



# NEW METHODS FOR PRIORITIZING PARK SYSTEM INVESTMENT

2025 Annual Conference, APA – Washington State Chapter  
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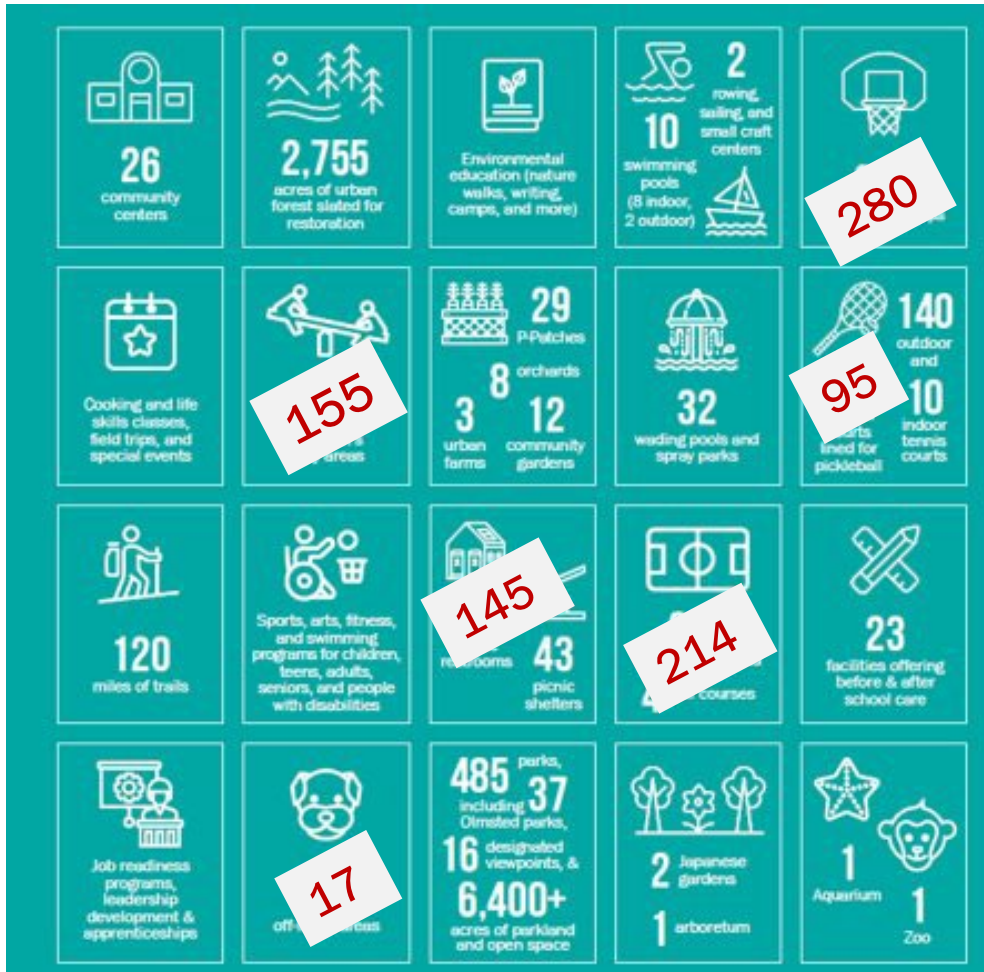


