

Project Information	
Project Name:	James Court Woonerf
Project Type:	Development
Location:	E. James Court between 12 <sup>th</sup> Avenue and 13 <sup>th</sup> Avenue
Property Owner:	City of Seattle
Neighborhood:	12 <sup>th</sup> Avenue Urban Village, Central Area

Contact Information	
Proposal Organization:	12 <sup>th</sup> Avenue Stewardship
Contact Person:	
Mailing Address:	Zip Code:
Day/Work Phone:	Evening/Home Phone:
Home E-Mail Address:	
Work E-Mail Address:	

Project Budget	
Requested Amount of Funding:	<i>Insert \$ amount,</i> \$695,167
Other Project Funding:	<i>Insert \$ amount, other funding sources, grants</i> \$98,000
Total Project Budget:	<i>Insert \$ amount, more explanation can be given in # 5 below</i> \$793,167

1. Basic Information
<p><b>a. Project Location:</b> Location within an existing park, street address, or other indicator.</p> <p>The project is located in the public right of way (street and sidewalks) on E. James Ct. in the block between 12<sup>th</sup> Avenue and 13<sup>th</sup> Avenue</p> <p><b>b. Project's Level of Readiness.</b> Is the project in the idea stage or is there a professionally developed scope of work or a developed plan? Please attach your project's site plan if available.</p> <p>The project is in the idea stage, although there is a concept developed professionally in connection with the future development of the adjacent park. Hewitt Architects is working on the E James Court Park project, as well as the adjacent Seattle University/Seneca Group 12<sup>th</sup> &amp; Cherry project – providing a rare opportunity for this proposed project to be designed and implemented alongside these two developments.</p> <p><b>c. Project Maintenance.</b> How does this project address the need for reduced or minimal maintenance and operations costs?</p> <p>The project will utilize native plantings and pervious hard surfaces, both of which will require limited long-term maintenance. Additionally, by leveraging the involvement of the Seattle University/Seneca Group development project, all plantings on the northern half of E James Court will be stewarded by this property. We believe that extensive involvement from the community early on, through both the 12<sup>th</sup> Avenue Stewardship Committee and the Squire Park Community Council, will ensure solid neighborhood stewardship of the remainder of the woonerf on the south side of the street, in conjunction with limited Parks Department maintenance.</p>

- d. **Project Goals.** What is the intent or goal of the project, e.g., a playground, new park or green infrastructure development? How did the idea for the project originate and evolve.

The intent and goal of the project is to turn an existing street and sidewalk into a green, pervious space which invites and accommodates uses by people on foot instead of only cars. It would be adjacent to the E James Court Park which is currently in the planning stages. That park is small --- approximately 7300 square feet. By developing the adjacent right of way into a green space, the visual and useful size of the park can be increased significantly. The woonerf will also bring a greater sense of calm to E James Court, as traffic currently uses this street to bypass the light at 12<sup>th</sup> and E Cherry. With the addition of 200+ new housing units in the 12<sup>th</sup> & Cherry SU/Seneca project, the woonerf will also assist in visually and physically linking these new residents to the E James Court Park, improving pedestrianism in the business district and creating more "eyes on the park" for community safety.

## 2. Physical Information

- a. **Size of site to be developed and/or acquired:** Amount of acreage or square footage of entire project area. If the Opportunity Fund nominated project is part of a larger project, how large is the portion funded by the Opportunity Fund?

The size of the right of way is approximately 10,460 sf. Assuming that the northern 12' of the 42' right of way is constructed by the mixed-use development to be built on that site, the rest of the woonerf area is approximately 7470 sf.

- b. **Existing Conditions and Level of Development:** Please describe current use and conditions. If site is developed, please describe; for example, are there any existing buildings, paving, structures, play areas.

The site is currently a street with asphalt paving and concrete sidewalks on each side. Please see the attached pictures.

- c. **Adjacent Properties:** Undeveloped; or in process of development; or developed with residences; or with commercial buildings; or other improvements such as structures, paving or grading.

