b>	0.0% (0)	3.24	33
Relax on a bench	24.0% (6)	<b>28.0% (7)</b>	12.0% (3)	<b>28.0% (7)</b>	8.0% (2)	2.48	25
Socialize with neighbors	13.3% (4)	<b>33.3% (10)</b>	26.7% (8)	26.7% (8)	0.0% (0)	2.67	30
Other (please specify)							9
answered question							53
skipped question							2

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## 5. What are your favorite features of Magnolia Manor Park? [Rate from 1 to 5, with 5 as your favorite]

	1 - Least Favorite	2	3	4	5 - Most Favorite	N/A	Rating Average	Response Count
Benches	14.7% (5)	17.6% (6)	<b>29.4% (10)</b>	26.5% (9)	8.8% (3)	2.9% (1)	2.97	34
Walkways	2.6% (1)	2.6% (1)	20.5% (8)	30.8% (12)	<b>43.6% (17)</b>	0.0% (0)	4.10	39
Open Lawn	2.1% (1)	2.1% (1)	6.4% (3)	12.8% (6)	<b>76.6% (36)</b>	0.0% (0)	4.60	47
Landscaping	20.6% (7)	17.6% (6)	<b>32.4% (11)</b>	11.8% (4)	14.7% (5)	2.9% (1)	2.82	34
Viewpoints	0.0% (0)	0.0% (0)	14.3% (6)	33.3% (14)	<b>50.0% (21)</b>	2.4% (1)	4.37	42
Other (please specify)								11
answered question								53
skipped question								2
6. Are there any Park features you'd like to see expanded?								
								Response Count
								39
answered question								39
skipped question								16

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# APPENDICES

## Survey Results

7. Are there things you don't like about Magnolia Manor Park?		
	Response Count	
	31	
answered question	31	
skipped question	24	

8. Seattle Department of Parks and Recreation is working with Seattle Public Utilities (which owns the site) to determine the possibility of enlarging Magnolia Manor Park. See the image above for a rough approximation of space that might become available. Do you have any suggestions as to how this new space, if available and suitable for public use, should be used?		
	Response Count	
	50	
answered question	50	
skipped question	5	

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9. Many ideas have been suggested for improvements to Magnolia Manor Park. Please rate the following suggestions [1=least favorite, 5=most favorite]								
	1 - Least Favorite	2	3	4	5 - Most Favorite	N/A	Rating Average	Response Count
Basketball Court	57.8% (26)	13.3% (6)	22.2% (10)	6.7% (3)	0.0% (0)	0.0% (0)	1.78	45
P-Patch Gardens	12.8% (6)	6.4% (3)	23.4% (11)	31.9% (15)	23.4% (11)	2.1% (1)	3.48	47
Skateboarding Features	62.2% (28)	20.0% (9)	11.1% (5)	4.4% (2)	2.2% (1)	0.0% (0)	1.64	45
Fruit Tree Plantings	16.7% (7)	14.3% (6)	35.7% (15)	19.0% (8)	14.3% (6)	0.0% (0)	3.00	42
Children's Play Area	18.6% (8)	16.3% (7)	27.9% (12)	18.6% (8)	16.3% (7)	2.3% (1)	2.98	43
Bird/Butterfly Garden	11.6% (5)	11.6% (5)	25.6% (11)	30.2% (13)	20.9% (9)	0.0% (0)	3.37	43
Outdoor Artwork	27.5% (11)	10.0% (4)	22.5% (9)	22.5% (9)	17.5% (7)	0.0% (0)	2.93	40
Dog Off-Leash Area (OLA)	7.7% (4)	5.8% (3)	7.7% (4)	9.6% (5)	69.2% (36)	0.0% (0)	4.27	52
Game Tables	43.2% (19)	22.7% (10)	18.2% (8)	11.4% (5)	4.5% (2)	0.0% (0)	2.11	44
Activity (Ball) Wall	48.8% (21)	23.3% (10)	16.3% (7)	4.7% (2)	7.0% (3)	0.0% (0)	1.98	43
Exercise Circuit	31.1% (14)	13.3% (6)	20.0% (9)	17.8% (8)	17.8% (8)	0.0% (0)	2.78	45
Barbecue Grills	42.2% (19)	11.1% (5)	26.7% (12)	8.9% (4)	11.1% (5)	0.0% (0)	2.36	45
Miniature Golf	66.0% (31)	4.3% (2)	12.8% (6)	4.3% (2)	12.8% (6)	0.0% (0)	1.94	47
Shade Structure	30.4% (14)	17.4% (8)	23.9% (11)	10.9% (5)	17.4% (8)	0.0% (0)	2.67	46
Other (please specify)								16

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answered question	54
skipped question	1

### 10. Do you have any other comments or suggestions you'd like to share?

	Response Count
	34
answered question	34
skipped question	21

### 11. Please enter the zip code of your primary residence.

Response Percent	Response Count
ZIP: <input type="text"/>	100.0% 54
answered question	54
skipped question	1

### 12. Would you be willing to volunteer to help improve Magnolia Manor Park? If so, please enter your email address:

	Response Count
	25
answered question	25
skipped question	30

### 1. What are your primary reasons for visiting Magnolia Manor Park? [Please rate all that apply]

1	We use the flat area to play ball and fly kites	Mar 2, 2011 10:47 PM
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### 1. What are your primary reasons for visiting Magnolia Manor Park? [Please rate all that apply]

2	Imagine how much the view and experience could be enhance with dence native evergreen groves, with native understory and large woody debris	Mar 3, 2011 2:29 PM
3	Mainly for my dogs	Mar 8, 2011 3:56 PM
4	Every community should have a dog park. This will reduce traffic and gas.	Mar 13, 2011 9:53 AM
5	Any time that I go to the park (for all indicated fields) I bring my dog with me to enjoy these activities.	Mar 17, 2011 4:30 PM
6	I live adjacent to the park.	Mar 24, 2011 2:34 PM
7	play with my granddaughter	Mar 28, 2011 9:37 AM
8	I live in the apartments overlooking the park and I not only visit it for walks, I look out over it all day long as I work in my home office--and particularly when the weather is good, I also spend time on my balcony eating meals while observing nature. This natural green view is VERY important to me and the main reason I rented this apartment.	Mar 29, 2011 4:32 PM
9	Good for dog to socialize and play with other dogs!	Mar 29, 2011 7:06 PM

### 1. What are your favorite features of Magnolia Manor Park? [Rate from 1 to 5, with 5 as your favorite]

1	Although the unnaturally barren landscape could have views enhanced with some iconic PNW groves of trees.	Mar 3, 2011 2:32 PM
2	Area to let my dog run off-leash.	Mar 5, 2011 6:59 PM
3	dog run	Mar 6, 2011 11:57 AM
4	dog exercise	Mar 9, 2011 5:53 PM
5	park needs to be opened up	Mar 13, 2011 2:53 PM
6	benches would be better if they had a view	Mar 14, 2011 2:58 PM
7	Need the land to exercise the dog	Mar 15, 2011 2:28 PM
8	The potential for a dog park - much needed.	Mar 19, 2011 4:09 PM
9	My most favorite aspect is being able to observe wild birds (and the occasional squirrel) from my deck and as I walk around the pathways.	Mar 29, 2011 4:35 PM
10	landscaping is in poor condition	Mar 30, 2011 3:50 PM
11	There aren't many viewpoints	Mar 30, 2011 9:09 PM

### 1. Are there any Park features you'd like to see expanded?

Response Text		
1	View points	Mar 2, 2011 10:48 PM



## APPENDICES

### Survey Results

1. Are there any Park features you'd like to see expanded?		
	Response Text	
2	Sustainability of the park- organic- leaf litter and debris retention, a reduced lawn area of dwarf white clover and tall fescue, large woody debris, native evergreen groves, if exotic plant material is to be used make it have a value beyond just eye candy- edible fruit, culinary herbs, edible mushrooms.	Mar 3, 2011 2:36 PM
3	I like the idea of trying to connect to the other parks in the area through pathways.	Mar 4, 2011 4:34 PM
4	1. family park area - 2. development of a pea patch 3. walking paths - REMOVE perimeter fences. Off leash area away from busy streets and perimeter homes	Mar 5, 2011 12:20 PM
5	Off-leash area for dogs.	Mar 5, 2011 6:59 PM
6	fenced area for off-leash dog park!!	Mar 5, 2011 8:39 PM
7	landscaping more open space off-leash dog area	Mar 5, 2011 8:44 PM
8	dog runs	Mar 6, 2011 11:58 AM
9	Dog park is my top priority of a sizable size. I would not use if a footprint the size of Belltown.  Landscaping would be nice and anything to improve the looks of a dog park.	Mar 8, 2011 4:01 PM
10	separate off leash dog area	Mar 9, 2011 5:54 PM
11	off leash dog park please	Mar 10, 2011 5:49 PM
12	better advantage of viewpoints	Mar 12, 2011 9:19 AM
13	walk ways, gardens, landscaping, more space	Mar 12, 2011 9:56 PM
14	No. Just be able to have the dogs run free. It is amazing how dogs get along and enjoy each other with no leash. Can't explain it. ;)	Mar 13, 2011 9:54 AM
15	add P_Patch	Mar 13, 2011 2:54 PM
16	open space	Mar 14, 2011 2:59 PM
17	Put in the dog park!	Mar 15, 2011 2:29 PM
18	A true dog park and a P-patch garden space	Mar 15, 2011 9:06 PM
19	There are several big dogs in the area that love to run. A dog park that is large enough to offer dog exercise would be a fantastic benefit.	Mar 17, 2011 11:20 AM
20	The only people I ever see using this park are with their dogs. Space for people and their dogs to enjoy the space leash-free should be included.	Mar 17, 2011 4:31 PM
21	Gates on the two entrances so that dogs offleash in the park do not go running out into the street	Mar 18, 2011 11:02 AM

1. Are there any Park features you'd like to see expanded?		
	Response Text	
22	A large off-leash area for happy dogs.	Mar 19, 2011 4:09 PM
23	Access from all sides of the park, particularly the southeast corner along 26th Ave W near the stairs at Bertona (my route of travel). There are so many apartments and condos on the east side of the park. So many people there do not have good access to the park.  I also like the idea of a 1-mile loop to Lawton and the ravine that Site Workshop proposed.  It would be great if the park could be expanded east to better enjoy the view.	Mar 20, 2011 11:34 AM
24	OFF LEASH DOG AREA - THERE ARE MANY, MANY PARKS FOR CHILDREN AND FAMILIES IN MAGNOLIA. DOG OWNERS NEED JUST ONE PARK. THIS SHOULD NOT BE A KID-FOCUSED PARK.	Mar 20, 2011 9:24 PM
25	I think the OLA is what attracts me most. Obviously, the biggest problem for MMP would be trying to have too many activities in a smallish space. Dogs need a fair amount of room to run and the sloped parts when wet and muddy would/will be a design challenge.	Mar 21, 2011 8:23 AM
26	We need a legal off leash area for SMALL dogs. There is nothing for small dogs in Seattle - well, OK, one disease ridden place at Golden Gardens	Mar 24, 2011 2:17 PM
27	nicer sitting areas, better gardens	Mar 25, 2011 11:54 AM
28	Love the dog park, but would like to see a small area for humans to sit in the grass - I live in an apt so this is the closest thing to a yard in my neighborhood.	Mar 27, 2011 2:24 PM
29	None	Mar 27, 2011 7:43 PM
30	Waterfountain, with a lower section for dogs.	Mar 29, 2011 4:26 PM
31	I would like to see WAY more native plantings. The "copse" of plants which include rugosa roses is a good start, but in general, I think there is way too much lawn compared to shrubbery. Diversity of plantings is of course very important to provide shelter and food for bird life. I think that the trees with the large red berries are lovely—we could use a lot more plantings like that so that the place doesn't just look like an abandoned play field. i.e. thoughtful groupings of plantings with PURPOSE that provide a counterpoint to all the open space—this benefits humans as well as wildlife.	Mar 29, 2011 4:39 PM
32	open lawn areas for dogs to play	Mar 30, 2011 9:24 AM
33	Dog play area. It's great to have a place to let dogs run off leash in Magnolia.	Mar 30, 2011 9:43 AM
34	An off leash dog park.	Mar 30, 2011 11:53 AM
35	I would like to see the dog park put in, and more views capitalized on in the park.	Mar 30, 2011 3:52 PM
36	the open lawn space	Mar 30, 2011 9:10 PM
37	An enclosed off-leash dog area. Currently dogs just run free.	Mar 31, 2011 11:02 AM