**Seattle**  
Parks & Recreation



Port  
of Seattle®

# SEATTLE BY THE NUMBERS



487 SPR – Owned Sites

6,481 Acres

#8 - Trust for Public Land

95% of Pop w/in 10-min Walk

\$280M+ Avg Annual SPR Spending

\$90M+ for Capital Projects

**AND GROWING**

# MAJOR MAINTENANCE BACKLOG

Various levies for new work; no predictable source for maintenance

**\$267M backlog**

2014 voters approve Park District

- ~\$80M for regular maintenance
- ~\$50M for MAJOR maintenance

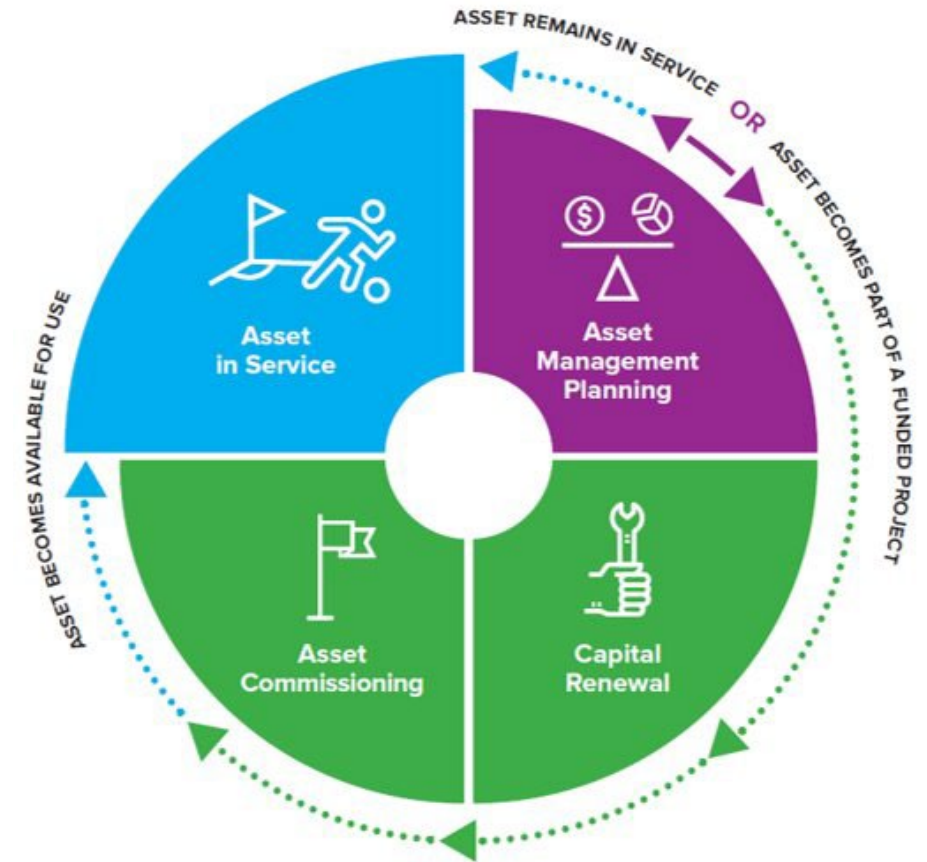
**1st Cycle: 2015 to 2020**

**2<sup>nd</sup> (Current) Cycle: 2023 to 2028**

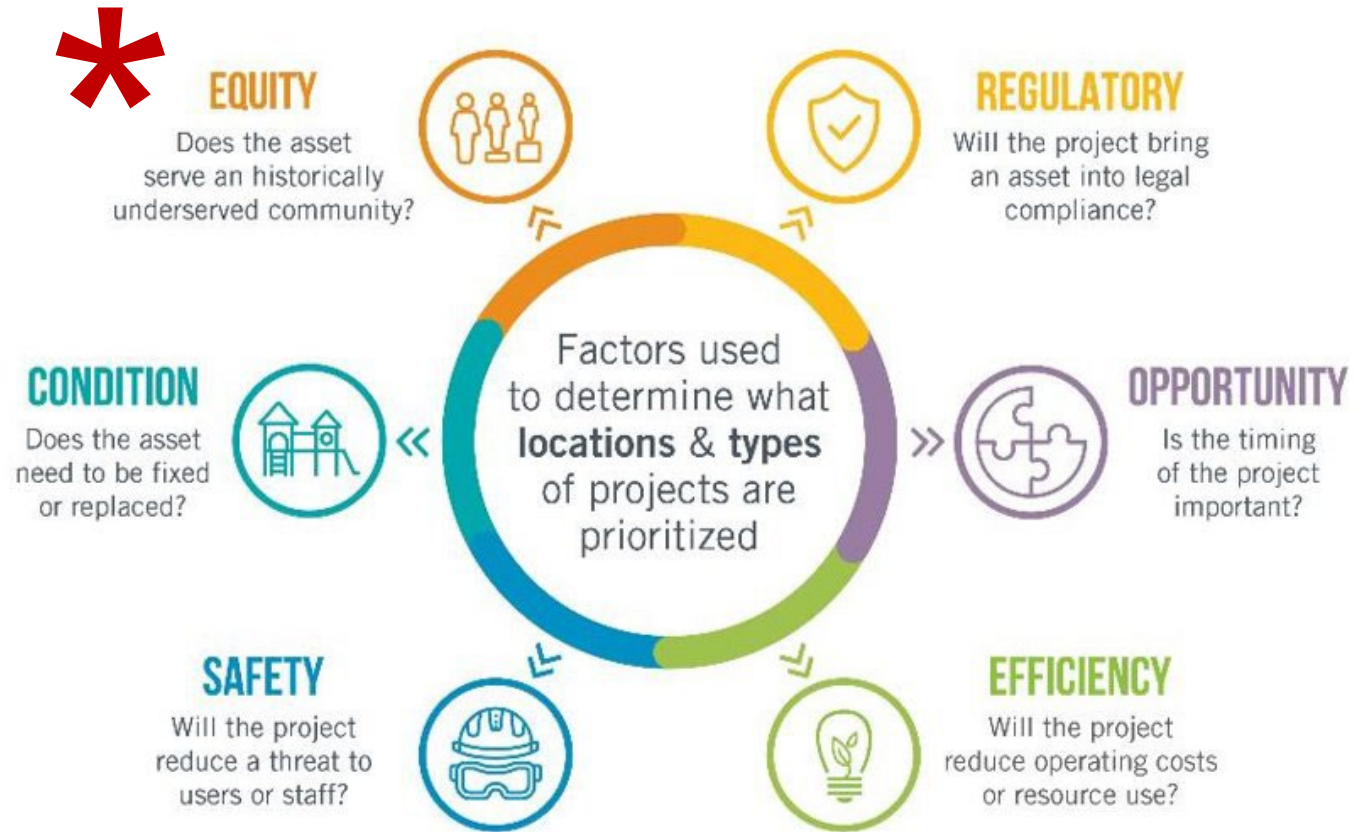


# REQUIRED REPORTING

1. Classifications for each asset.
2. Inventory of each asset class.
3. Life cycle for each asset class.
4. Costs for renovation work
- 5. Metrics to inform prioritization.**



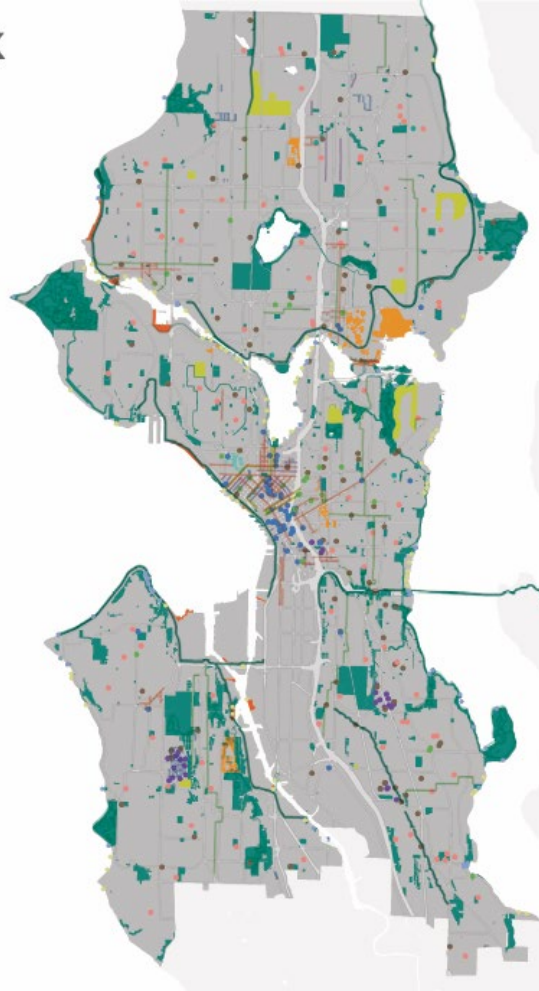
# DETERMINING PRIORITY



# OUTSIDE CITYWIDE

## SEATTLE'S PUBLIC SPACE NETWORK

- Seattle Parks and Recreation
- Seattle Center
- Port of Seattle and Army Corps of Engineers parks
- SPU public space
- Seattle Housing Authority parks
- Public schoolyards
- Campus green spaces
- Cemeteries and private golf courses
- P-Patches
- Shoreline street ends
- Boat launches and ramps
- Privately Owned Public Space (POPS)
- Parklets, Streateries and Pavement to Parks
- Green stormwater infrastructure in the right of way
- Regional Trail
- Local Trail (at least 1 mile long)
- Neighborhood Greenway
- Green Street
- Streetscape Concept Plan
- Urban Marked Trail
- Other ROW



Incredible spaces & lots of them!