On the south side of E. James Ct. the development includes a vacant lot to be developed as a City park, three small single family residences, and a small one-story commercial building. On the north side of E. James Ct. a The Seneca Group is building a 124,000 sq. ft. mixed-use project with retail space on the ground floor, along with some commercial space to be leased to Seattle University, and upper-floor residential space to be leased to Seattle U. This project will be laying new sidewalk, curb and gutter in 2011, before they complete construction. The SU/Seneca development team is ready and willing to partner with the community on achieving the goals of the James Court Woonerf project.

## 3. Citywide Planning

- a. **Is this project consistent with an approved City and/or Parks approved plan? Which plans?**

The 12<sup>th</sup> Avenue Neighborhood Plan (part of the Central Area Plan) and the Mayor's 1992 12<sup>th</sup> Avenue Plan call for developing 12<sup>th</sup> Avenue into the "main street" of the urban village. Work already accomplished includes enhanced pedestrian crossings of 12<sup>th</sup> Avenue with new street trees and pedestrian-scale lighting. Vehicle travel lanes were reduced to calm traffic and bike lanes were added. The James Ct. woonerf, abutting 12<sup>th</sup> Avenue, would help provide the kind of environment envisioned in the Neighborhood Plan and would provide a focal point for the urban village. The project is also consistent with the Park Department's plans to develop the adjacent lot as a park.

- b. **Does the project address a park, recreation, or open space deficiency (as outlined in Parks 2006 Open Space**

**Gap Analysis, <http://www.seattle.gov/parks/publications/gapreport.htm>), or an underserved community?**

This project helps address a deficiency as outlined in the Open Space Gap Analysis which demonstrates a severe open space deficiency for the neighborhood.

**c. Is the project in an area experiencing growth, particularly an urban village or urban center?**

Priority will be given to projects that are within an urban village boundary that is deficient in open space.

The project is in the 12<sup>th</sup> Avenue Urban Village. The 12<sup>th</sup> Avenue Urban Village has already exceeded the 20-year growth target set forth in the Neighborhood Plan. Growth continues today. At the northeast corner of the Urban Village a new six-story mixed-use building was recently completed. At a site two blocks to the west of the woonerf a developer has recently begun seeking permits to build a six-story building with 99 apartments. A significant portion of the Urban Village immediately to the west of the site is zoned "Midrise" with many undeveloped and underdeveloped lots. King County is seeking funding to double the size of the Juvenile Court building two blocks south of the woonerf site and is expected to propose a large residential development on the current parking lot in the near future. As a result, the 12<sup>th</sup> Avenue community has been aggressively looking for ways to increase the amount of public space in urban village. We have partnered with the Parks Department to examine areas for new development and to expand the size of current developments. The community has also engaged private and institutional developers in conversations around the provision of open space in all new projects.

**4. Neighborhood Involvement and Support**

**a. Is the project a unique opportunity that will be lost if action is not taken now?**

Yes. The woonerf project represents a rare opportunity to leverage both private and public development around a shared vision for a green infrastructure, street calming and pedestrian oriented design. We have an opportunity for this project to be built alongside these other developments, perhaps with the same designer (Hewitt), to minimize overlap and confusion in the design and construction of the woonerf.

**b. Please describe the how the project demonstrates a high degree of neighborhood involvement and support, or demonstrated need.**

The project arose out of community meetings of the 12<sup>th</sup> Avenue Stewardship Committee, which consists of residents, property and business owners, and institutional representatives. We have discussed this project at several well attended 12<sup>th</sup> Avenue meetings over the last two years. There is now a dedicated Parks Committee within this group working on current and future park development with the Parks Department. The Comprehensive Plan also assumes that each urban village will have a center or focal point, which is a need of the 12<sup>th</sup> Avenue Urban Village. The woonerf and park could satisfy this need. The Squire Park Community Council, the community council for the larger neighborhood, has dozens of active members who have been and will be involved in the project.

**c. Creative Design. Does the project demonstrate new and creative methods to meet the community's needs for parks, green spaces and green infrastructure? If so, how?**

The project demonstrates a method of providing green space and green infrastructure in a dense inner-city neighborhood where land for parks is scarce and expensive. No acquisition costs are necessary and a nearby park

is "expanded" in a sense through creative use of the street right-of-way. The woonerf in James Ct. will demonstrate how other, small-scale streets in Seattle could be part of green infrastructure. The project will also creatively respond to stormwater runoff problems in the City of Seattle by citing forward-thinking green infrastructure near new dense development in a rapidly densifying urban village. The woonerf will serve as a City-wide example of how to retain and filter water on site instead of contributing to the combined sewer system, which routinely overwhelms Puget Sound.