### 1. Are there any Park features you'd like to see expanded?

	Response Text	
38	I'm there almost every day with my dog, and rarely is there anyone else there except other dogs and their owners. I happen to have a dog that needs to run, and I use 100% of the diagonal distance to throw from the SW corner to the NE corner to throw balls in order for my dog to get the workout she requires. Regardless of other uses that may be served under this plan, it is imperative for me and others with similar types of dogs (there are many) that a minimum of ~200-250 linear ft be preserved for this kind of activity (as opposed to simply an off leash dog walking trail, for example). Hands down the best feature of the park as it exists today is the wide open space for multiple users to do their thing unimpeded by 'use zones' - it simply isn't big enough to do much without compromising all current uses, let alone new ones. If a pea patch is the other priority, I suggest putting it down where the roundabout is. If the fence can be moved, all the better.	Mar 31, 2011 1:20 PM
39	playground par course trees water feature - pond?	Mar 31, 2011 10:40 PM

### 1. Are there things you don't like about Magnolia Manor Park?

	Response Text	
1	I hate the fact that the entire park is an unconstrained off-leash area. Dog poop everywhere!	Mar 2, 2011 10:48 PM
2	Open barren waste of space- monoculture of lawn with a few alien deciduous trees, lack of arborist woodchip mulch tree rings and in shrub beds, lack of native vegetation, artificial - contrived- unsustainable	Mar 3, 2011 2:41 PM
3	Could use better lighting at night. Doesn't have to be anything more than footpath lighting - we don't need more light pollution, just something on the paths.	Mar 4, 2011 4:34 PM
4	1. Perimeter prison fence 2. lack of care and maintenance to the grounds 3. lack of multiple uses 4. the fact that people treat the area as an off leash park	Mar 5, 2011 12:29 PM
5	Expansion of the reservoir fence	Mar 5, 2011 8:45 PM
6	There isn't much too the park! I would like to see some more trees or landscaping or small bushes. Of course, nothing that would obstruct the view.	Mar 7, 2011 1:35 PM
7	The chainlink fence around resevore and not enough seating space	Mar 8, 2011 4:02 PM
8	lack of fencing for dogs	Mar 9, 2011 5:54 PM
9	lack of character, views of apartments, fence at street	Mar 12, 2011 9:20 AM
10	fences, it looks sad	Mar 12, 2011 9:57 PM

### 1. Are there things you don't like about Magnolia Manor Park?

	Response Text	
11	Not a thing.	Mar 13, 2011 9:54 AM
12	not large enough with current fencing	Mar 13, 2011 2:54 PM
13	The fences! It looks like a prison fence. How neglected it looks, as if no one is maintaining it (though I know it is being maintained by Parks). The dog poop that people don't pick up. The landscaping - plants/plantings look haphazard.	Mar 14, 2011 3:01 PM
14	too small	Mar 15, 2011 2:29 PM
15	The space is poorly utilized. It is rarely used by anyone other than dog owners.	Mar 17, 2011 4:32 PM
16	No gates to prevent off leash dogs from running into the street; recently reduced park size; no drinking fountain for people or dogs	Mar 18, 2011 11:03 AM
17	Fencing, access limitations, not the best viewpoint, uninspiring landscaping.	Mar 20, 2011 11:35 AM
18	THE FENCING. THAT I HAVE GOTTEN TICKETED THERE BY ANMIMAL CONTROL LETTING MY DOG OFF LEASH FOR A FEW MINUTES.	Mar 20, 2011 9:25 PM
19	Un-leashed dogs.	Mar 21, 2011 1:37 PM
20	Barking dogs and feces aroma.	Mar 24, 2011 2:35 PM
21	The fact that we can not run our dogs off leash without worrying about getting a ticket!	Mar 25, 2011 11:54 AM
22	I would like to see the fence closed completely for the safety of the dogs and kids.	Mar 27, 2011 2:25 PM
23	No	Mar 27, 2011 7:43 PM
24	Slightly small, welcome some expansion.	Mar 29, 2011 4:26 PM



# APPENDICES

## Survey Results

### 1. Are there things you don't like about Magnolia Manor Park?

Response Text		
25	The flagrant way people run their dogs off-leash. In the 9 months I've lived here, I've never seen it NOT happen. Last spring, I posted signs begging people not to allow their dogs to run near the "copse", as there was a nesting family of kildeer in there. The kildeer parents spent all their time trying to lure the dogs away from the nest site in an attempt to protect their babies. This takes them away from feeding, creates great stress on them, and unnecessarily expends valuable energy for the bird parents. Of course the dogs think this is just a game, and the humans think it is funny--it is not--and they actually encourage their dogs to do this! If you are determined to create an off-leash area for dogs, (and if I had my way I'd vote against it, frankly), I strongly advocate that is a completely self-contained area like the one at Greenlake so that we can protect birds, humans, AND keep the POOP away from the rest of the park. You'd be surprised how many people DON'T pick up their dog's poop--it's disgusting. In addition, if this park is to be enjoyed by all humans--particularly children--the dogs really should be sequestered; as a person who has suffered a dog bite in the past, this is a serious problem! I've seen PIT BULLS in this park 2-3 a day, every day, and while their owner seems to do a good job with them, I'm too scared to even walk in the park when they are there--this is not fair to the rest of us!	Mar 29, 2011 4:49 PM
26	I'll like it a lot more once it becomes "legal" to let dogs run off-leash there!	Mar 29, 2011 7:08 PM
27	There is a lot of fenced in space. It would be a nice if it were opened up.	Mar 30, 2011 9:14 PM
28	Dogs off leash and dog poop	Mar 31, 2011 6:52 AM
29	The fact that dog owners view it as a dog park already, even though there is no official enclosed off leash dog area. Some dogs and owners can handle this freedom, others cannot.	Mar 31, 2011 11:03 AM
30	The new fenceline. Move it back 20-25 ft and there's a whole new world of possibilities. It excluded maybe only 10% of the previous park, but closer to 20% of the flat usable area.	Mar 31, 2011 1:22 PM
31	no	Mar 31, 2011 10:40 PM

### 1. Seattle Department of Parks and Recreation is working with Seattle Public Utilities (which owns the site) to determine the possibility of enlarging Magnolia Manor Park.

See the image above for a rough approximation of space that might become available.

Do you have any suggestions as to how...

Response Text		
1	Create an OLA in the new area to the east, to keep it segregated. Keep the flat area near 28th as a open play area for families. Create view points in the new area to the east.	Mar 2, 2011 10:49 PM
2	I think it should be used mainly for the promised dog park and the pea patch use area. There is great need for both, especially in Magnolia.	Mar 3, 2011 2:28 AM

### 1. Seattle Department of Parks and Recreation is working with Seattle Public Utilities (which owns the site) to determine the possibility of enlarging Magnolia Manor Park.

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Do you have any suggestions as to how...

Response Text		
3	Use this opportunity to live up to Sustainable Magonoila name- make it a sustainable park that sequester carbon (nurse logs, long live PNW evergreens, retain leaf litter and debris), enhances views through a natural canopy of trees, provides habitat for native fauna, provide a glimpse of what sustainable landscapae stood here for 13K years prior to todays obomination.	Mar 3, 2011 2:52 PM
4	1. Off leash area 2. P patches 3. Unusual play spaces for kids (not sure what that would be but something that is a draw)	Mar 4, 2011 4:35 PM
5	1. take down perimeter fencing. 2. add path ways to include Lawton Park 3. family area in the current area and some of the potential view area 4. pea patch on South part of potential area 5 off leash at East side away from homes and streets	Mar 5, 2011 12:36 PM
6	Incorporate new spaces into the off-leash area as much as possible, especially those that get full sun. If the dog park is too small and shaded, the ground gets churned into a quagmire like the dog park at Golden Gardens. Magnolia Manor is designated as an off-leash area and creating that use most successfully should be the primary driver for the design. Any other uses should be secondary to that and should complement it.	Mar 5, 2011 7:07 PM
7	fenced in area for off leash dog park	Mar 5, 2011 8:40 PM
8	off-leash dog park nicer landscaping to create more serene environment	Mar 5, 2011 8:46 PM
9	dog runs	Mar 6, 2011 11:58 AM
10	Although I do not have children, it would be nice to have a play area for when we do have visitors or one day if we do have children. A central gathering area for picnics would be nice as well. I really like the paths in the park and if the area was expanded it would be nice to walk through the park with more entrances and paths.	Mar 7, 2011 1:37 PM
11	Viewpoints and walking trails	Mar 8, 2011 10:49 AM
12	I would not mind a pea patch and just a nicely landscaped passive place on the new space.  Since it is the only hope for my dogs I want as much area as possible for them. 50-70%	Mar 8, 2011 4:06 PM

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Do you have any suggestions as to how...

	Response Text	
13	!. Fenced off leash dog exercise area away from Children's playground. 2. Children's playground with benches for parents and grandparents to sit. 3. a walkway to meanders in and out for exercise 4. If a water feature is incorporated, it needs to be flowing as mosquitos will breed in calm still water.5. lighting for evening walks - low solar lights along walkway would work. and perhaps a few in hidden areas to keep non peacelovers away.	Mar 9, 2011 5:59 PM
14	Walking pathways	Mar 10, 2011 1:07 PM
15	better access to views, more walkways, take advantage of unused open space	Mar 12, 2011 9:21 AM
16	gardens,	Mar 12, 2011 11:03 PM
17	Whoa!!!! That will be awesome to open the new area. Now my family is really excited to have expanded area. With all those apartment dwellers with dogs don't have a "backyard" for their dog to run around.  I've been to other dog parks and it is amazing how quiet it is.	Mar 13, 2011 10:05 AM
18	P-Patch dog area childrens play area picnic areas, trails	Mar 13, 2011 2:55 PM
19	I would like to see a p patch in addition to the dog park. Within the dog park a small/shy dog area would be a great idea. Not all dogs can hang with the labs chasing after their tennis balls.	Mar 14, 2011 12:40 PM
20	Trails and pathways for strolling, walking, etc. Access from lower street. Open space. Areas for sitting and enjoying the views.	Mar 14, 2011 3:03 PM
21	solar collector/wind mill; gardens for neighbors; slide for kids; picnic tables	Mar 15, 2011 2:31 PM
22	Off-Leash Dog Area	Mar 15, 2011 2:50 PM
23	P-patch garden..and daog park	Mar 15, 2011 9:06 PM
24	Off-leash Dog Park. Walking trail around the entire park. A pea patch would be beneficial for all of the apartment dwellers in the are.	Mar 17, 2011 11:22 AM
25	Neighborhood leash-free are for dogs.	Mar 17, 2011 4:33 PM
26	Maybe divide into two sections--one for dogs, one for kids? Will it be possible to have an entrance from the new east end of the park?	Mar 18, 2011 11:05 AM

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1. Seattle Department of Parks and Recreation is working with Seattle Public Utilities (which owns the site) to determine the possibility of enlarging Magnolia Manor Park.