BUT

1. Inequitable distribution
2. Underutilized
3. Fragmented

# OUTSIDE CITYWIDE ACCESS ANALYSIS

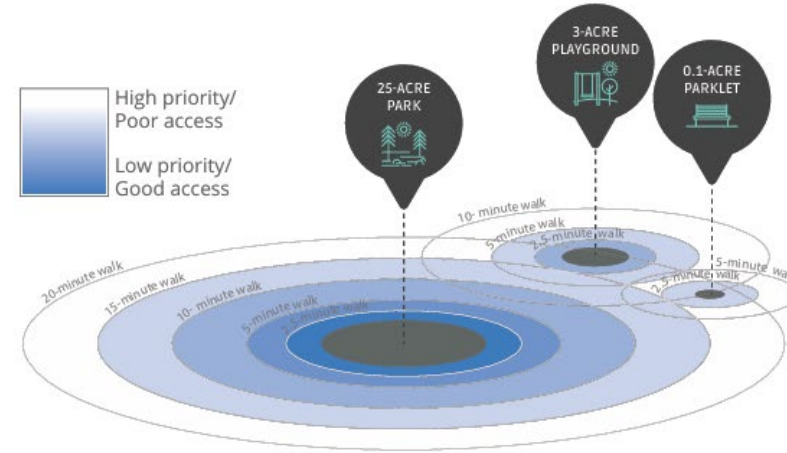
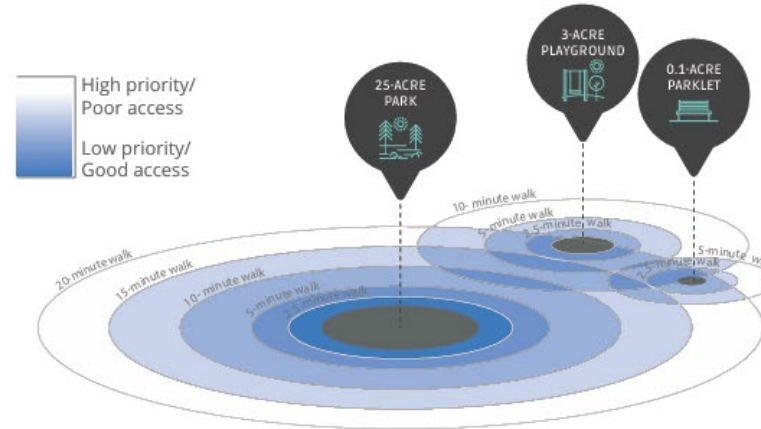
## Analysis 1: Variety

Variety of nearby public spaces



## Analysis 2: Best Opportunity

Largest nearby public space



# OUTSIDE CITYWIDE ANALYSIS

## Analysis 3: Access to Amenities

Access to amenities within nearby public spaces

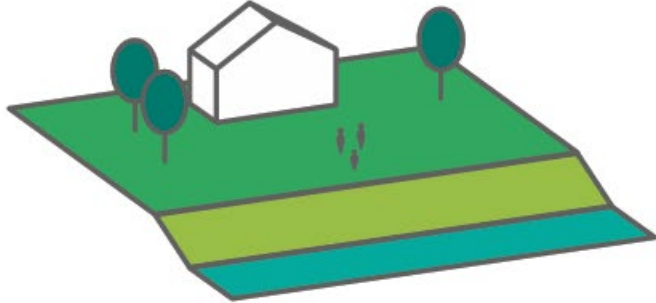


## Private Open Space

Views and lot size of single family properties

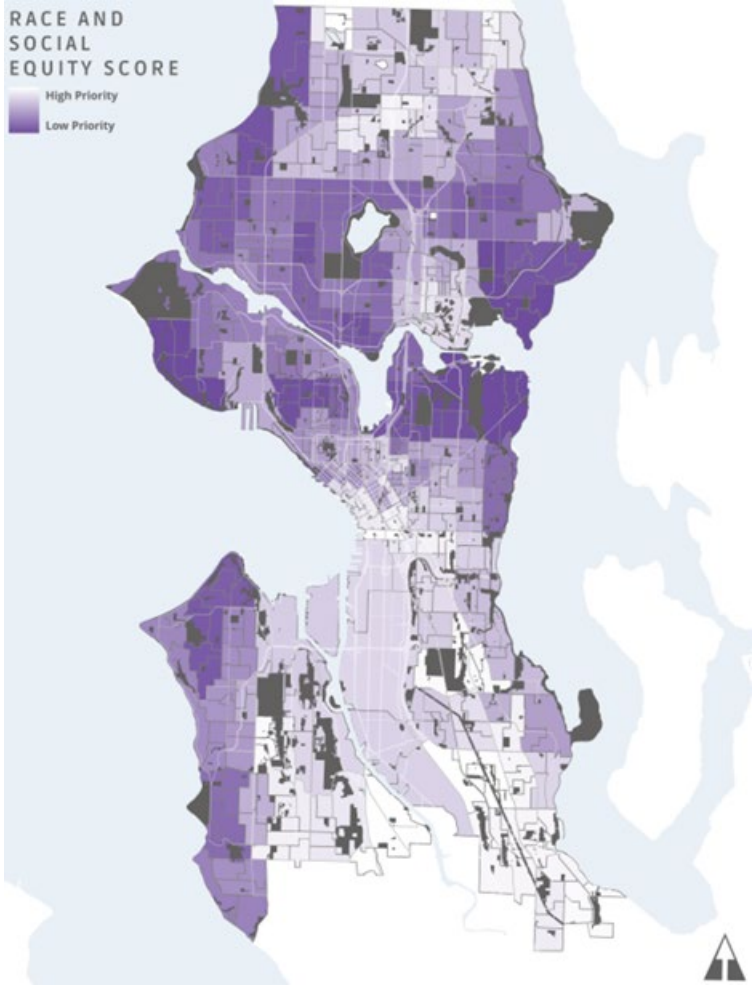
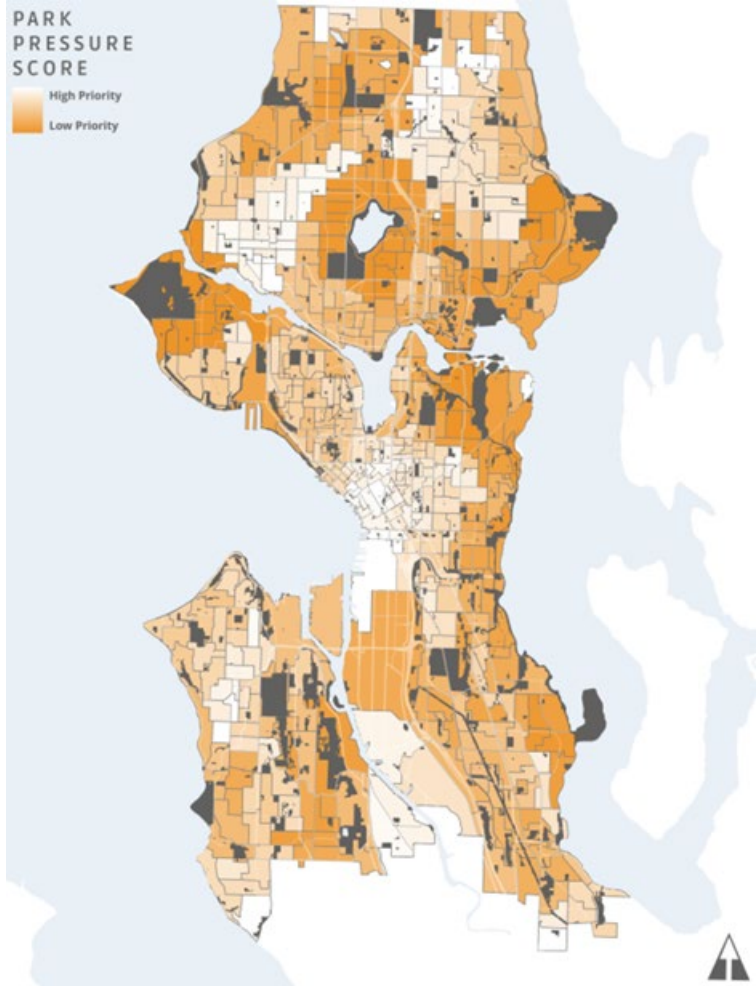
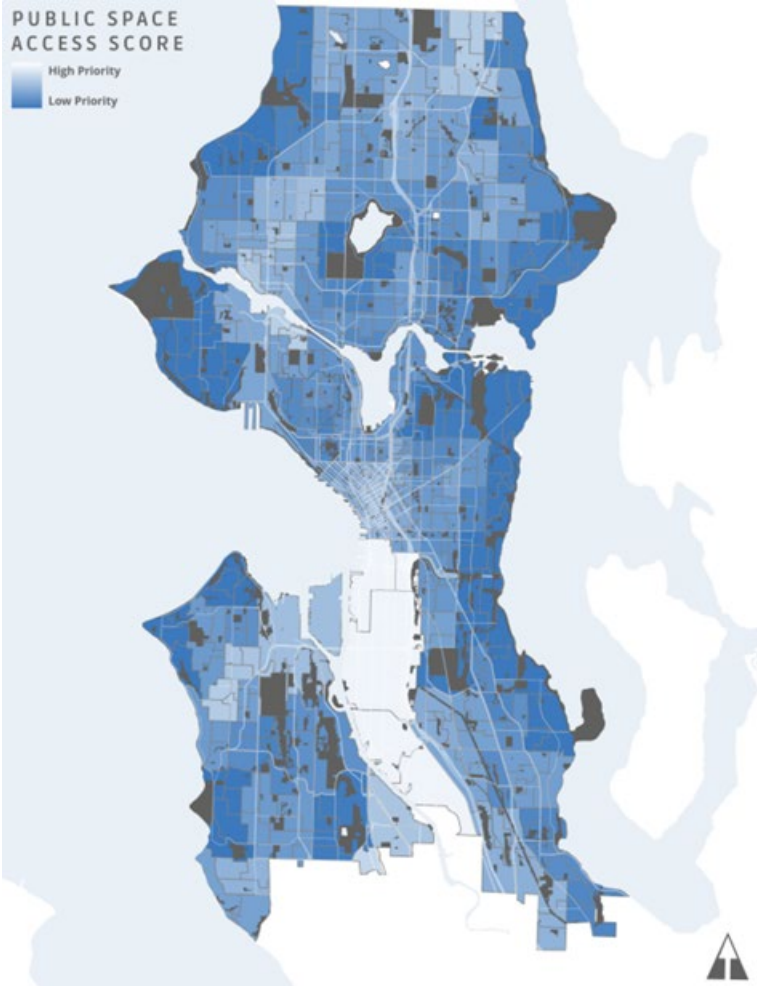