- d. **Sustainable Principles.** How does the project contribute to solving major challenges facing our community, such as climate change, the health of our waterways, or growth management?

The project will convert approximately 10,000 sf of impervious surface into green infrastructure which will contribute to solving water runoff issues. Growth management is served when amenities such as this are put in place in locations where the most intense population growth is desired. Managing water runoff issues for Puget Sound must start locally, with projects that demonstrate how easy it is to convert sidewalks to rain gardens, for example. By partnering with Seattle University/Seneca Group to achieve the vision of the woonerf, we also hope that the project will demonstrate to other private developers how attractive these pedestrian-oriented changes can be in new developments around the rest of the city.

## 5. Budget and Finance

- a. **Budget/Funding.** How much do you estimate this project to cost? Please describe how the project budget and cost estimates were developed.

An estimate for the total cost is \$793,000. The estimate is based on consultation with Hewitt, the designer for the adjacent park and the Seneca development on James Ct., and with the construction company contracted by Seneca.

- b. **Has the community already raised other funds for this project?** Does the project leverage resources from other agencies and/or public, private or philanthropic partners? How much of the funding has been raised by the community?

The project budget also assumes that the northern 12 feet of the right of way would be constructed by the private adjacent private development.

- c. **Provide an overall project budget with as much detail as you have available.** Please indicate what portion of the project is proposed for funding by the Opportunity Fund. Please use a separate sheet if necessary.

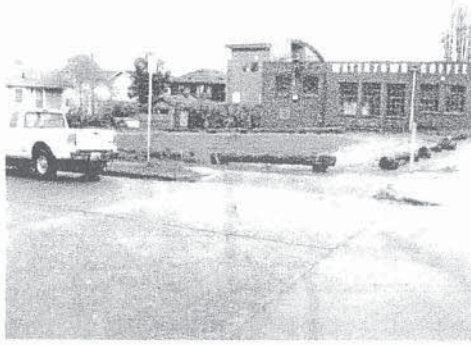
Specialty paving (7470 sf @ \$28 per sf)	209,160
Edge constraint curbing (250 ft. @ \$20/ft.)	5,000
Pedestrian-scale lighting (8 @ \$9,750)	78,000
Vegetation (2025 sf @ \$25/sf)	50,625
Rain gardens (1200 sf @\$35/sf)	42,000
7% construction contingency	14,641
Benches (8 @ \$2,500)	20,000
Artist fee	10,000
Artwork	50,000
Tax	47,942
Parks Department "soft costs" (administration and consultant fees)	<u>167,799</u>

Total proposed for funding by the Opportunity Fund \$695,167

\*Remainder of cost of woonerf is included in development of northern 12' off right of way by private developer.