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Do you have any suggestions as to how...

	Response Text	
27	Off leash dog park should be incorporated in some way into the park plans. Thank you!	Mar 19, 2011 4:10 PM
28	While I like dense urban tree canopy, the trees and bushes along 26th Ave W restrict views and access into and out of the park. I envision diagonal trails from 26th Ave possibly zig-zagging up to the top of the hill to an improved viewpoint. I think some parts of the park could be used as a pea-patch, like near the south side of the site where space is awkward for anything else. There aren't many of those nearby, especially useful for apartment dwellers. A feature such as a playground or sport court, should be near 28th where it is flat and within view of the street.	Mar 20, 2011 11:53 AM
29	OFF LEASH DOG PARK FIRST. P-PATCH SECOND	Mar 20, 2011 9:26 PM
30	no, just having access to the spu land would create wonderful opportunities. I'm all for that. parking will be a challenge, of course.  Is there any money available for the expansion or would it be some kind of swap?	Mar 21, 2011 8:26 AM
31	I have a lot to say about this and will explain in detail separately from this survey.  Briefly: Mixed use in clearly defined and separated locations. 1- A place for unleashed dogs. 2- A grassy place for children to play that is clean and SANITARY. (Free of dog urine and feces.	Mar 21, 2011 1:45 PM
32	P-Patch Urban Food Garden	Mar 23, 2011 12:12 PM
33	Please create a designated area for SMALL dogs that is interesting and not a pit.	Mar 24, 2011 2:18 PM
34	Keep the dog park as far away as possible from the adjacent residences, private, apartments and condos. And/or, have barking restrictions.	Mar 24, 2011 2:36 PM
35	It would be great to have an off leash area, as well as a park area for families and kids to play, if it could be expanded	Mar 25, 2011 11:56 AM
36	Use the potential expansion for people - benches, open lawn, play area, etc and the current area should be kept as an off-leash area for dogs.	Mar 27, 2011 2:26 PM

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# APPENDICES

## Survey Results

1. Seattle Department of Parks and Recreation is working with Seattle Public Utilities (which owns the site) to determine the possibility of enlarging Magnolia Manor Park.

See the image above for a rough approximation of space that might become available.

Do you have any suggestions as to how...

Response Text		
37	I strongly believe the expansion is inappropriate. You are turning neighbors' backyards into public spaces without the appropriate viewpoints to allow proper security: police are unable to see the potential park expansions that border our backyards. By adding "hidden" spaces, you are inviting transients or other strangers to the neighborhood to hop off the bus and hide out in the park. The "hidden" spaces are also providing spaces for illegal uses (drinking, drugs) by teenagers or others. Removing this fence line also opens our yards to the public space, including clear views into our yards and homes. This endangers all families in these homes, as well as would be a concern for friends and families visiting. You can not create a public space and then leave it to the neighbors who are bordering this park to monitor or police these spaces. We already have concerns with various incidents that have occurred on the main road near the current entrances to the park: concerns which are heightened in the warmer weather as people tend to hang out in the park on these evenings. We had an incident where police have been to our home to remove a stranger who presumably came off the busline and made multiple attempts to get in our home, thinking he knew the homeowners: this was after he stole a neighbor's mailbox and mail and dragged various bushes around between the park and our home. I am sure this is one of many instances over the years. By expanding the park under the above plan, you are inviting trouble into our backyards and only at the cost of those neighbors who border the expansion.	Mar 27, 2011 8:02 PM
38	I don't like the expansion idea at all! There would be hidden spaces where transients and or teenagers could hang out, sleep, drink do drugs etc. The park is on the bus line which gives it easy access. the expansion would also create public spaces directly behind homes making those homes more vulnerable for break ins and thefts.	Mar 28, 2011 9:42 AM
39	First I would like to point out that when they first put the lid on, one of the things that they said was that OSHA required that whenever they delivered the chlorination chemicals that no one could be with in 200' of the truck so unless that has changed the above area will have to be changed. Second I do not see any compelling reason to open a path between the SPU area and the private property to the west. Third remember that the area to the east of the SPU area is fairly steep and has a street below it so it might make sense to leave at least some of the fence up to stop anyone from sliding or rolling out into the street. Fourth I think a dog park area could go around the bench at the north east part of the present park and extend it to the top of the slope.	Mar 28, 2011 10:14 PM
40	Some should be used for an off lease dog park as many dogs and owners use the area to exercise and walk on a daily basis and not any parks in Magnolia are off-leash.	Mar 29, 2011 4:29 PM

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1. Seattle Department of Parks and Recreation is working with Seattle Public Utilities (which owns the site) to determine the possibility of enlarging Magnolia Manor Park.

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Do you have any suggestions as to how...

Response Text		
41	Locate the dog area away from the wildlife areas, with a different entrance. (Currently, there are geese that enjoy feeding up on the raised hill on the south side of the park.) Keep the entire park it well-lit for safety and to discourage any teenage "partying"--it's bad enough that I am already woken up in the middle of the night by drunk people using the barbed-fenced north "corridor" when they come home from the clubs at 3:00 am. I think in general, the more "natural"-looking the design is, the better...	Mar 29, 2011 5:01 PM
42	Off leash dog park!	Mar 30, 2011 9:28 AM
43	An off-leash area for dogs would be great.	Mar 30, 2011 9:43 AM
44	Like we discussed at the meeting, more open space, p-patch and dog park use. Need to capitalize on the potential for solar lighting. Trails to connect to lawton & playground. No need to duplicate play ground, but maybe some play elements on new slope.	Mar 30, 2011 3:56 PM
45	It's nice as it is-- would be good to open it up and to put in some seating and walking areas for enjoying the views.	Mar 30, 2011 9:16 PM
46	Walking paths, gazebo/outdoor meeting space, picnic tables	Mar 31, 2011 6:56 AM
47	A kids' play area of some sort would be nice. A separate, enclosed off-leash dog area is also needed.	Mar 31, 2011 11:04 AM
48	Wow! Not having been to the meeting, this is news to me - and great news at that!!! I take back much of what I've already said if this potential area is able to be added. There is definitely enough room for use zones that don't conflict. My top three votes would be a sizeable flat-ish open area at least 200-250 linear ft in length and at least 40-50 ft wide for dog play/running, and a pea patch, and a general use park area where the best views are.	Mar 31, 2011 1:30 PM
49	I worry about opening up a spot that will not be viewed by the street. It is "too"private to be public. I think we are asking for trouble with teens and other undesirable people that would see it as an opportunity. It does not sound or look like a safe family friendly idea.	Mar 31, 2011 8:01 PM
50	kids play area located in south central region of potential park expansion space  Will the eastern potential area be hill or leveled out?  will there be additional entry points? if so, where, that would be a great benefit for the huge number of residents that live down hill from the park on 26th and below. Open that up and the flow would be great in both directions and many from the top of the hill who are forced to walk on a street to catch the #33/31 bus on 22nd could walk through the park to access.	Mar 31, 2011 10:45 PM

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### 1. Many ideas have been suggested for improvements to Magnolia Manor Park.

Please rate the following suggestions [1=least favorite, 5=most favorite]

1	Splash park. Pop Mounger is always too crowded.	Mar 2, 2011 10:50 PM
2	zen garden	Mar 3, 2011 2:30 AM
3	Organic park dominated with PNW evergreen groves	Mar 3, 2011 2:54 PM
4	All features should be virtually maintenance-free given the city's budget situation. For instance, fruit trees take a lot of care. Who will do that?	Mar 5, 2011 7:12 PM
5	lawn bowling	Mar 9, 2011 6:01 PM
6	gathering spaces	Mar 14, 2011 3:07 PM
7	edible plants besides fruit trees-herbs, berries, etc	Mar 15, 2011 2:33 PM
8	Viewpoint promitory. Similar to upper Kinnear Park.	Mar 20, 2011 11:56 AM
9	Off leash area for SMALL dogs	Mar 24, 2011 2:20 PM
10	area for sun bathing, lie on lawn and read	Mar 27, 2011 2:28 PM
11	People use the space for dogs right now anyway, so there is an obvious need. There should be a low cost, minimal adjustment available to the neighborhood to create an off-leash area and still allow for families to bike and job through the park safely.	Mar 27, 2011 8:03 PM
12	Lots of things on your list will crate lots of NOISE--please consider the peace of the neighborhood!	Mar 29, 2011 5:03 PM
13	Some fruit/berries may be toxic to dogs.	Mar 29, 2011 7:09 PM
14	solar lighting	Mar 30, 2011 3:59 PM
15	With the amount of \$\$ you have it would be a shame to use it on playground equipment. There are a couple other parks in the area that have playgrounds already.	Mar 30, 2011 9:19 PM
16	pond, low ropes course	Mar 31, 2011 10:48 PM

### 1. Do you have any other comments or suggestions you'd like to share?

	Response Text	
1	- Make it interesting - Don't tell me to take my kids somewhere else. I want to use Magnolia Manor Park for my kids. - Make it work for as many people as possible.	Mar 2, 2011 10:51 PM

### 1. Do you have any other comments or suggestions you'd like to share?

	Response Text	
2	there are other parks in the very nearby area that have additional features that do not need to be included in this park. It needs to focus on remaining an open area, an area for the dogs and an area for the pea patches.	Mar 3, 2011 2:31 AM
3	P-patch is well intentioned, but integrating eible species amongst the native dominated ORGANIC parks can have an equally important role in behavioiral change that others can emulate in their yards.	Mar 3, 2011 2:57 PM
4	For the off leash area: 1. Something that doesn't get too muddy but isn't hard on dog's feet (no big stones like at Colonnade). Maybe smaller pebbles and bark. 2. Lighting so it can be used during the winter when it is dark early 3. A small covered area to stand under when it is raining 4. A fountain or easily accessible water for the dogs to drink 5. A hose that can be used to spray dogs if they get dirty 6. A donation box so people can help pay for the upkeep	Mar 4, 2011 4:39 PM
5	For the off-leash area: * please use materials that limit mud during the rain. No big rocks that hurt dogs' feet. * hose to wash dogs off * covered area for shelter, so we can exercise when the weather is bad. * lighting, so people can feel safe	Mar 4, 2011 4:52 PM
6	Please design the park so that it can be developed in stages as (if?) money is found to implement the complete plan. It is not right for the funded off-leash area to have to wait for years until every other piece of a plan can be paid for.  Is Sustainable Magnolia a neutral steward of the planning process for Magnolia Manor? Its meeting minutes seem to indicate that it has intended from the beginning to have P-Patches there.	Mar 5, 2011 7:30 PM
7	Please DON'T make open access to the park from 27th.	Mar 5, 2011 8:48 PM
8	The first meeting went well I thought. Organized and not a lot of acrimony. Good ideas.  Although I would like to see other features, the park is small and our only chance for a dog park. I would like to see over 50% of the park (north side) devoted to that purpose.  There are many other parks and playfields in the area but they give no freedom to Magnolia's dogs. I feel like a criminal if I let them run. I don't walk too well and some benches would be nice.	Mar 8, 2011 4:18 PM
9	This park needs to attract people of all ages and sizes. It needs to serve handicapped re..drinking fountain, and ramps or grades - no step ups...! No games (basketball courts ) which might attract older men (older than teens) who will play pick up games and exclude the teens and younger children.	Mar 9, 2011 6:05 PM