-   
**SPORTS FACILITIES**
-   
**RESTROOM**
-   
**PLAY-GROUNDS**
-   
**URBAN AGRICULTURE**
-   
**WATER**
-   
**NATURAL AREAS**
-   
**GREEN SPACES**
-   
**TRAILS**

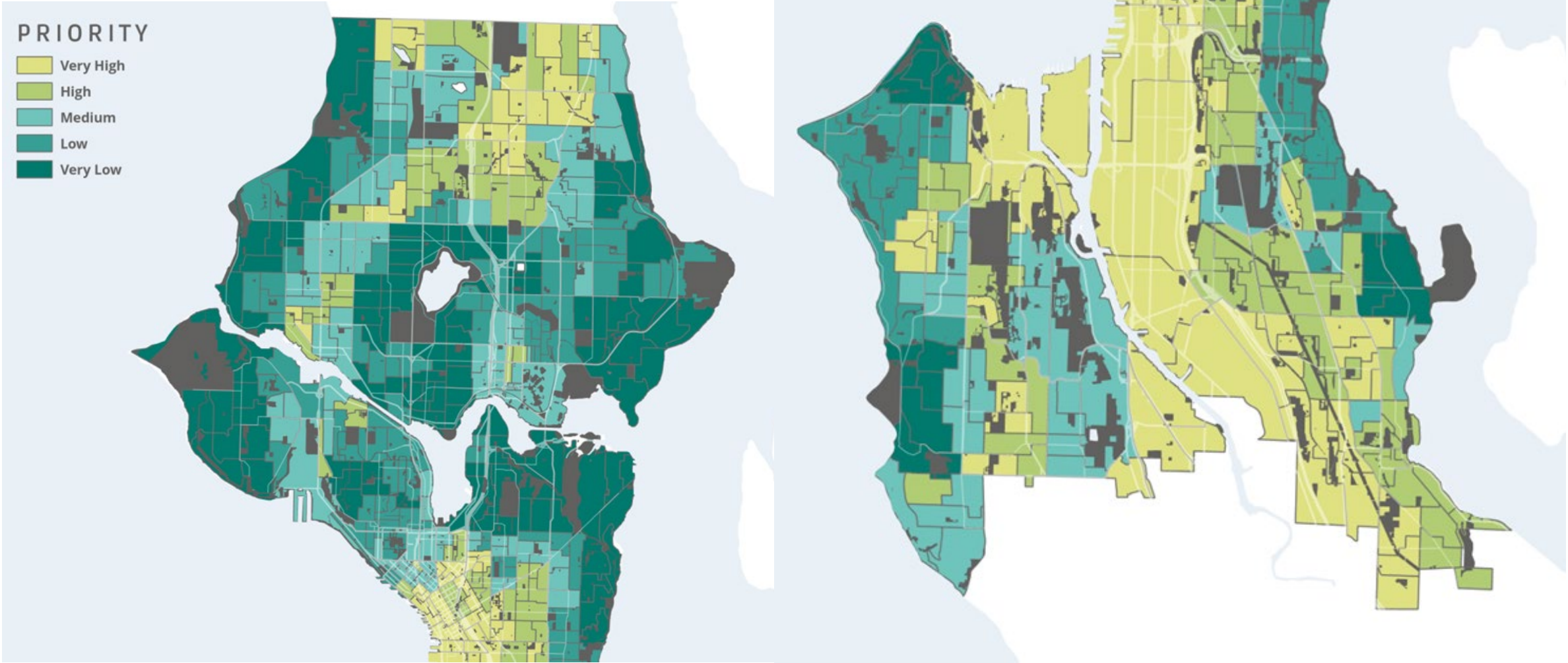




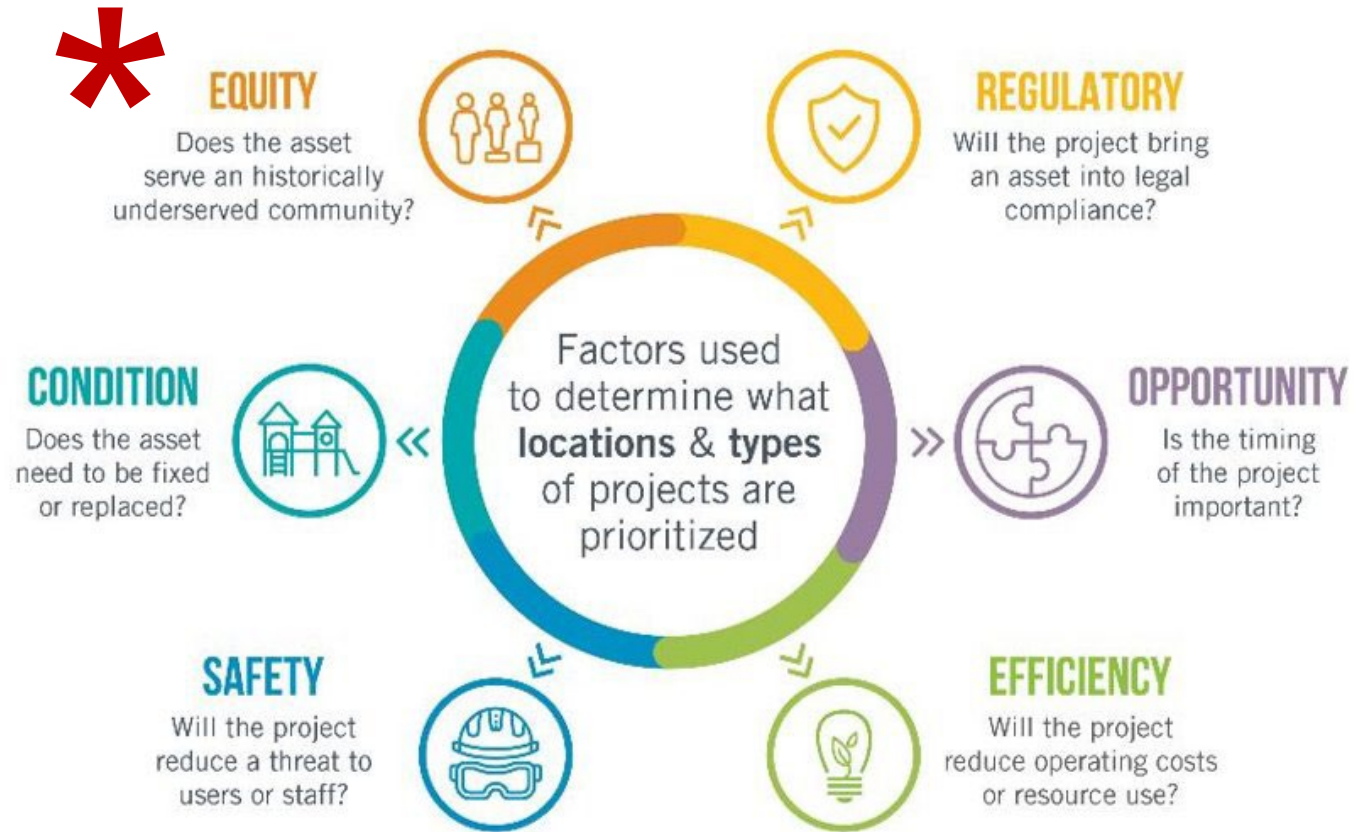
# OUTSIDE CITYWIDE PRIORITY DATA



# OUTSIDE CITYWIDE PRIORITY AREAS

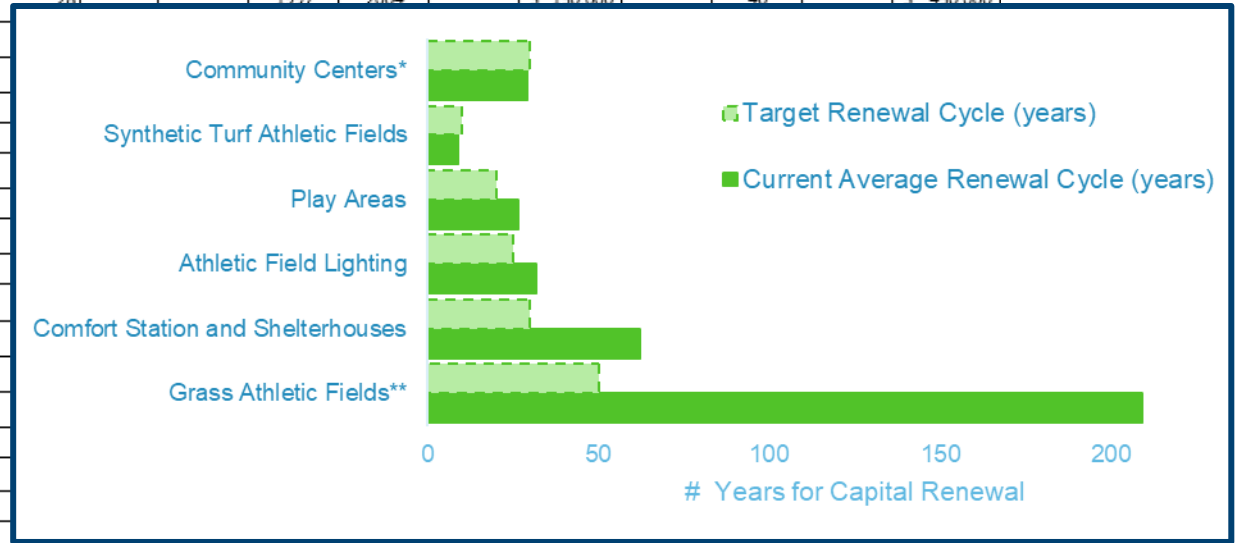


# DETERMINING PRIORITY



# CAPITAL IMPROVEMENT PLANS

Distri	Name	Type	# of Courts	Material	Asphalt	RESI Priority Level	2016 Condition Assessment Restore Ranking	2016 Condition Assessment Renovate Ranking	Recommended Priority	Year Const.	Last Restoration	Next Restoration	Planned Restoration	Restoration Cost (per full size court)	Last Renovation	Next Renovation	Planned Renovation	Renovation Cost
2	Brighton Playfield	Basketball	1.00	Asphalt	Yes	Highest	7	39		1933	1996	2003		\$ 75,000		20		\$ 225,000
2	Jefferson Park	Basketball	1.00	Asphalt	Yes	Highest	30	13		2005	2011	2018		\$ 75,000		20		\$ 225,000
2	John C. Little Sr. Park (ATT?)	Basketball	2.00	Asphalt	Yes	Highest	31	46		1971		7		\$ 150,000		20		\$ 450,000
1	EC Hughes Playground	Basketball	1.50	Asphalt	No	Middle	19	43		1999		7		\$ 112,500		20		\$ 337,500
7	Ella Bailey Playground	Basketball	1.00	Asphalt	Yes	Middle	20	57			2006	2013		\$ 75,000		20		\$ 225,000
2	Lakewood Playground	Basketball	0.50	Asphalt	Yes	Middle	35	31				7		\$ 37,500		20		\$ 112,500
2	Bradner Gardens Park	Basketball	1.00	Asphalt	No	2nd Highest	6	9		1976	1998	2005		\$ 75,000		20		\$ 225,000
