

# Mason Avenue Mini Park

## History and Character

Mason Avenue Mini Park is located at 10 East Monroe Avenue. There are no documented historic sites within the park.

The Del Ray Citizen's Association has adopted Mason Avenue Mini Park.

The park is 0.32 acres and is located in the Del Ray neighborhood. It is narrow park and extends the full length of the block between Monroe Avenue and Mason Avenue. The surrounding neighborhood is diverse and includes apartment complexes, residential homes, and a small commercial area along Commonwealth Avenue.

The park features a playground, large shade trees, a walking path, benches, and a separate sitting area. The playground, renovated in 2007, is separated into two sections, one area for older children and one for younger children. The play area for older children is intended for ages 5-12 and consists of standard play equipment and rubberized surface. The play area for younger children is intended for ages 2-5 and consists of swings, spinners, and a teeter-totter and wood chip surface. The playground is well used by children in the neighborhood.



## Existing Conditions Map



# Mason Avenue Mini Park

Which of the following existing park elements would you like to preserve, enhance, or transform?					
<b>Element</b>	<b>Park sign</b>		<b>Element</b>	<b>Open lawn area</b>	
Number of responses	10		Number of responses	11	
<b>Value</b>	<b>Count</b>	<b>Percent</b>	<b>Value</b>	<b>Count</b>	<b>Percent</b>
Preserve it	7	70	Preserve it	4	36
Enhance it	3	30	Enhance it	3	27
Transform it	0	0	Transform it	4	34
<b>Element</b>	<b>Paths</b>		<b>Element</b>	<b>Benches</b>	
Number of responses	10		Number of responses	11	
<b>Value</b>	<b>Count</b>	<b>Percent</b>	<b>Value</b>	<b>Count</b>	<b>Percent</b>
Preserve it	9	90	Preserve it	6	55
Enhance it	1	10	Enhance it	5	45
Transform it	0	0	Transform it	0	0
<b>Element</b>	<b>Playground</b>				
Number of responses	10				
<b>Value</b>	<b>Count</b>	<b>Percent</b>			
Preserve it	4	40			
Enhance it	1	10			
Transform it	5	50			

## What is currently NOT in the park that you would like to see there?

1. An updated climbing structure. A zip line. Balancing structures. More adaptive equipment.
2. There is so much wasted space in the park. The children only use the spinning cups to collect mulch. We are there all the time and I seldom see the seesaw used. The climbing jungle gym is heavily used. I suggest expanding it.
3. Grass, flowers, play structures for older children, more things to climb (like the large climbing net at Beverly Park), more unique things to play on (ex. balance beams, zip lines, etc).
4. Play space for younger children (one year).
5. Better playground equipment Picnic tables
6. Something for adults to "play". Right now, it's all about kids.

## Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 11 of which were specific to Mason Avenue Mini Park. Staff used the collected information to develop the draft park plans.

## In 10 years, I would like this Park to...

(Top 3 rankings shown, based on a weighted score)

1. *Be a safe place for children to explore*
2. *Be a place to create social connections with neighbors*
3. *Be a place to relax*





# Mason Avenue Mini Park

Which of the following existing proposed park elements do you love, like, or not like?

Recommendation Park welcome sign Number of responses 8			Recommendation Playground Number of responses 8		
Value	Count	Percent	Value	Count	Percent
I love it!	2	25	I love it!	6	75
I like it	6	75	I like it	2	25
I don't like it	0	0	I don't like it	0	0

  

Recommendation Drinking fountain & mister Number of responses 9			Recommendation Safety study Number of responses 9		
Value	Count	Percent	Value	Count	Percent
I love it!	6	67	I love it!	4	44
I like it	2	22	I like it	5	56
I don't like it	1	11	I don't like it	0	0

  

Recommendation Open space area Number of responses 9			Recommendation Park furnishings Number of responses 9		
Value	Count	Percent	Value	Count	Percent
I love it!	6	67	I love it!	6	67
I like it	1	11	I like it	2	12
I don't like it	2	22	I don't like it	1	11

  

Recommendation Trees Number of responses 9		
Value	Count	Percent
I love it!	3	33
I like it	4	44
I don't like it	2	22

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, eight of which were specific to Mason Avenue Mini Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A major change to the draft plan was the removal of the recommendation to add a playhouse based on community feedback. Additionally the reconfiguring of the playground, open space, and park furnishings was amended to be conducive to multi-generational use.

## Improvement Recommendations

- Update park signage**  
The existing park welcome signs will be updated to the current standard.
- Reconfigure the playground and resurface play area**  
The current playground was renovated in 2007, and the typical lifespan of a playground is approximately 15 to 25 years. Replace the rubberized play surface as an interim step until a full playground renovation. When appropriate to renovate the full playground, consider combining the two playground equipment areas into one area. The playground will continue to have features for children of all ages.
- Install a drinking fountain with mister**  
A water fountain will provide drinking water and a mister on top will provide an additional play opportunity for kids.
- Conduct a safety study**  
Conduct a Crime Prevention Through Environmental Design study (CPTED) to address safety concerns that the community has expressed. This will provide suggestions on improved sightlines.
- Convert to open space area**  
In conjunction with the playground reconfiguration, convert the current swing area to an open space area. Add a picnic area for small multi-generational gatherings.
- Realign park furnishings**  
Many benches in the park are located away from the playground and are not conducive to creating social connections. Realign park furnishings, including benches to encourage relaxation and social gatherings.
- Prune trees, particularly along Monroe Avenue**  
Community feedback indicated reduced sightlines into the park contribute to safety concerns when using the park. Pruning the trees throughout the park, particularly along Monroe Avenue closest to the park welcome sign, will help to open up sightlines into the park. Plant new trees along Monroe in areas that allow for good sightlines and provide shade.

# Mason Avenue Mini Park

## Improvement Recommendations

- 1 Update park signage**  
Update the existing park welcome signs to current City standard.
- 2 Renovate playground and update surfacing**  
The current playground was renovated in 2007. Replace the rubberized play surface as an interim step until a full playground renovation. When appropriate to renovate, include play features for children of all ages. Add a picnic area for small multi-generational gatherings.
- 3 Install a drinking fountain with mister**  
Install a water fountain/bottle filler with a mister. A water fountain provides drinking water and a mister on top provides an additional play opportunity for kids.
- 4 Conduct a safety study**  
Conduct a Crime Prevention Through Environmental Design study to address community safety concerns. The study results to provide suggestions on improved sightlines.
- 5 Realign park furnishings**  
Many benches in the park are located away from the playground and are not conducive to creating social connections. Realign park furnishings, including benches, to encourage relaxation and social gatherings.
- 6 Prune trees**  
Prune trees throughout the park, particularly along Monroe Avenue closest to the park welcome sign, to help to open up sightlines into the park. Plant new trees along East Monroe Avenue in areas that allow for good sightlines and provide shade.



Recommendations and Rankings

#	Recommendation	Dept. Lead	Priority	Cost
1	Park signage	RPCA	Medium	\$1,800 - \$2,419
2	Playground and surfacing	RPCA	Medium (playground) High (surfacing)	\$150,000 - \$201,587
3	Drinking fountain and mister	RPCA	Medium	\$10,100 - \$13,574
4	Safety study	RPCA	High	\$25,000 - \$33,598
5	Realign park furnishings	RPCA	Low	\$3,500 - \$4,704
6	Prune trees	RPCA	High	\$4,500 - \$6,048