## APPENDICES

### Survey Results

1. Do you have any other comments or suggestions you'd like to share?		
	Response Text	
10	it would be great to landscape the reservoir cover so it does not become a black hole; I like the idea of using this area for public art; if the dog park had a contiguous trail around the reservoir, it would be a great exercise path as well; I like the idea of a wind turbine, maybe to power some lighting; include some area for passive viewpoint	Mar 12, 2011 9:27 AM
11	need to get reservoir area fenced to smaller area so that other land can be used by public	Mar 13, 2011 2:57 PM
12	childs play areas should be redefined as elements integrated into and spread over the general landscape that provide opportunities for childs play; not necessarily designated play areas such as a playground.	Mar 14, 2011 3:08 PM
13	Make the dog park as big as possible-we need the land for all the demand. We need water for the dogs, and some kind of shelter or bench area. We need an area for small dogs, and for ball tossers. Agility equipment would be nice... If we have the \$, let's build it now! And we need some kind of lighting for after-work walkers in the winter. Maybe not floods, but something so we can see where we're walking.	Mar 15, 2011 2:39 PM
14	Thank your for making the effort to transforms this park into usable space. I walk past it every day with my dog, and rarely see anyone taking advantage of it. It is a great space that should be used!	Mar 17, 2011 4:35 PM
15	Yes. I am hoping that there will be an off-leash area for dogs since people primarily use the park for that purpose.	Mar 18, 2011 11:09 AM
16	It might be tough to get, but shrinking down the amount of roadway and access that is within the proposed SPU fence area would improve the access around the reservoir lid. I would like to walk east to the viewpoint, then loop clockwise around the reservoir to get back. Maybe you could build over the slot at the tunnel, maybe incorporating a building for the hub site mentioned, and provide a public lookout from the roof.	Mar 20, 2011 12:06 PM
17	CHILDREN HAVE MCC PARK, DISCOVERY PARK, BEAUTIFUL BRAND NEW ELLA BAILEY PARK, RAYE FIELD PARK, BLAINE PLAYGROUND OPEN TO THE PUBLIC AND ANOTHER THAT I CANNOT THINK OF THE NAME BUT IT'S KIDDIE CORNER TO HOWE TENNIS COURTS. THE KIDS HAVE ENOUGH! LET THE DOG OWNERS HAVE ONE PARK.	Mar 20, 2011 9:30 PM
18	pls put me on your distribution list for future announcements  best, David Herrick daherrick@comcast.net	Mar 21, 2011 8:28 AM
19	2 to 3 year wait at Interbay P-Patch makes this a particularly attractive element of Magnolia Manor Park expansion.	Mar 23, 2011 12:15 PM
20	Just concerned about barking dogs mostly, then screaming children. The park is extremely close to several apartment complexes who's bedrooms and living rooms overlook the park. This project must work for everyone.	Mar 24, 2011 2:39 PM

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1. Do you have any other comments or suggestions you'd like to share?		
	Response Text	
21	There are plenty of basket ball courts at schools that are never used (I certainly don't see any one using them, and I live close to Lawton). We have great running/walking trails in Discovery....but no place close for pets to play...with many families in Magnolia owning dogs!!!!	Mar 25, 2011 12:01 PM
22	I would love to see an expansion - it is a nice park and the neighborhood would improve with this. I do like the quiet nature of the park and don't want to see that change. Thank you for your efforts.	Mar 27, 2011 2:30 PM
23	With all of the financial concerns of our community parks, I think it would make the most sense to concentrate on a low maintenance, low cost alteration of the park that is in the best interests of the neighborhood and community. The current space is large enough and has a current fenceline that allows for easy alterations. An off-leash dog park makes sense in Magnolia as there are not current spaces available without breaking the rules. The walkways are also nice for walking and biking. Magnolia is lucky enough to have Discovery Park, Ella Bailey Park, and the Community Center, as well as multiple view parks, mini-playgrounds, and the ridge. The neighborhood is not in the need of much more, except a dog park. In addition, as mentioned before, it does not make sense to create public space that is outside of the views of the public and left to the neighbors to monitor.	Mar 27, 2011 8:08 PM
24	With the budget deficits all communities have right now how on earth would the park be maintained. There are just too many safety concerns with this expansion as well. I do not like the idea	Mar 28, 2011 9:46 AM
25	All of the preceding ideas sound really good but remember that the park is fairly small and is not level so there is a very limited amount of usable area.	Mar 28, 2011 10:19 PM
26	Thanks for the opportunity to participate in the discussion regarding the future of Magnolia Manor Park.	Mar 29, 2011 4:30 PM
27	There is already a skateboard park in Ballard, which is a much denser and more commercial neighborhood. PLEASE consider the fact that people choose to live in Magnolia precisely because it is quieter and more pastoral; whatever is done with this park should reflect that! And if you start putting things like basketball courts in, etc, there will be no going back!	Mar 29, 2011 5:08 PM
28	It would be great if the dog park area had wood chips -- more absorbent for all the Seattle rain and won't get muddy like a grass and dirt area. Also, it would be nice to have one or two faucets and some water bowls.	Mar 29, 2011 7:11 PM
29	I think the park is nice because it's quiet and allows people to perform their activities. I would hate to see too many things like basketball courts, skating parks or game boards which would draw a lot of teenage activity.	Mar 30, 2011 11:57 AM
30	This park can't be all things to all people, otherwise each area is too small to do anyone anygood. Grass is always good for a dog park, but this one might be too small. I've visited dog parks in CA that were some kind of astro turf that looked really neat and clean. Bet it's expensive, though. The flatter the area, the easier it is to take care of. Everything at Green Lake and Golden Gardens rolls downhill.	Mar 30, 2011 4:03 PM

22 of 26

### 1. Do you have any other comments or suggestions you'd like to share?

Response Text		
31	The park is used by a diverse group of people. There are people there at all times of the day and evening--more than any other park in the area. I see people there at all times of the day with their dogs. It would be a shame to turn it into a muddy, fenced in dog park-- it's nice now as an open green space. People keep dogs on leashes too and are respectful of other park users.	Mar 30, 2011 9:25 PM
32	There are (brand new) children's play features at Lawton School so no need to duplicate that expence. Please do not condemn the park space to off leash dogs and dog poop!	Mar 31, 2011 7:00 AM
33	i know the intention so to increase it for the families in the neighborhood but it could do the opposite and make it an unsafe place. Especially if you do not have a security plan in place.	Mar 31, 2011 8:02 PM
34	thanks for asking! hope you like our ideas, we represent others in our neighborhood of 23rd/24th & Bertona.	Mar 31, 2011 10:49 PM

### 1. Please enter the zip code of your primary residence.

1	98199	Mar 2, 2011 10:51 PM
2	98199	Mar 3, 2011 2:31 AM
3	98199	Mar 3, 2011 2:57 PM
4	98199	Mar 4, 2011 4:39 PM
5	98199	Mar 4, 2011 4:52 PM
6	98199	Mar 5, 2011 12:37 PM
7	98199	Mar 5, 2011 7:30 PM
8	98199	Mar 5, 2011 8:42 PM
9	98199	Mar 5, 2011 8:48 PM
10	98199	Mar 6, 2011 11:58 AM
11	98199	Mar 7, 2011 1:38 PM
12	98199	Mar 8, 2011 10:50 AM
13	98199	Mar 8, 2011 4:18 PM
14	98199	Mar 9, 2011 6:05 PM
15	98199	Mar 10, 2011 1:08 PM
16	98199	Mar 10, 2011 5:50 PM

### 1. Please enter the zip code of your primary residence.

17	98199	Mar 12, 2011 9:27 AM
18	98199	Mar 13, 2011 10:06 AM
19	98119	Mar 13, 2011 2:58 PM
20	98199	Mar 14, 2011 12:41 PM
21	98199	Mar 14, 2011 3:08 PM
22	98199	Mar 15, 2011 2:39 PM
23	98199	Mar 15, 2011 2:51 PM
24	98199	Mar 15, 2011 9:07 PM
25	98199	Mar 17, 2011 11:23 AM
26	98199	Mar 17, 2011 4:36 PM
27	98199	Mar 18, 2011 11:09 AM
28	98119	Mar 19, 2011 4:10 PM
29	98199	Mar 20, 2011 12:06 PM
30	98199	Mar 20, 2011 9:30 PM
31	98199	Mar 21, 2011 8:28 AM
32	98199	Mar 21, 2011 1:47 PM
33	98199	Mar 23, 2011 12:15 PM
34	98199	Mar 24, 2011 2:20 PM
35	98199	Mar 24, 2011 2:39 PM
36	98199	Mar 25, 2011 12:01 PM
37	98199	Mar 27, 2011 2:30 PM
38	98199	Mar 27, 2011 8:08 PM
39	98104	Mar 28, 2011 9:46 AM
40	98199	Mar 28, 2011 10:19 PM
41	98199	Mar 29, 2011 4:31 PM
42	98199	Mar 29, 2011 5:08 PM
43	98199	Mar 29, 2011 7:11 PM
44	98199	Mar 30, 2011 9:34 AM
45	98199	Mar 30, 2011 9:44 AM



1. Please enter the zip code of your primary residence.		
46	98199	Mar 30, 2011 11:57 AM
47	98199	Mar 30, 2011 12:03 PM
48	98199	Mar 30, 2011 4:04 PM
49	98199	Mar 30, 2011 9:26 PM
50	98199	Mar 31, 2011 7:00 AM
51	98199	Mar 31, 2011 11:05 AM
52	98199	Mar 31, 2011 1:33 PM
53	98199	Mar 31, 2011 8:03 PM
54	98199	Mar 31, 2011 10:49 PM



*“Envisioning a Vibrant Community Gathering Place for  
Magnolia Manor Park”*

## AGENDA

### Meeting #2: Draft Designs Workshop

Magnolia Manor Park

Saturday, April 9: 10:00am -12:00pm

Magnolia Presbyterian Church

#### 1 Introductions & Three Concept Presentation 10:00 – 10:25

- Friends of Magnolia Manor Park (Susan Casey)
- Recap of Process to date (Site Workshop)
- Presentation of Three Design Concepts (Site Workshop)
- Goals for Workshop (Site Workshop)

#### 2 “Design Direction” Session (Community / Site Workshop) 10:25 – 11:05

- Break up into Groups
- Review Design Concepts
- Discuss strengths and weaknesses of each concept
- Build group consensus on a preferred design direction

#### 3 Report back to larger group (Community) 11:05 – 11:25

- One spokesperson from each group – 4 minute report back per group

#### 4 Big Group Discussion 11:25 – 11:55

- Discuss group ideas, and provide additional comments.

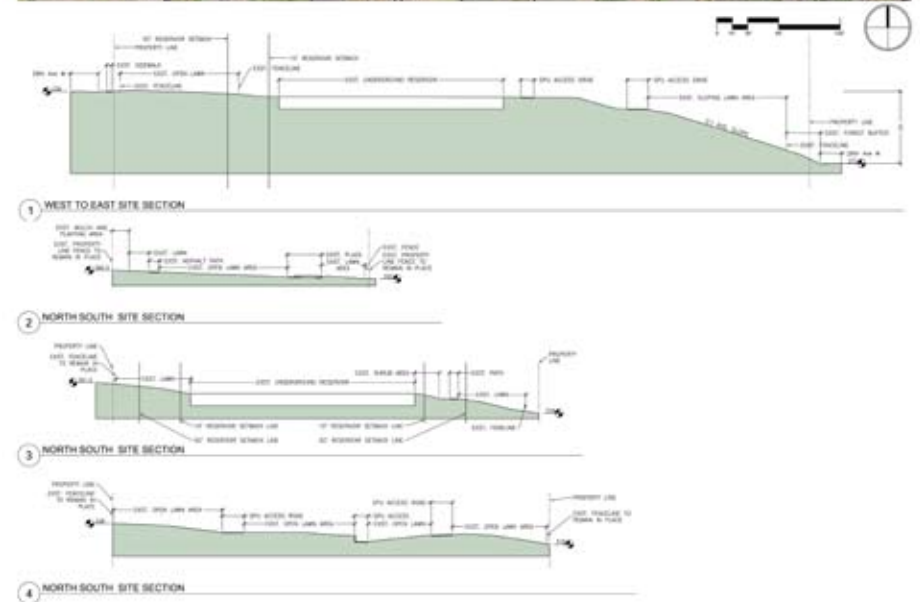
#### 5 Next Steps (Site Workshop) 11:55 - Noon

- Meeting #3: Preferred Design Review – Wednesday, June 8, 7pm-9pm. Magnolia Presbyterian Church
- Sign up to become a member of Friends of Magnolia Manor Park.