**E. James Court Pictures**



**Looking south across E James Court at future park (currently in development)**



**Looking east from 12<sup>th</sup> Avenue down E James Court**



**Looking south at three single-family houses on E James Court**



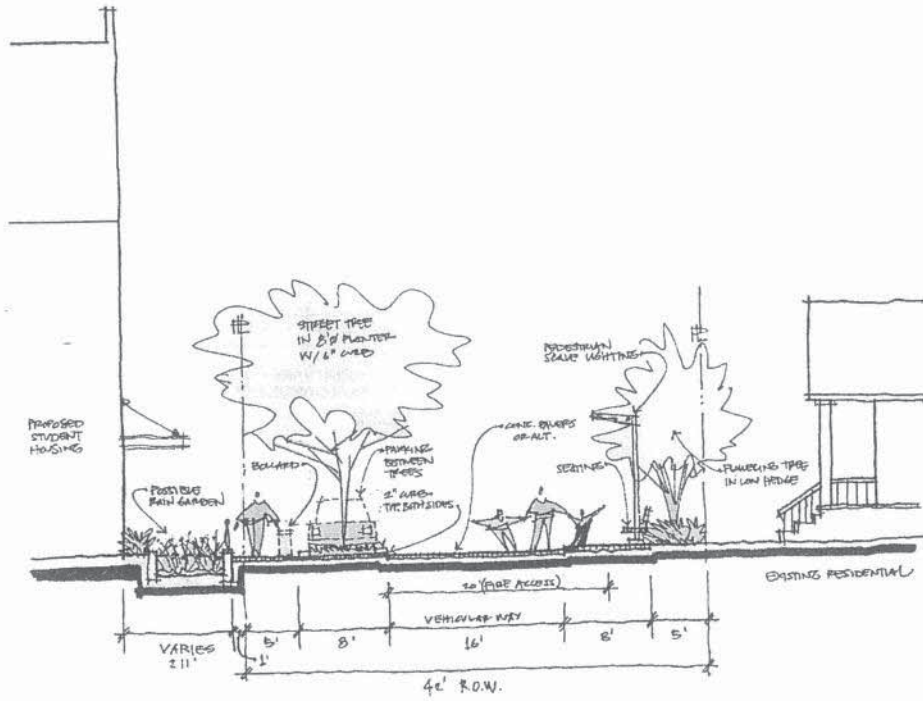
**Looking west from 13<sup>th</sup> Avenue down E James Court (future SU/Seneca development on right)**