7	Cascade Playground	Basketball	0.50	Asphalt	No	2nd Highest	11	36		1936	2005	2012		\$ 37,500		20		\$ 112,500
3	Colman Playground	Basketball	2.00	Concrete	Yes	2nd Highest	14	28			1997	2004		\$ 150,000		40		\$ 450,000
1	Delridge Playfield	Basketball	1.00	Asphalt	Yes	2nd Highest	16											
1	Georgetown Playfield	Basketball	1.00	Concrete	No	2nd Highest	22											
5	Greenwood Park	Basketball	1.00	Asphalt	Yes	2nd Highest	26											
5	Maple Leaf Reservoir Park	Basketball	1.00	Concrete	Yes	2nd Highest	39											
2	Maple Wood Playfield	Basketball	0.50	Asphalt	Yes	2nd Highest	40											
6	Gilman Playground	Basketball	0.50	Asphalt	No	2nd Lowest	23											
1	Hiawatha Playfield	Basketball	0.50	Asphalt	No	2nd Lowest	27											
7	Kerry Park	Basketball	0.50	Concrete	No	2nd Lowest	33											
6	B.F. Day Playground	Basketball	1.00	Concrete	Yes	Lowest	2											
4	Bryant Neighborhood Playground	Basketball	0.50	Asphalt	Yes	Lowest	8											
4	Pathways Park (Burke-Gilman PG)	Basketball	1.00	Concrete	Yes	Lowest	9											
4	Dahl Playfield	Basketball	0.50	Concrete	No	Lowest	15											
7	East Queen Anne Playground	Basketball	0.50	Asphalt	No	Lowest	18											
6	Golden Gardens Park	Basketball	0.50	Asphalt	No	Lowest	24											
6	Loyal Heights Playfield	Basketball	0.50	Asphalt	Yes	Lowest	36											
3	Madrona Park	Basketball	1.00	Concrete	Yes	Lowest	37											