## APPENDICES

### Workshop #2 - Presentation Boards



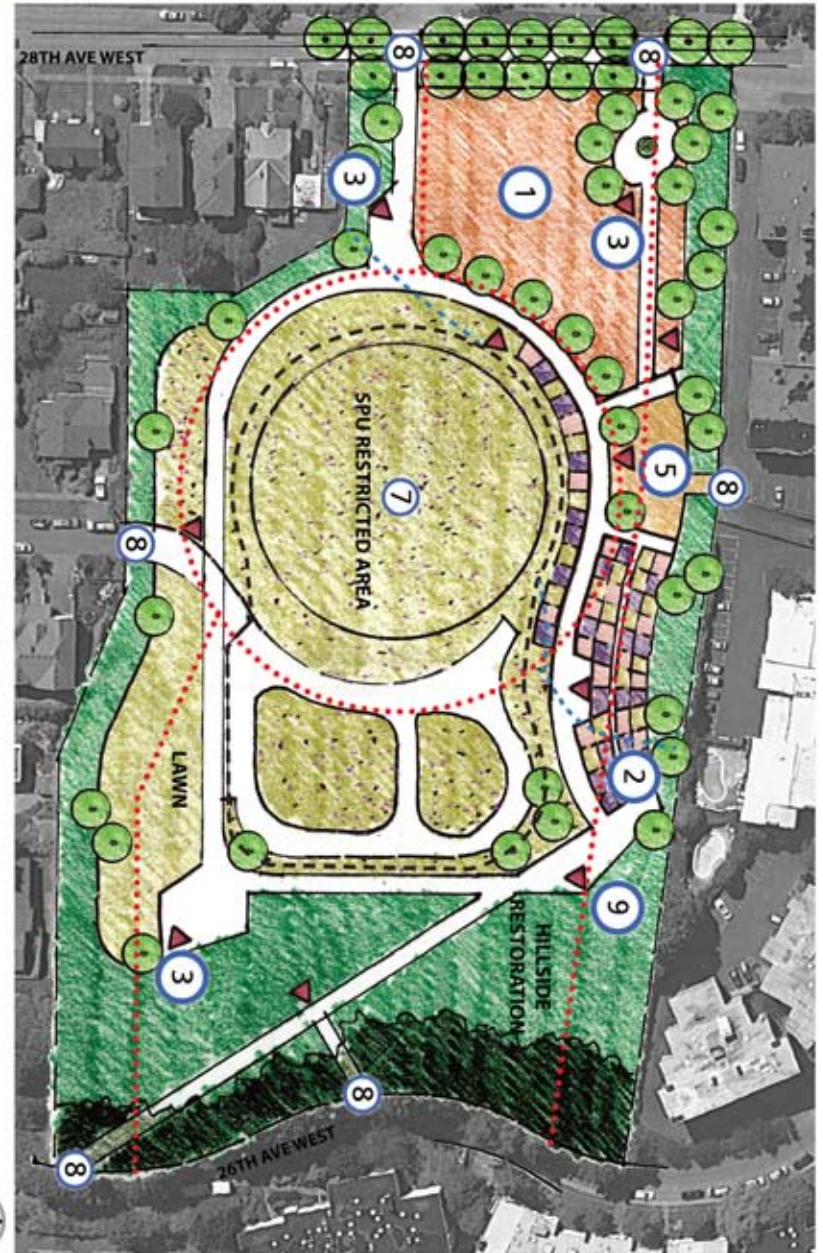
#### PARK SURVEY & SECTIONS

#### MAGNOLIA MANOR PARK

Meeting #2 - Draft Designs Workshop 04.09.2011







EXISTING PARK  
FENCE

PROPOSED  
FENCE

50' BUFFER

Scale bar: 0, 10, 20, 30, 40, 50 feet



1 OFF-LEASH AREA — 33,000 sf

3 ART

4 LAWN



9 VIEW PLAZA

5 PICNIC / GATHERING

2 P-PATCH — 60-80 PLOTS in stages



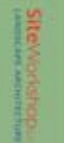
7 SPU SECURITY FENCE & GATES

8 PARK ENTRY

# OPTION A: Native Viewscapes

## MAGNOLIA MANOR PARK

Meeting #2 - Draft Designs Workshop 04.09.2011





## APPENDICES

### Workshop #2 - Presentation Boards



1 OFF-LEASH AREA — 31,000 sf



2 P-PATCH — 80-120 PLOTS



3 PLAY AREA



5 CONTEMPLATIVE GARDEN



4 BUFFER



6 HILLSIDE ENTRY & PATH



7 SPU SECURITY FENCE & GATES

8 PARK ENTRY

**OPTION B: Adventure for All**  
**MAGNOLIA MANOR PARK**  
 Meeting #2 - Draft Designs Workshop 04.09.2011







1 OFF-LEASH AREA — 33,000 sf



2 P-PATCH — 40-70 PLOTS



3 PLAY AREA



4 ORCHARD



5 BUFFER



6 HILLSIDE TRAIL



7 SPU SECURITY FENCE & GATES

8 PARK ENTRY

**OPTION C: Front Porch Play**  
**MAGNOLIA MANOR PARK**

Meeting #2 - Draft Designs Workshop  
04.09.2011





PROPOSED BOUNDARY



EXISTING BOUNDARY



OPTION A: Native Viewscape

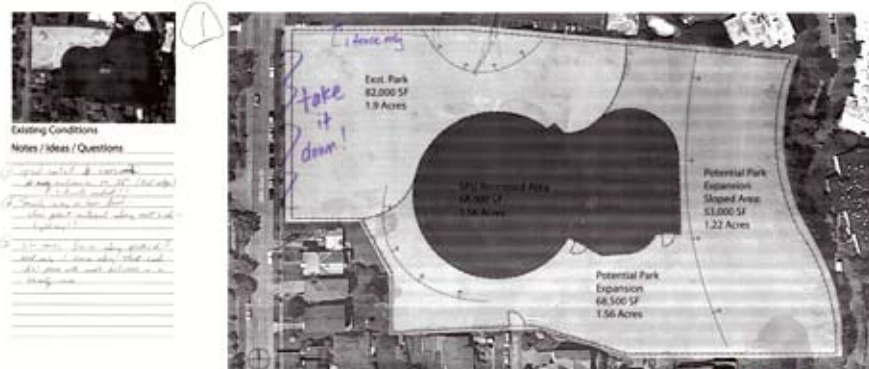


OPTION B: Adventure for All



OPTION C: Front Porch Play

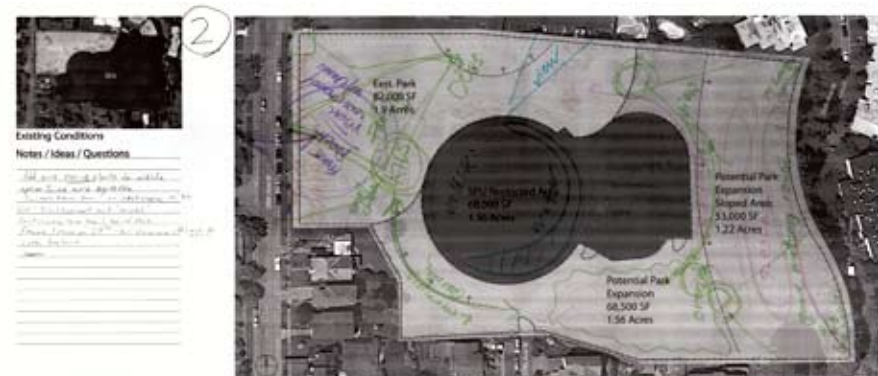




### MAGNOLIA MANOR PARK

Meeting #2 - Draft Designs Workshop

04.09.2011



### MAGNOLIA MANOR PARK

Meeting #2 - Draft Designs Workshop

04.09.2011



### MAGNOLIA MANOR PARK

Meeting #2 - Draft Designs Workshop

04.09.2011



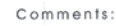
### MAGNOLIA MANOR PARK

Meeting #2 - Draft Designs Workshop

04.09.2011

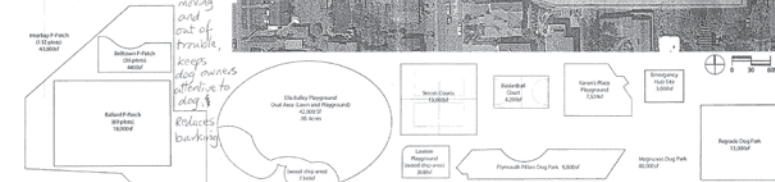


## Workshop #2 - Group Worksheets



Optim BorC But extend  
off-leash area to 28<sup>th</sup> St  
so dog owners aren't  
being dragged on-leash  
car-to-site many  
steps. Entrance to  
off-leash area (Optim BorC)  
should be from 28<sup>th</sup> (NW corner)

Make a loop trail elliptical  
within off-leash area-maximizes  
MAIL OR EMAIL YOUR COMMENTS  
Manor Park comments do Cellini  
2712 W Bertona St space, limits were  
Seattle, WA 98199 + fear, keeps dogs  
contact@magodliamainorpark.org



MAGNOLIA MANOR PARK

Meeting #1 - Background &amp; Brainstorming Workshop

Lucy Flanagan day pro  
206 364-4289



## NOTES

SLOPE/27th SAFETY

## GROUP #1 - OPTION C

- INVITING FRONT LAWN
- NATURAL PLAY SPACE
- P-PATCH / DIG PARK NO GOOD IN FRONT
- PLAZA @ FRONT OUT OF OLA
- P-PATCH @ SOUTH, CLOSE TO APARTMENTS
- CROSSING / SAFETY @ 26th (IN STREET & OPEN VIEWS)
  - MANY ACCESS PTS
- QUIET ORCHARD SPACE
- ENTRY @ NORTH

## GROUP #2 - SIMILAR TO #1 (OPTION C)

- NATIVE PLANTS
  - SWITCH BACK TRAIL TO ↑ LENGTH
  - TRAIL SYSTEM FOR OLA (AS OPPOSED TO CORRAL)
  - PAVED LOOP TRAIL
  - NO FENCE @ 28th !!!
  - WATER FEATURE TO REFLECT RESERVOIR
- DISCUSS\*

## GROUP #3 - C/B → w/o FENCE MOVED

- REMOVE FENCES!!
- INVITING ENTRY DEFINES IDENTITY OF PARK
- P-PATCH IN EXIST FOOTPRINT OF PARK
- CONTEMPORARY GARDEN
- MEADOW - UNKNOWN (SAVE \$)

## GROUP #4

- DOG PARK ON FLAT
- SHY DOG
- NO PICNIC IN OLA
- VIEWS FOR PUBLIC, NOT OLA
- CRIME PREVENTION, BLOCK WATCH
- NO ACCESS TO KNIFE
- MOTION DETECT LIGHTS
- PHASE, P-PATCH

NO ROOM FOR OLA "TRAIL"

HOW DO YOU AVOID "PRO" DOG WALKERS? → RUIVE?