**Looking southwest from 13<sup>th</sup> down E James Court (small commercial building on left)**

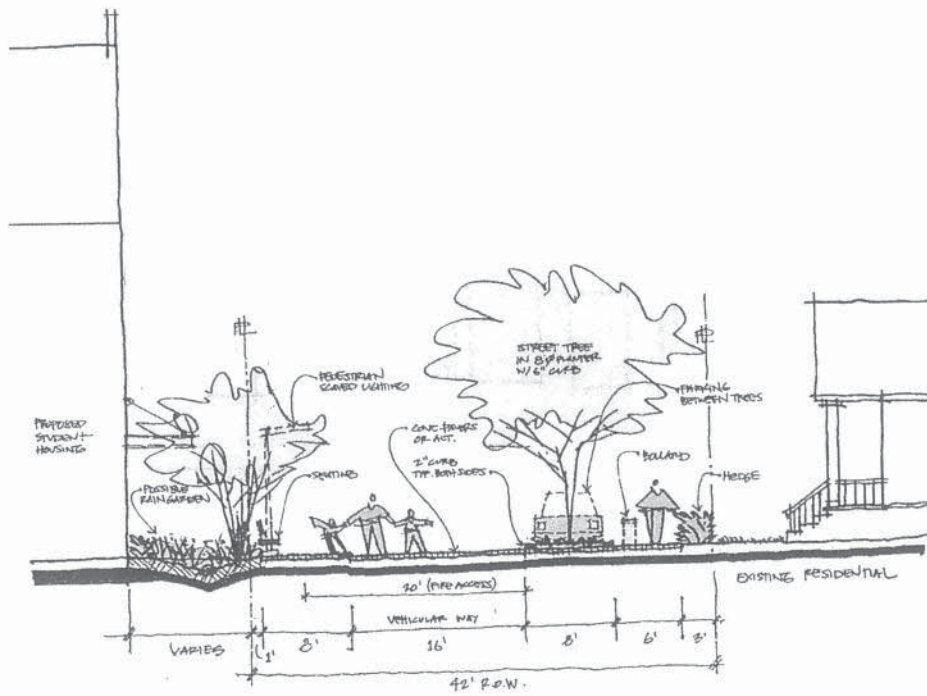


**E James Court Park (in development)**



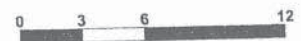
1

TYPICAL WOONERF SECTION LOOKING EAST



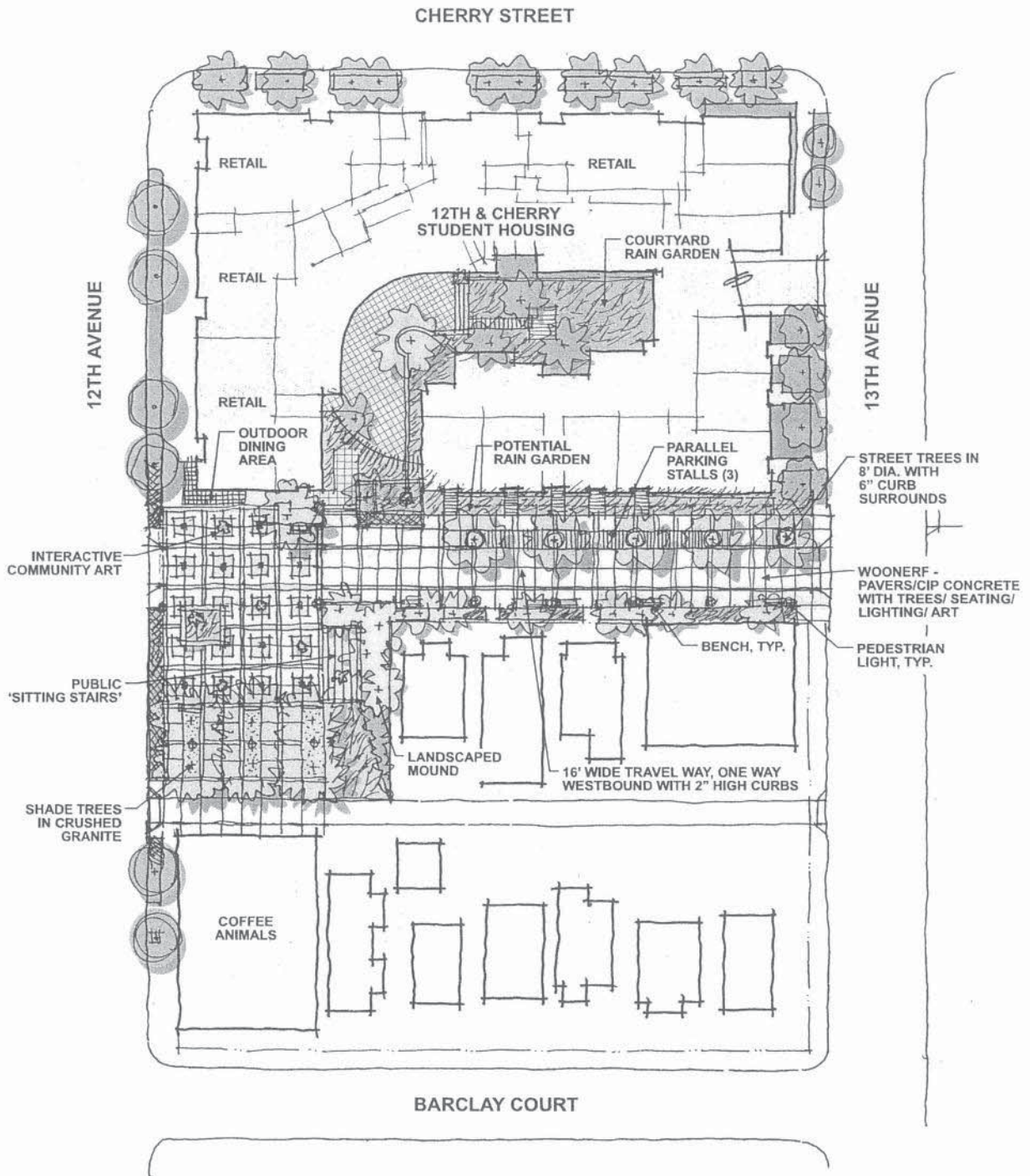
2 & 3

TYPICAL WOONERF SECTION LOOKING EAST



HEWITT

conceptual rendering/design example



1

JAMES CT. PARK AND WOONERF

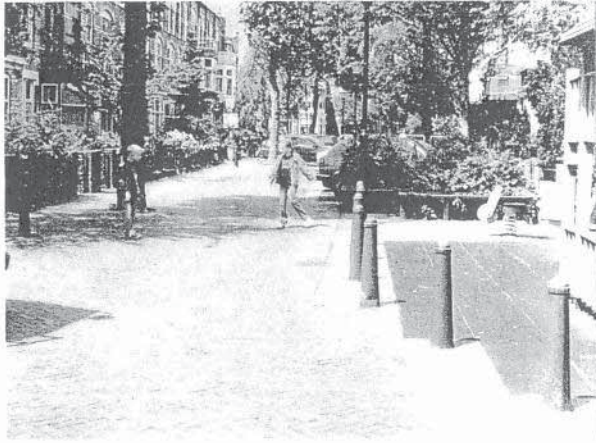
HEWITT



James Court  
May 6, 2008 07042

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Sample Woonerf Pictures





## Squire Park Community Council

c/o Neighborhood Service Center  
2301 S. Jackson St., Suite 208  
Seattle, WA 98144

Department of Parks and Recreation  
City of Seattle  
Suite 300, 800 Maynard Avenue S.  
Seattle, WA

Re: Application for James Court Woonerf at 12<sup>th</sup> Avenue Gathering Place Park

Attn: Pro Parks Opportunity Fund Project Planners

I am writing on behalf of the Squire Park Community Council in support of the application for development funds for the proposed woonerf in E. James Ct. between 12<sup>th</sup> Avenue and 13<sup>th</sup> Avenue adjacent to the park to be developed along that street.

The Squire Park Community Council is the community council for a large portion of the Central Area --- bounded by S. Jackson Street, 12<sup>th</sup> Avenue, E. Union Street, and 23<sup>rd</sup> Avenue. No new City park has been established in Squire Park for decades. Developing the public right of way on James Court into a woonerf will greatly add to the usefulness of the park to be built on the adjacent lot. Not only will the size of the useful green space be increased, but the woonerf will be the first in our neighborhood and an example that will attract attention because it is unique.

We expect the park and woonerf to be an attraction to residents and customers of local businesses, but also to those who work at and visit several close nearby institutions, such as the King County Juvenile Court and Swedish Hospital. Because of its highly visible location near a major thoroughfare, the woonerf could become a significant attraction to those outside of the neighborhood.