# CHALLENGES

1. Completing/updating inventories.
2. Ownership of data.
3. Communicating complex process to public.
4. New sports (pickleball)
5. Politics



# OPPORTUNITY: USAGE

Plan for shorter life cycles at higher usage sites





# DUWAMISH RIVER PARKS MANAGEMENT STRATEGY



# PORT OF SEATTLE







# DEVELOPMENT HISTORY



Courtesy Seattle Municipal Archives (735)

# SHORELINE MANAGEMENT ACT (SMA)



1935, Pier 57



1958



Courtesy Seattle Municipal Archives 9532 & 57682

# PUBLIC ACCESS POLICY PLAN FOR THE DUWAMISH WATERWAY (1984)

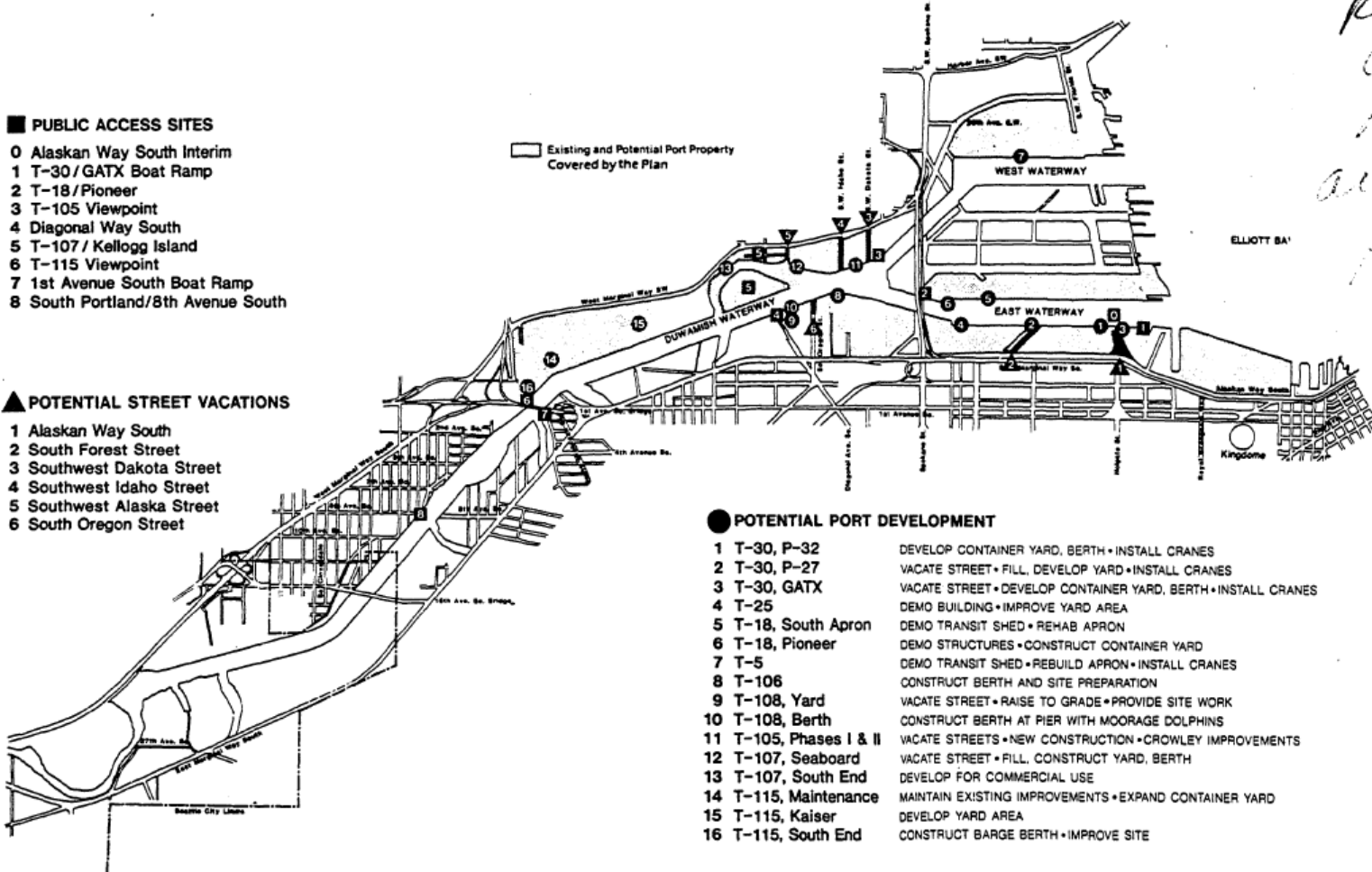


## ■ PUBLIC ACCESS SITES

- 0 Alaskan Way South Interim
- 1 T-30/GATX Boat Ramp
- 2 T-18/Pioneer
- 3 T-105 Viewpoint
- 4 Diagonal Way South
- 5 T-107 / Kellogg Island
- 6 T-115 Viewpoint
- 7 1st Avenue South Boat Ramp
- 8 South Portland/8th Avenue South

## ▲ POTENTIAL STREET VACATIONS

- 1 Alaskan Way South
- 2 South Forest Street
- 3 Southwest Dakota Street
- 4 Southwest Idaho Street
- 5 Southwest Alaska Street
- 6 South Oregon Street