SIGNAGE: ON LEASH OR EVERYTHING

RESPONSIBILITY ON DOG OWNERS

STUDY DOG / PEOPLE / KIDS AGENCIES - "FRIENDLY TRIANGLE"

EDUCATE DOG OWNERS APT SPECIAL SITCH @ THIS PARK

→ STEWARDSHIP COMMITTEE

- OLA ADA COMPLIANT
- DOUBLE GATE @ 2 LOCATIONS
- P-PATCH: ARE THERE OTHER LOCATIONS BEING CONSIDERED

## APPENDICES

### Public Comments: Website, Blogs, etc.

**From:** [Steve C](#)  
**To:** [committee@magnoliamanorpark.org](mailto:committee@magnoliamanorpark.org); [site-workshop@magnoliamanorpark.org](mailto:site-workshop@magnoliamanorpark.org);  
**Subject:** RE: MMP Feedback received since Meeting #2 (Part 1 of 2)  
**Date:** Monday, May 16, 2011 10:02:11 PM

---

#### More from the web site:

Comment: Hi: I've already submitted feedback throughout this process, and I am writing one last time to put in my "vote" for Design #1/Native Landscape. In my opinion, it's the only design that makes any sense--because it's the only one you've proposed that locates the dog area (somewhat) farther away from the apartment building and close to the road. This will help keep any potential "poop" smells away from the building's balconies and windows, as well as locating the constant noise (that the dogs and people generate--and which will now be even MORE loud because it will be concentrated in a smaller area)--closer to the street and bus traffic where there is already noise. i.e. why pollute the park with more noise when you can locate it closer to where there's already existing noise?

I also feel very strongly that throughout this process, it appears that the dog owners are driving the decisions and holding the most "weight." This was further evidenced to me this weekend when I observed the sign you posted on the fence asking "all of the dog people" to give suggestions about what they want done with "their park". This is ridiculous--it is not THEIR park--not every resident in this immediate area is a dog owner!--and also, why should dog people who live in other areas of Magnolia and even Queen Anne have such weight in permanent decisions that they don't have to live right next to as I do!

Whatever comes of this process, I hope that you can encourage the dog owners to PICK UP their crap, because a percentage of them have not shown so far that they care about this. I have friends whose dogs have gotten sick with giardia and other diseases from the filthy dog run at Golden Gardens. So maybe you can appeal to their more selfish interests about keeping their dogs healthy, since they don't seem to care about others who want to use this park for non-dog pursuits. (Frankly, I am continually surprised at this lack of sensitivity around cleaning up--I thought Seattleites were better than that!) Since apparently you couldn't locate the dog run down the hill because you were worried about feces runoff, you yourselves acknowledge that this is a problem!

Personally, I am just sick about the fact that my view and enjoyment of my balcony is going to be ruined with more concentrated noise, a muddy mess during our damp weather, possible smells, and increased draw of people to this small area. I vote for #1 as the "lesser of 3 evils", and if I had MY "druthers", I'd plant the whole thing up with natives and just let it go "wild"!

Thank you for your consideration.

+++

Comment: Number three is the best option. Thanks!

---

**From:** Steve C [<mailto:randomthinking@hotmail.com>]  
**Sent:** Sunday, May 15, 2011 8:14 PM  
**To:** [committee@magnoliamanorpark.org](mailto:committee@magnoliamanorpark.org)  
**Subject:** MMP Feedback received since Meeting #2 (Part 1 of 2)

Hi folks - this is 1 of 2 emails listing all of the feedback we've received (via "contact us" and as comments to blog posts) since Meeting #2, up to now.

(You may have also seen comments on the Magnolia Voice blog: <http://www.magnoliavoices.com/2011/05/06/input-needed-for-magnolia-manor-park/>)

+++

Comment: Hi,

Is it now okay to let your dog leash off at this park without getting a ticket from Animal Control? Or is there a Grand Opening or something like that - I have gotten a ticket for letting my dog off leash and do not want another one.

Please advise.

Thanks.

+++

I can not see how putting an off-leash area in Magnolia Manor Park is going to work. It seems unfair to put it right under the apartments on the north side of the park, and it can't be too close to, or uphill from, the reservoir lid. The money that is available does not allow for a well-done larger area, and a smaller area will not satisfy anyone. None of the dog-owners that I have talked with say that they will bring their dogs to the park in the future. Smith Cove is a far better choice for a dog run--it has more parking and does not impact nearby residences the way these plans do. Instead of trying to shoehorn it into this park, look for a better option.

+++

While I understand the desires to build more community and have other features included in this space. I am standing firm behind the fact that this open space has been designated for years as a potential space for an off-leash dog area. We do not have a lot of spaces designated strictly for this purpose and the ones that do, unfortunately have some bad raps due to lack of space, etc. LETS NOT MAKE THE SAME MISTAKE HERE!



I would like to see open space along with open space designated for dogs. Magnolia has plenty of existing playgrounds and parks for children already, along with a P-Patch just down the hill in Interbay. Let's create something original and new, something we need, an open space for our animals.

We need to have adequate space to ensure all dogs and their owners and visitors feel welcome and comfortable. We all know that some of our dogs are more excited than others and to cram them all into a small enclosed space is not helpful to anyone. This space is ideal for this and I believe is why it was designated as so in the first place.

Let's not turn around now on the almost 10 years that we have been waiting for this space to be officially designated.

+++

(1) I am concerned about safety in the now closed-off areas of the park that are slated to be open. Some of these are directly next to residences that border the park—having an open area that backs up on someone's fence and cannot be seen by a patrol car places a huge burden on the residents, not to mention reduces their safety.

(2) I know several neighbors are concerned about an entrance on 27th Avenue. How would the Parks Department work with the city to make it safe for all residents, walkers, and bike-riders in the half-block dead end on 27th between W. Bertona Street and the park? Could that half-block have no parking, parking by permit only, one-side-only parking? If there must be an entrance there, could it be only for a P-Patch (just using that as an example, depending on the option chosen), with no access to the rest of the park?

(3) There is not enough space or funding to make a dog run that people and dogs can really enjoy in this park. It's time to drop that idea.

THANKS for all the hard work that folks on the steering committee have put in. I hope that community input continues to be valued in the rest of the process.

+++

Comment: I am disappointed with the size and placement of the proposed OLA. Magnolia already has numerous parks and public spaces for people. I can think of 6 without even trying. Companion dogs and their people are among the most frequent users of this park. Please give us more level space to run free.

+++

Comment: I like "A"

+++

Comment: My wife and I both like option B, Adventure for All.

+++

Comment: yes, please make the designs readable- much too hard to view as thumbnails!

My initial thoughts was that A was unacceptable due to its lack of play area (magnolia= lots of kids) and the dog park should not take up the best view spot on the east side. The art is admirable but I'd rather spend my money on creating spaces that are focused on function.

B- I didn't like the Ppatch taking up the best view spot, and the off leash area should be open, not a path. Also the play area is off by itself. I'd rather have it close to the open area on the east side so families can sit as well as watch their kids play.

C- the best use of space in my opinion. The play, view and dog areas flow better. The orchard provides some solitary space and the hillside is a better use for the patch than the level area for lawn.

Q- will there be a green barrier to the non-accessible area? Sorry if I missed it, but it would be a bummer to have the beauty marred by a chain link fence.

Cant wait!

#2 A bit too jumbled

+++

Comment: I prefer the option B: "Adventure for All" plan. It has the largest and best located P-patch space. I also like the off-leash space for this plan (or option C's) plan. It also seems to utilize the best best for everyone rather than catering to a few.

+++

Comment: Option C is my choice

+++

Comment: Clearly option #3 - it provides the best balance for the users of the park.

+++

Comment: Hi guys. I'm a Magnolia resident with kids and a dog, right in your target demographic! Here are a few quick thoughts.

In my opinion the off lease area should be big enough to toss a tennis ball without fear of bonking anyone. I think #2 might be best for that, since the path in the middle will separate the dogs from the people.

I'm not super excited about #1 due to the lack of play area.

## APPENDICES

### Public Comments: Website, Blogs, etc.

The other nice thing about #2 is that the hill is close to the play area. That creates opportunities to build a large landscaped slide for the kids to play on. For examples, see Kerry Park, Carkeek, etc. I vaguely recall that Madison Park might have one too.

Also, please put in a sand box! :) Sometimes it's the little things that make the biggest difference.

Anyway, we're very excited about the park! Thanks,

+++

Comment: I say lets go with option B. It has easy road access to the Pea Patches which will eliminate unnecessary traffic in the residential area. I also love the Contemplative Garden and the pathways.

Option C would be my second choice

+++

Comment: As a parent, dog owner, and nearby neighbor to the park, I love the off leash dog area and play area/playground ideas. This section of Magnolia is lacking in an open, flat grassy area and playground for kids to play in. I'm excited for the chance to walk to this park instead of having to drive to Ella Bailey. I'm highly in favor of proposal C because of this. I also like proposal b, but think having the view of the open grassy area and playground from the entrance would be more appealing to most people and make it more accessible.

+++

Comment: As a dog owner and father of a 2-year old, I love Concept C because:

1) I like the play area.

2) I think a dog run with a long axis for throwing a ball is best.

Thanks so much for the work and organization.

+++

Comment: B looks best. The OLA is farthest removed from residences and the play area. The play area is located up front, in a visible, safe area. Thanks for the new park.

+++

Comment: I like design option #1.

Thank you!

+++

Comment: Option C is the favorite.

+++

Comment: I like the idea of option c where the playground, plaza, and lawn are in the forefront from 28th ave w. The p-patch and orchard are good locations and the dog section off to the side works well. Incorporating the natural surroundings is great please do not spend thousands for some non functional art when the money can be used more wisely.

++++

Comment: I like, Concept C – “Front Porch Play”, the best.

As you know, currently, the park is unusable by anyone other than dog owners. Not only do some dog owners not pickup, but many dogs run wild and uncontrolled. Both reasons for why my 1 and 2 years old are not able to use the park as it currently stands and why they have an unfortunate fear of dogs. If the off leash areas can keep the dogs under control and have them be offset to the one side (vs. having to walk through or pass the dog area first to get to the other parts of the park) and away from the P-Patch to provide less of a chance of vegetation damage by the untamed pooches (there are a handful that keeps showing up and the owners clearly have no control over). I think that's the best bet for a design which works well for all, not just dog owners.

++++

Comment: Thanks for all the hard work.

I like option A & option C.

I like where the pea patch is on option C.

I like where the off leash dog park is on option A.

Having a flat area is important for off leash areas, however having a strip of land that is long for throwing balls is also essential. Both would be ideal, if it could be incorporated into option A. With the pea patch being in the location of option C.

++++

Comment: I vote for option C. Parks should have something for kids (even though my kids will soon not play on a play structure).

I also really like the lawn and orchard idea.

thanks

++++

Comment: All of the proposed concepts look wonderful, but I love concept "A" the best. Please cast my vote for "A"--thank you!!



++++

Comment: I'm most in favor of Concept B. I like the larger play area and the placement of it off the main lawn area. Seems to have more usable space than Concept C. I know we have a lot of parks in the neighborhood, but being a neighborhood with lots of kids in it, we could use another park with a play area that would work for all ages.

++++

Comment: As a Magnolia resident with dogs and a child, my vote is for Concept C - "Front Porch Play." I like having the play area and the off-leash area near each other. Having the play area close to the main entrance off 28th will make it easy to get kids, and all the stuff that they travel with, in and out of the park.

Thank you!!

++++

Comment: Since you've asked... the third design option is the strongest. I hope you go with it. The park must include a place for children to play, and the lawn and plaza make a welcoming entrance. I know I would bring my family there, but not without a play space for my children.

Thanks!

++++

Comment: My wife and I like option C the best. The large off leash dog area and the playground are great. Also the p patch is not in a place where the dogs will be running through it to get to the off leash area from 28th. We are happy that this renovation is happening in our neighborhood. Thanks for getting public comments rather than just designing and going ahead with it.