There are more than three thousand households in Squire Park. The Community Council delivers newsletters to most of those households four times a year. The board meets each month and a general meeting is held each quarter. Through those efforts we reach most residents of the neighborhood and inform them of neighborhood activities and ways to get involved --- such as working on bringing great new open spaces to the neighborhood. We expect the planning and development of the park and woonerf, as well as the use of the space once it is completed, to be a major community-building activity.

Thank you for supporting the application for funding the development of the woonerf.

Very truly yours,



Kiku Hayashi, President  
Squire Park Community Council





SENECA  
GROUP

March 31, 2010

Ms. Susanne Friedman  
Opportunity Fund Planners  
Seattle Parks and Recreation  
800 Maynard Ave S, Suite 300  
Seattle, WA 98134

Dear Ms. Friedman:


We are writing to support the 2010 Opportunity Fund application for the E James Court Gathering Place Park and Woonerf Project in the 12<sup>th</sup> Avenue Urban Village. Seattle University and Seneca Group are currently collaborating on a mixed-use student housing project that will occupy the entire block on the north side of E James Court (between 12<sup>th</sup> and 13<sup>th</sup>). As such, we have been participating in community conversations about E James Court Park and the possibility of identifying funds for a "woonerf" on the length of E James Court, extending east from the park.

We support the park development and the woonerf for several reasons. First, there is a remarkable opportunity here to transform a street into a "shared space" designed to be used both by automobiles and pedestrians. The scale and size of E James Court make it ideal for this kind of treatment. Second, our project at 12<sup>th</sup> and E Cherry is already planning a variety of creative approaches to water retention and filtration. By extending the woonerf concept east along James, we have the opportunity to create wonderful synergy between our project and the public right away and park that will benefit the both the environment and neighborhood for decades to come. Lastly, this project represents the rare opportunity for a variety of stakeholders to collaborate on design and implementation of this exciting project. Working together, we believe that a superior outcome can be achieved – one that will serve as a great example for future Parks-funded projects around the City of Seattle.

We enthusiastically encourage Seattle Parks and Recreation to fully fund the E James Court Gathering Place Park and Woonerf Project.

Sincerely,

Ron Smith

  
Seattle University

Jake McKinstry

  
Seneca Group