## ● POTENTIAL PORT DEVELOPMENT

- |                         |  |
|-------------------------|--|
| 1 T-30, P-32            | DEVELOP CONTAINER YARD, BERTH • INSTALL CRANES                 |
| 2 T-30, P-27            | VACATE STREET • FILL, DEVELOP YARD • INSTALL CRANES            |
| 3 T-30, GATX            | VACATE STREET • DEVELOP CONTAINER YARD, BERTH • INSTALL CRANES |
| 4 T-25                  | DEMO BUILDING • IMPROVE YARD AREA                              |
| 5 T-18, South Apron     | DEMO TRANSIT SHED • REHAB APRON                                |
| 6 T-18, Pioneer         | DEMO STRUCTURES • CONSTRUCT CONTAINER YARD                     |
| 7 T-5                   | DEMO TRANSIT SHED • REBUILD APRON • INSTALL CRANES             |
| 8 T-106                 | CONSTRUCT BERTH AND SITE PREPARATION                           |
| 9 T-108, Yard           | VACATE STREET • RAISE TO GRADE • PROVIDE SITE WORK             |
| 10 T-108, Berth         | CONSTRUCT BERTH AT PIER WITH MOORAGE DOLPHINS                  |
| 11 T-105, Phases I & II | VACATE STREETS • NEW CONSTRUCTION • CROWLEY IMPROVEMENTS       |
| 12 T-107, Seaboard      | VACATE STREET • FILL, CONSTRUCT YARD, BERTH                    |
| 13 T-107, South End     | DEVELOP FOR COMMERCIAL USE                                     |
| 14 T-115, Maintenance   | MAINTAIN EXISTING IMPROVEMENTS • EXPAND CONTAINER YARD         |
| 15 T-115, Kaiser        | DEVELOP YARD AREA  |
| 16 T-115, South End     | CONSTRUCT BARGE BERTH • IMPROVE SITE                           |



**POTENTIAL PORT DEVELOPMENT & PUBLIC ACCESS SITES**

FIGURE 1

0 1 2 3000'

# HARBORFRONT PUBLIC IMPROVEMENT PLAN (1988)



## The Public Project

- Working Pier Apron.....1
- Transit Shed.....2
- Fish Processing / Retail ..3
- Conference Center and Maritime Museum.....4
- Bell Street Bridge.....5
- Public Plaza.....6
- Restaurant / Retail.....7
- Short-Stay Moorage.....8
- Esplanade.....9
- Lenora Bridge.....10

## The Private Project

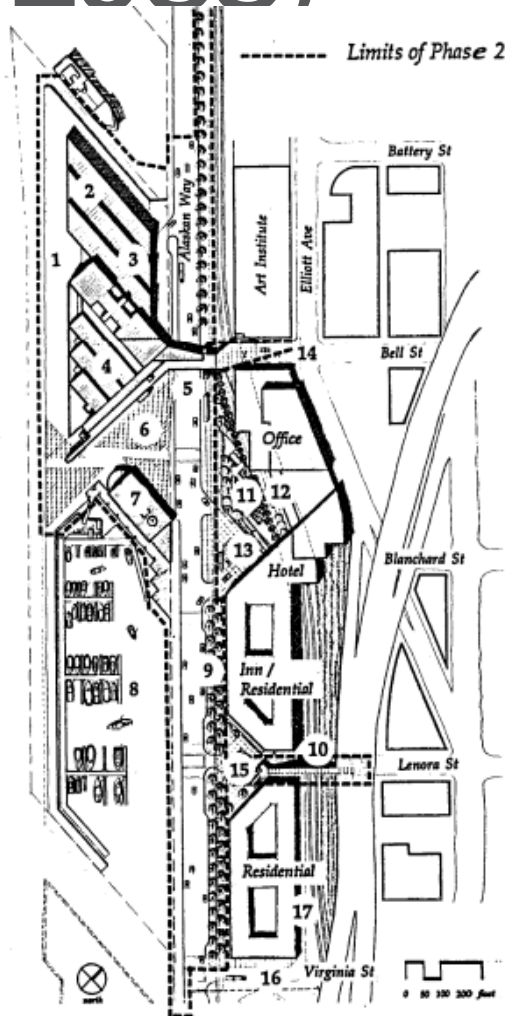
### The North Block Office, Hotel, Inn/Residential

- Hillclimb.....11
- Concourse.....12
- Blanchard Motor Court.....13

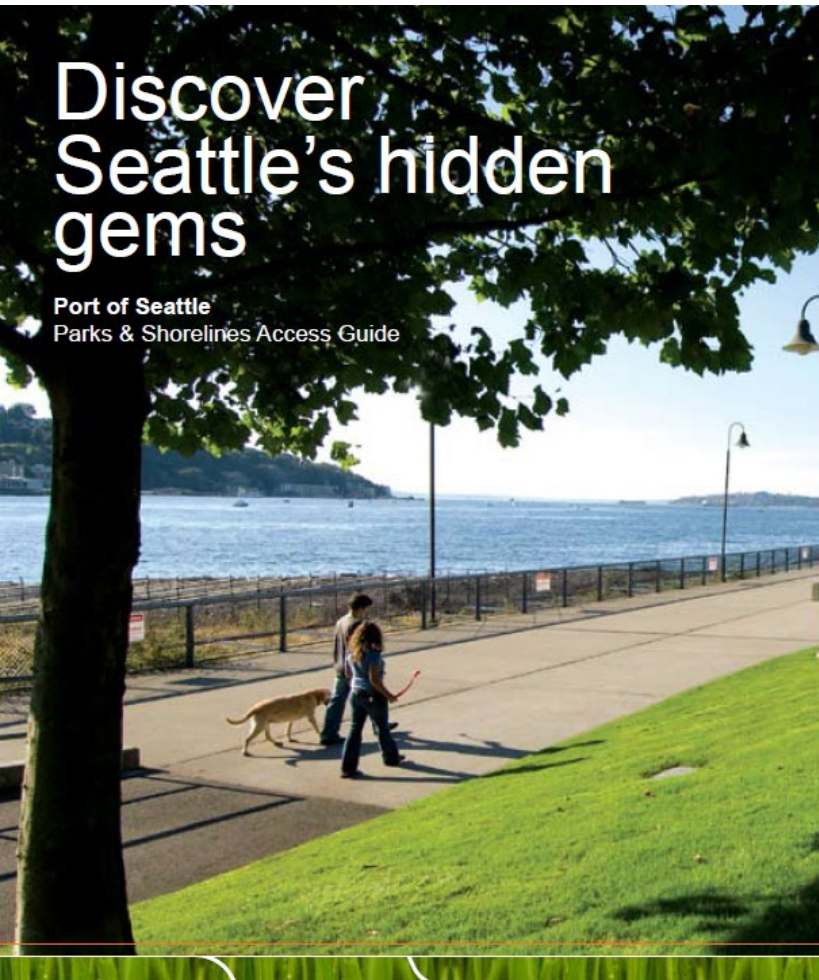
### The South Block Residential

## Developer Improvements

- Bell Street Motor Court.....14
- Lenora Plaza.....15
- Virginia Access Drive.....16
- Service Drive.....17