++++

Comment: Concept C – "Front Porch Play" gets my vote.

I believe that "C" makes best use of the space for what is most in demand for the area. The area is missing both an off-leash dog park and a pea patch, and I believe that this option provides the best balance for both demands, while still bringing good use to the other areas available in the park.

++++

Comment: I've heard it said this park can't be "all things to all people" but it seems to me it can have "something for everyone". By this I mean it's obviously a multiuse space. All of your plans include these three things: dog area, pea patch area and views for anyone that wants them.

This is great – however – I would encourage you to include one other quality in the design - a "play" area. Some of the feedback seems to indicate that having more than one play area within a mile of one another is a waste of space. However - if we really want kids to grow into healthy adults that enjoy the outdoors they ample opportunities to be in the outdoors. In Seattle many obvious "play" areas are off limits. For example the ravine between 29th and Lawton Park isn't a woods to be enjoyed by kids as I imagined when we moved here – it's officially off limits for that – it's simply a gravel path to be walked on. I happen to think the ravine's trees with graffiti wouldn't be that way if kids were allowed to run free down there. You can't really learn to respect trees if you've not allowed to touched and play among them. I'm getting sidetracked – my point is that if kids can't play in the woods then restoring kid friendly spaces becomes even more critical.

As you depict in the concepts play space can take on any number of forms. Obviously if it's not in the approved concept it will have no form at all.

If in fact "play" makes it into the chosen concept, I would encourage you to think about an outdoor climbing wall in the ilk of the UW's. It would be a play area that has a legacy. One that can be enjoyed by both small kids and big kids. By those from Magnolia and possibly from elsewhere. An outdoor climbing wall can be enjoyed, quite literally, for generations. It would become a fixture providing, in the words of Rich Johnston (Vertical World founder), classic routes:

"...the "classic route".... These are the routes that would always be there since they could not be moved. If you go to the U of W climbing rock you will always be able to try out classic routes that have been there for over 25 years."

Cost is the most obvious barrier - but – we don't have the burden of dealing with that part of the puzzle just yet. We just need space for such a structure in the concept. I do think support for such a thing exists. In fact, I've corresponded with the Head Coach for the Vertical World Youth Climbing Team and he is very supportive of the idea. Rather than viewing it as competition (they are just down the hill) he agreed that "the more walls the better". From those I've spoken with, I think we have a robust outdoors community that could be rallied to build a unique and amazing amenity.

## APPENDICES

### Public Comments: Website, Blogs, etc.

**From:** [Steve C](#)  
**To:** [site-workshop@magnoliamanorpark.org](mailto:site-workshop@magnoliamanorpark.org);  
**cc:** [""Nancy Spragins""; randomthinking@hotmail.com](#);  
**Subject:** MMP feedback from ad-hoc neighbors group  
**Date:** Sunday, May 15, 2011 8:07:57 PM  
**Attachments:** [Magnolia Manor Park Plan Option D.PDF](#)

Here is feedback consolidated from many of the neighbors who directly about the park, or who live within 1/2 block or so.

+++

#### GENERAL COMMENTS

On May 14th, 15 or so neighbors, representing residents who live along the western and southern borders of the Park/SPU site, met to discuss the MMP project. This group represented 7 of the 10 single family residences directly abutting the site (including two neighbors who have lived in the same houses for 40 + years), as well as other residents who live within a block of the Park. A number of these neighbors have been active in the MMP project to date, attending both public meetings, etc, and at least one was active in the 1993/1995 agreement that resulted in the creation of the Park.

The group feels that improving the existing Park is a good thing, presuming that Parks will also find money to maintain the improvements. Expanding the Park could also be generally beneficial, once funding is available, by creating more open space and connecting 26th Ave and 28th Ave, and 27th Ave as well. However, there are strong concerns about how this is done, given the large potential impact on the local neighborhood. Specifically:

- Traffic associated with a option "C" P-Patch: Depending on the size of this area, there is a serious concern that traffic and parking near the 27th Ave gate will be a significant problem for residents living there. We expect that there will be many trips to that dead-end as people look for parking, or stop there to drop off gardening supplies. The resulting traffic and parking will make it difficult for residents or their guests to safely use their driveways or find parking, as well as endanger pedestrians or bicyclists using that Park entrance. Park's response to this concern to dates has been that P-Patches don't generate traffic or parking because the P-Patches are awarded to nearby neighbors. However, given the tight quarters on that section of 27th Ave, and the existing dearth of parking spots, it wouldn't take much to make life difficult for people living there. We discussed options such as hourly parking restrictions (via permit parking), or a no parking zone; these

approaches all have shortcomings that one way or another significantly affect neighbors.

- Ability of Parks to maintain new areas, given current fiscal crisis: The existing Park has been poorly maintained since its construction in 1995; we are concerned that with the well-advertised fiscal crisis, Parks will not be able to adequately maintain the new expansion area, with the result that neighbors will be saddled with unsightly, poorly-maintained, and poorly-patrolled spaces.

One neighbor, who has a dog and uses the Park today, noted that in his home town in Illinois, OLAs are paid for via a user fee, on a daily or annual basis. He wondered whether a pay box, located at the OLA entrance, might be a good way to start the process of getting OLA users to pay more directly for OLA construction and maintenance.

- Privacy: Some neighbors' houses are located close to the Park fence, and these neighbors will experience a drastic loss of privacy, especially if 40-70 P-Patch plots are located in close proximity. In one case, due to variations in slope which results in all floors of a resident's house being nearly level with (and visible from) SPU ground, mitigation via shrubs, bushes, or trees would require a significant investment which we feel is unlikely to materialize in the current fiscal environment.

- Security in expansion area: The southwestern corner of the SPU site is unique in that it borders residences and is not observable from any street or public right-of-way. While the group recognizes the public good associated with providing circulation around the entire SPU lid, opening up that area incurs significant risks and downsides for neighbors who abut that space. Even with buffer vegetation or other mitigation, ensuring security in those areas during off hours would basically fall to abutting homeowners. A neighbor who participated in the 1995 discussions regarding the creation of the existing Park noted this: "In 1995 when they first opened up the area for a park the Seattle police department had serious safety concerns about the original plans for the site. They wanted to be able to see all areas of the park from the street. The parks and police department were also concerned about the safety of the residents and their property that borders the public and private part of the park." In discussions with Parks to date, no meaningful response to these concerns has been forthcoming.

#### GROUP PROPOSAL

Given these significant concerns, the group strongly urges that the Park expansion, if funded, should be configured as follows, to balance the public benefit associated with this opportunity with its lasting effect on immediate neighbors:



1. Do not create a "destination" in the expansion area, such as a P-Patch, which will generate traffic, parking, and security issues for neighbors. The focus of the expansion area should be on passive recreation and to connect the Park to the neighborhood (via entrances on 26th and 27th).

Instead, site the P-Patch along the curved southern fence of the existing park, and also towards the northern boundary (similar to option "A"). It was observed that siting the P-Patch as in "C", on a north-facing slope, may not be a great idea anyway. Finally, siting the P-Patch in the existing Park means that dedicated P-Patch funds could be spent now, rather than waiting until other funds could be found to open up the expansion area. And siting the P-Patch on 28th will provide easier access for users, trucks, handicap access, etc, and provide a greater impetus to ensure that the P-Patch is well-maintained throughout the winter months, when P-Patches typically look least appealing. Although the resulting P-Patch may not be as large as the one in option "C", it may be more appropriately-sized for the neighborhood, which can't sustain a "destination park" here anyway.

2. Site the OLA along the Northern border, as in "C".

3. Preserve the open flat space on 28th for general use, as in "C".

4. Don't open up SW corner of the expansion area, since it would be the only area in the original or expanded park that isn't observable from the street.

See the attached PDF visualizing this configuration, created by a neighbor.

#### SUMMARY

We feel that this configuration is more friendly to families with children and dogs who want to visit the Park together, or P-Patchers with children or dogs, because it locates the most popular elements together. Compared to the three existing designs, this configuration better balances the public good associated with this project with the significant concerns of immediate neighbors, who will have to live with the new Park on a permanent basis, by (1) addressing/alleviating significant security and privacy issues faced by residents to the south (and in keeping with the 1995 agreement with those residents), (2) allowing immediate creation of both the OLA and community garden (no dependency on raising additional funds to reconfigure fences, gates, etc), and (3) conforming to the spirit of the 1995 agreement that MMP would be developed as a "pocket" or "neighborhood park."



independent plan by ad-hoc neighbors group

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*“Envisioning a Vibrant Community Gathering Place for  
Magnolia Manor Park”*

## DRAFT - AGENDA

**Meeting #3: Preferred Design Review**  
Magnolia Manor Park  
Wednesday, June 8: 7:00pm -9:00pm  
Magnolia Presbyterian Church

### 1 Preferred Concept Review (Site Workshop) 7:05 – 7:45

- Path to a Park – Where are we now? Where do we go next?
- Review of previous meetings
  - 5<sup>TH</sup> grade charrettes
  - Public meeting #1
  - A walk in the park
  - SPU site tour and Public meeting #2
  - Community feedback
  - Seattle Parks feedback
- Presentation of Preferred Plan
  - Preferred site plan presentation. “Found Places”

### 2 Group Discussion (Community) 7:45 – 8:15

- Questions and Answers
- Comments and Clarifications
- Community Feedback

### 3 OLA presentation (Site Workshop) 8:15 – 8:30

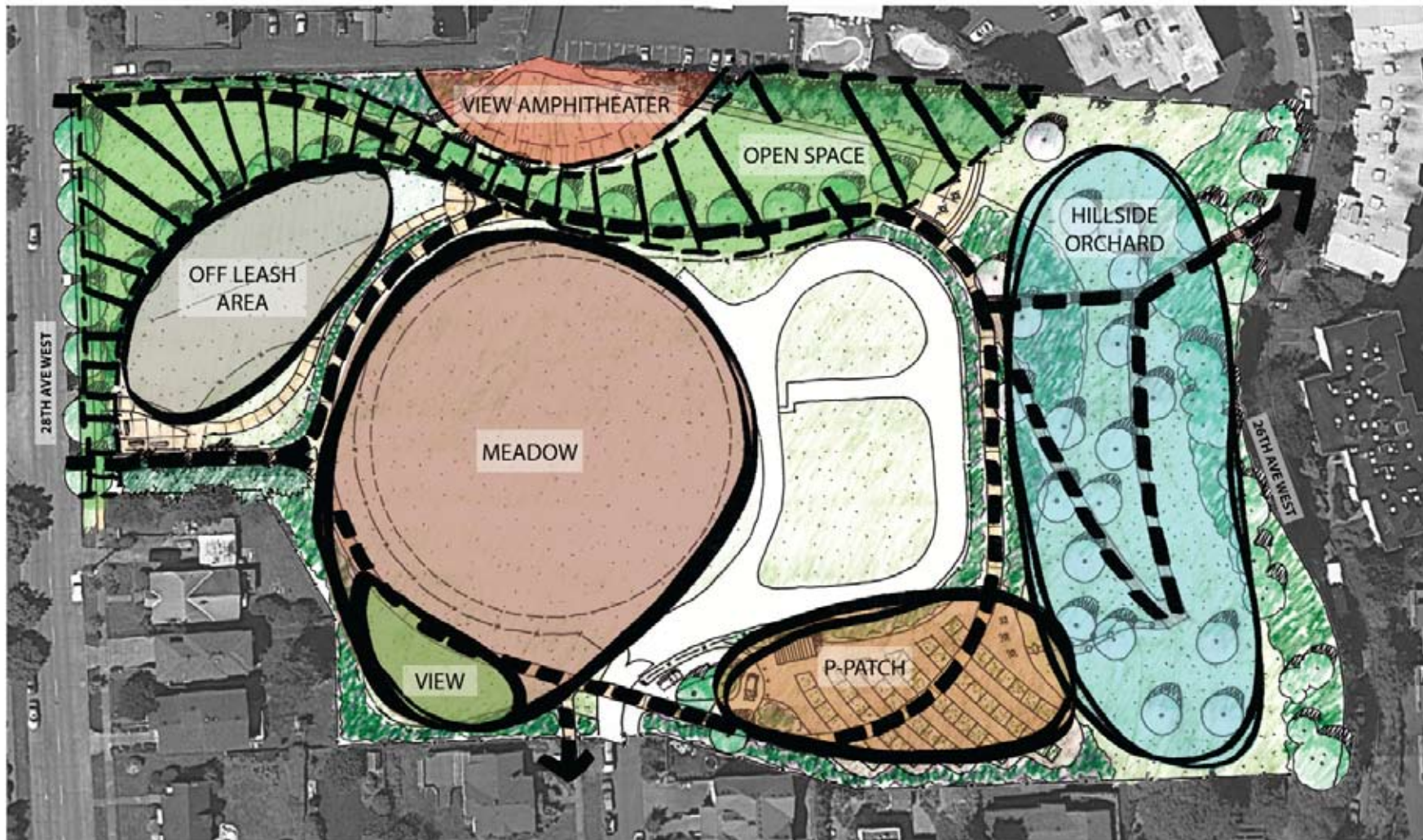
- OLA size and location most likely to meet current levy funding.
- Discussion.