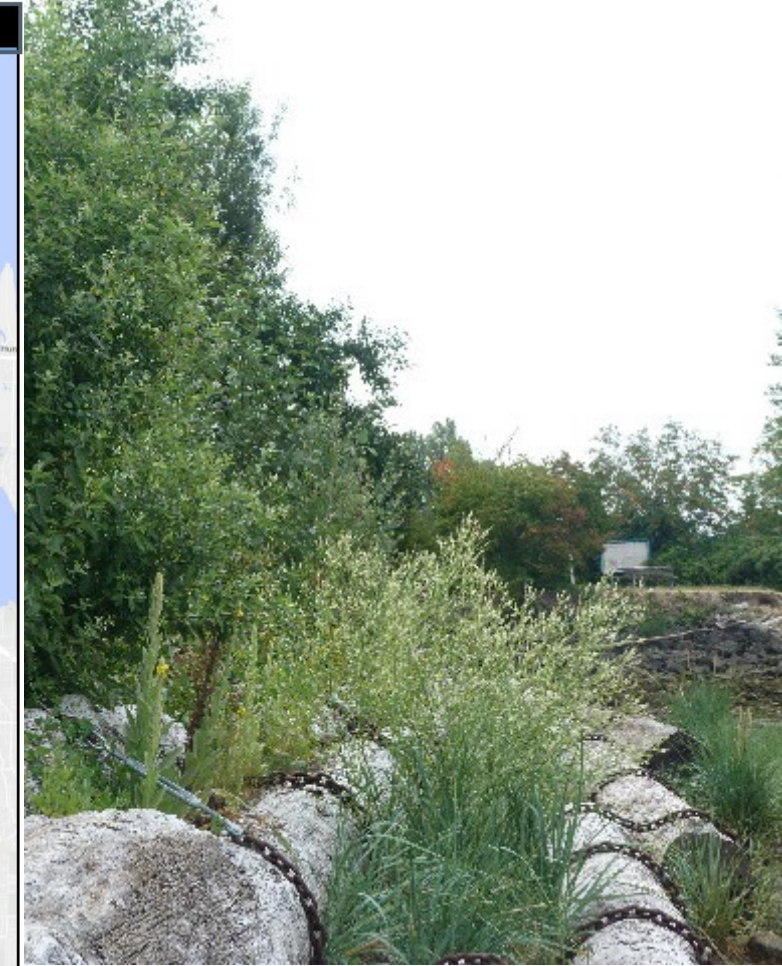


# PORT PARK SYSTEM & HABITAT SITES



Discover  
Seattle's hidden  
gems

Port of Seattle  
Parks & Shorelines Access Guide



Sloped riparian veg and earth anchor, T108



# VIEWING THE PARKS AS A SYSTEM



View of Mt Tahoma from həʔapus Village Park

## Duwamish Valley & Port of Seattle Access and Mobility Study

Port Community Action Team

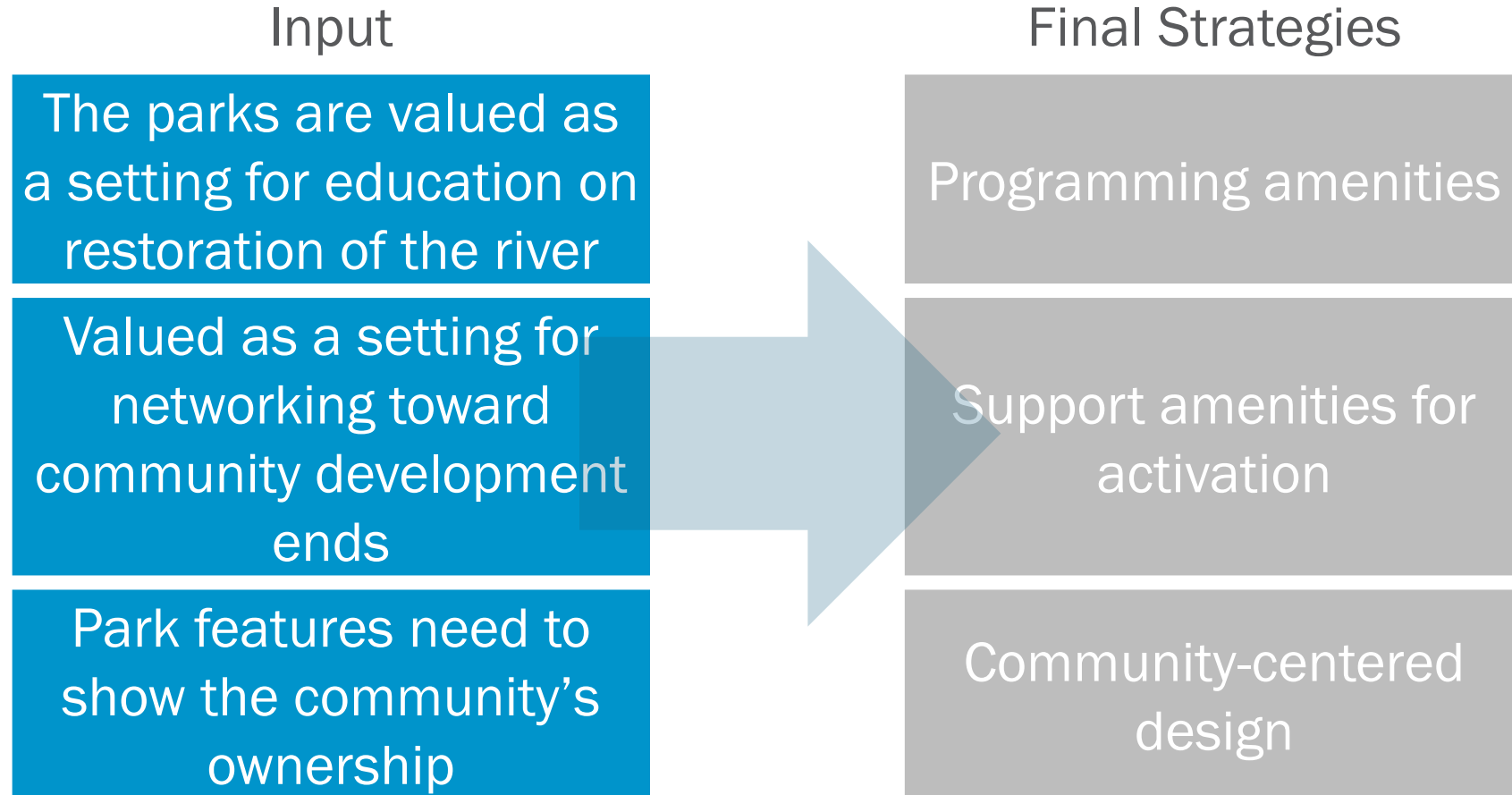
Presented by: Avery Brown, Jake Bookwalter, Rich Brown



- Interns recording usage patterns
- Youth-led study on access to the parks



# DOMINANT THEMES FROM COMMUNITY



# RE-NAMING CAMPAIGN, 2020

- Partnership of the Port and Seattle Parks Foundation
- Off-the-charts engagement levels
  - Over 3,300 name nominations
  - In spite of (because of?) COVID lockdowns.





# OPPORTUNITY UNDER SMA – RE-ASSIGNMENT OF PARK MITIGATION SITE

- Site 1: high income neighborhood
- Site 2: environmental justice neighborhood
- “Threading a needle” between Port’s mission and SMA compliance





# RIVER ACCESS PADDLE PROGRAM



- Kayak-based education on river restoration topics
- Targets Duwamish Valley BIPOC youth
- Adopted strategy will
  - Eliminate barriers to growth
  - Facilitate networking

# COMMUNITY INFORMATION BOARD

- Numerous groups working to inspire youth about community development
- Information boards in the parks as a “window” to these efforts





# BUILDING A BRAND FOR THE SYSTEM

- Parks as a storytelling tool
  - Environmental education
  - Environmental justice
  - Climate change adaptation



**THANK YOU!!**