### 4 Next Steps 8:30 – 9:00 (Friends of Manor Park)

- OLA Design, Fundraising and Construction
- Friends of Magnolia Manor Park Fund raising and summer events
- Design Development Grant to further develop Preferred Concept Plan
- Pass the Hat!

## APPENDICES

### Meeting #3 - Presentation Boards



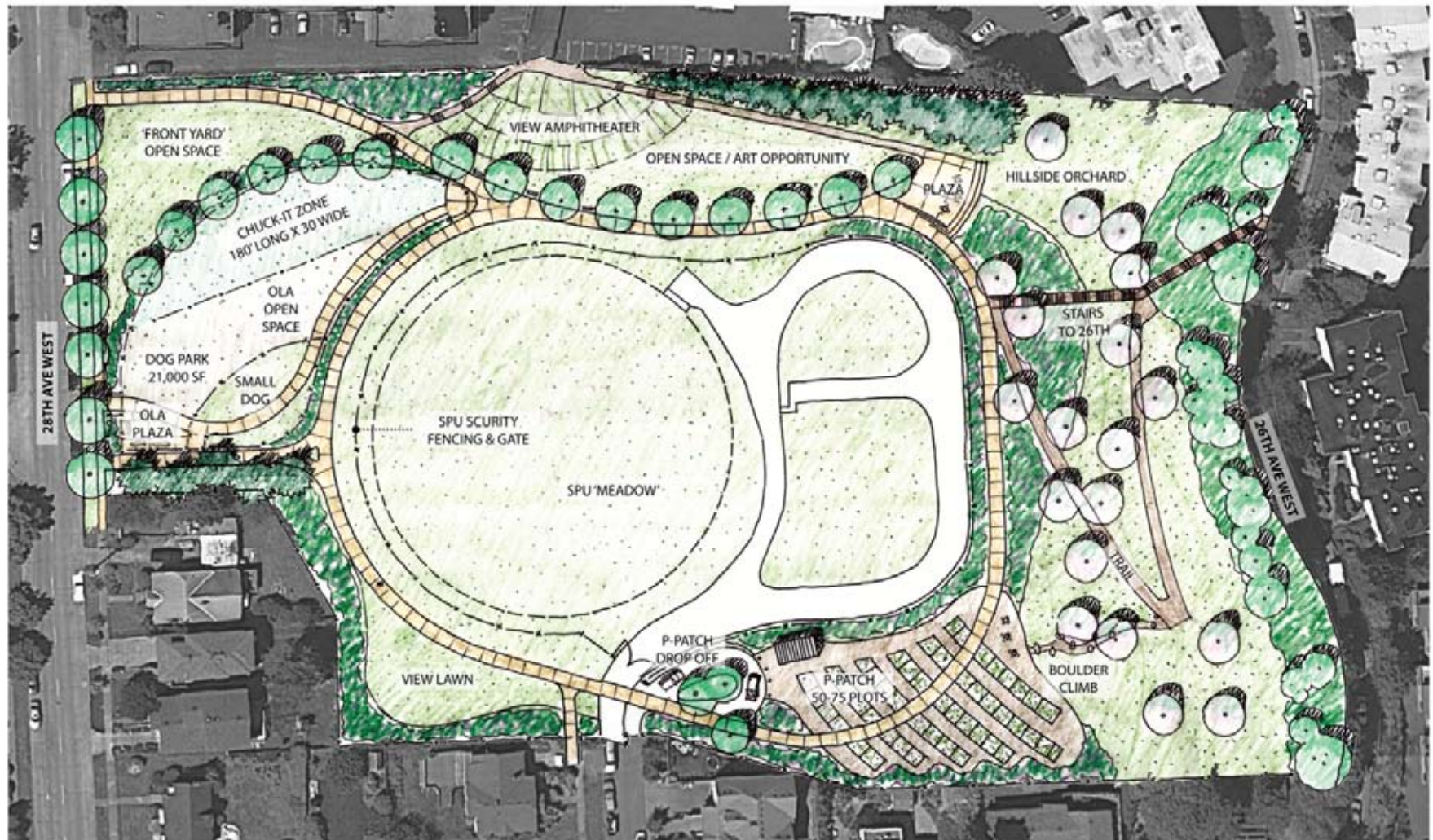
SPATIAL DIAGRAM - 'FOUND PLACES' - SPACES OF DISCOVERY



## MAGNOLIA MANOR PARK - PREFERRED SITE PLAN - 'FOUND PLACES'

SiteWorkshop  
LANDSCAPE ARCHITECTURE





PREFERRED SITE PLAN



## MAGNOLIA MANOR PARK - PREFERRED SITE PLAN - 'FOUND PLACES'

SiteWorkshop LLC  
LANDSCAPE ARCHITECTURE





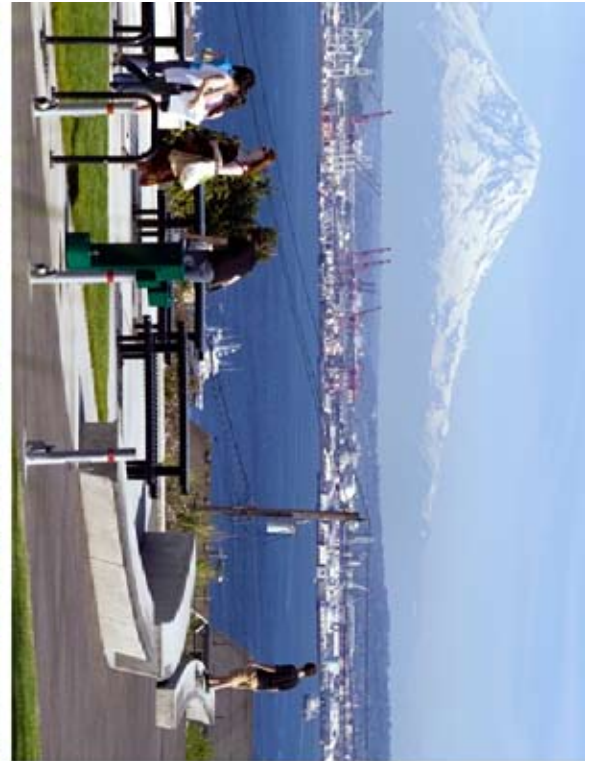
Inspirational Images



MAGNOLIA MANOR PARK - PREFERRED SITE PLAN - 'FOUND PLACES'

**SiteWorkshop**  
LANDSCAPE ARCHITECTURE





## Inspirational Images



MAGNOLIA MANOR PARK - PREFERRED SITE PLAN - 'FOUND PLACES'

SiteWorkshop  
LANDSCAPE ARCHITECTURE



## APPENDICES

### Meeting #3 - Presentation Boards



OFF LEASH AREA: PHASE -1 (CURRENT FUNDING)



## MAGNOLIA MANOR PARK - PREFERRED SITE PLAN - 'FOUND PLACES'



## COMMENTS / QUESTIONS

BUDGET: WHAT'S THE 'LUMPY' #'S - COMPARE TO ED @ \$1.3M  
 WHERE ARE KIDS SEPARATE FROM DOGS? - DOG PARK = \$12K IN ADDITION  
 EXTREMELY WELL BALANCED  
 DOG PARK OK IN FRONT - GREAT JOB  
 COMMUNITY ENGAGEMENT IN WALK IS GREAT  
 ACCESS FROM 26<sup>th</sup>  
 RESTROOMS? - COST? COMPOSTING IN P-PATCH...  
 SAFETY @ SOUTH → POLICE ACCESS?  
 8 - 13 YR OLD KIDS @ 27<sup>th</sup> - PARKING?  
 ↳ ~ 10% OF GARDENERS @ ANY 1 TIME  
 LIKE IT, WISH MORE DOGS  
 COST FOR MOVING FENCES? → \$50/lf = \$50-60K  
 ↳ USE INDEPENDENT CONTRACTOR TO DO IT W/O "HOOPS" (FOR NONPROFIT)  
 EMERGENCY HUB/GATHERING - 10000 SF IN FRONT  
 ↳ STORAGE CONTAINER? IN THE WORKS (NEED \$)  
 MOST OLA'S DON'T HAVE MAINT. \$ - DO WE HAVE IT?  
 NORTHACRES IS A GOOD MODEL (FOR MAINTENANCE)  
 ↳ ACTUAL, NOT COMPARABLE  
 PPATCH \$ = \$60K - SPENT BY END OF 2012

## FUNDRAISING

- WHAT ABOUT CORPORATE SPONSORSHIP?  
 - "PRESENTING DONORS" PLAQUE

## OLA COMMENTS

DOES MAG HAVE HIGHEST PER CAPITA DOG OWNER IN CITY?  
 DOUBTS ABT 16K SF OLA, 1 CHANCE TO OUT  
 \$ DO IT RIGHT. MEANS WE WAIT 6-12 MO'S.  
 RAISE \$ SUCH THAT DOG OWNERS AREN'T ONLY BENEFICIARIES  
 → NEED TIME  
 PREFER TO DO IT NOW - NOT CONFIDENT ABT RAISING \$  
 \$ TIMELINE? → THIS YEAR? PARKS IS WILLING TO WORK  
 W/ COMM. IF THINGS DEVELOPE.  
 ↳ WHEN DOES \$ GO AWAY  
 PHASED PROJECTS ARE DIFFICULT - TOUGH TO ↑ SIZE  
 ↳ WHAT ABT MAGNUSIN PARK?  
 THERE ARE OTHER SOURCES OF \$  
 KINAR PARK IS "OFF THE MAP" - NEED TO THINK BIG  
 ALMOST 6 YRS SINCE APPROVED ↳ LOTS OF DOGS OUT THERE  
 ↳ WANT TO SEE IT GO IN NOW ↳ NOT TRUE, NEED ↑ \$  
 ↳ SEVERAL PEOPLE AGREE  
 PARKS IS REALLY, REALLY, REALLY PUSHING FOR 2011. ↳ WANT A DATE & FUNDRAISING PLAN.  
 STRONG COMMUNITY SHOULD TRY AS HARD AS CAN TO DO IT! (TO OVATION)  
 WHY NOT PUT THE FENCE & WORK THE REST OUT  
 - SURFACING, NEW PATHS, WATER

