

Project Information	
Project Name:	John Street Enhancement Project
Project Type:	Development
Location:	Summit Ave E. and E. John St
Property Owner:	Seattle Department of Transportation
Neighborhood:	Capitol Hill

Contact Information			
Proposal Organization:	Capitol Hill Community Council		
Contact Person:			
Mailing Address:			Zip Cod :
Day/Work Phone:		Evening/Home Phone:	
Home E-Mail Address:			
Work E-Mail Address:			

Project Budget	
Requested Amount of Funding:	\$207,000
Other Project Funding:	\$12,000
Total Project Budget:	\$219,000

1. Basic Information

The Capitol Hill Community Council intends to apply for money from the Seattle Parks Department Opportunity Fund for a redesign of E. John Street between Summit Ave E. and E. Olive Way. The project is adjacent to a 9600 square foot parking lot where construction of a fully funded park and P-Patch is set to begin this spring. The John Street Enhancement Project is an opportunity to enhance the future park by improving the streetscape and better connecting it to the E. Olive Way commercial district.

Currently, the streetscape along E. John Street is hostile and incongruous with the planned park. We propose to turn E. John St. into a green street. We will do this by removing parking and narrowing the street, making E. John St. one-way eastbound and designating it as a festival street so that it can easily be closed down and used for community events. We will use money from the opportunity fund to add three major features to the park. First is a 10-foot wide bioswale, which aligns well with the city goal of urban sustainability. We will also build a green connection from the park to E. Olive Way, incorporating community artwork and native plants. This will increase access to the park and add a valuable amenity to the retail district. Finally we will add garden space. Much of this garden space will be dedicated as a giving garden with the produce grown to be donated to local food banks.

2. Physical Information

This project is located at E. John Street between Summit Ave E and E. Olive Way, in the heart of the Capitol Hill Urban Center. This part of Capitol Hill is one of the densest parts of the city and is currently designated as having an open space deficiency by the Seattle Parks department. As currently designed, the new park will add 9600 square feet of open space and this proposed enhancement covers another approximately 2700 square feet. Turning E. John Street into a green street will add about 2700 square feet to the park. The additional area is bisected by an alley. The portion west of the alley is contiguous with the park and measures approximately 15 feet by 120 feet. The area east of the alley would connect the park to the business district on E. Olive Way. This space is approximately 10 feet by 90 feet. Redeveloping this area will not only expand the effective size of the park by nearly 30% without the need to purchase additional land, but also vastly improve the park experience.

An aerial view of the site is included in Figure 1. Figure 2 shows how the street looks currently while Figure 3 is an artist rendition of what the expanded park and green street will look like. A map with a sketch of the park and a possible layout is included in Figure 4.

3. Citywide Planning

This project will contribute to reaching the City's stated goals for open space in Capitol Hill. The 2006 Gap Report Update acknowledges the City of Seattle's Comprehensive Plan stating that designated urban centers should have one acre of dedicated, accessible open space per 1,000 households. The report states that, in 2004, the open space goal for the First Hill/Capitol Hill Urban Center should be 26.29 acres, currently we only have a total of 15.42 acres, falling well short of the stated goal. The report also noted that the First Hill/Capitol Hill has one of "the most significant gaps in open space" in the East Sector and does not meet the 2004 target goal for open space, let alone the 2024 goal. Not only is the neighborhood as a whole lacking in open space but this specific area was identified as a gap area in the 2006 report.

This project is just 4 blocks from the future Capitol Hill light rail station and the neighborhood is in the middle of a large redevelopment phase. Across the street is a proposed 78 unit mixed use building (on hold due to the economy) and there are many other developable properties nearby. Seattle will be

accommodating hundreds of thousands of additional residents in the upcoming decades. Providing high quality open space for dense neighborhoods makes them more attractive for future residents. By simultaneously adding density and increasing livability in Capitol Hill, we will help other neighborhoods become more receptive to increased density.

In the City of Seattle's 2004-2024 Comprehensive Plan identified policies and goals for increasing open space in this neighborhood. Among the priorities this project will address are:

- Strive to enhance the neighborhood's lively, unique pedestrian-oriented commercial corridors. [CH-P7]
- A neighborhood that provides amenities (quality parks/open space/arts) to serve its dense population. [CH-G5]
- Seek opportunities for the development of new parks and open spaces to adequately serve all Capitol Hill residents, including children, youth, and seniors. [CH-P19]
- Encourage the development of open spaces complementary to commercial corridors and Sound Transit Stations. [CH-P20]
- Strive to maintain and enhance environmental quality in the neighborhood's public spaces. [CH-P21]

We have also discussed this plan with the Seattle Department of Transportation. They have been supportive of our plans to eliminate parking and narrow the street as much possible while still maintaining access emergency vehicles and for vehicles entering the adjacent parking lot. We have incorporated their suggestions about how this project can be accomplished without diminishing our transportation system.

4. Neighborhood Involvement and Support

Community Support: This project is strongly supported by the Capitol Hill Community Council. The Community Council is committed to making this park a vibrant part of the neighborhood and is excited about the proposed extension. Through the John and Summit Park and P-patch project, we have already built strong community involvement and support for creating open space in this part of Capitol Hill. The community, guided by the leadership of the Capitol Hill Community Council, raised the \$170,000 needed by the Parks Department to meet the \$350,000 John and Summit Park and P-patch budget.

Although this project has yet to undergo a full public review, it did grow out of the community outreach efforts for the John and Summit Park. During this process numerous residents suggested narrowing or closing John Street to enhance the park. Despite the frequent support of this idea the suggestion was not fully investigated as it was outside of the scope of the funded John and Summit Park. The community council looks forward to completing the public review after a funding source is identified.

The momentum of the organizing work for the John and Summit Park will be carried through to the proposed John Street Enhancement project. Our outreach efforts for the park have focused on engaging diverse residents, employers, and workers who enjoy the vibrancy of this dense area. Strategies have included: email updates to a growing mailing list; a dedicated blog (unpavingparadise.blogspot.com) and updates on the Capitol Hill Seattle blog; tabling at special events and fairs in the neighborhood; a Facebook group; and small teams of volunteers who go door-to-door to chat with local businesses about the project. One-time outreach events have included an Open House and a presentation at Microsoft. We have worked collaboratively with several area businesses to build outreach and fundraising partnerships. These include: The Copper Vine, Faire Gallery and Café, Shinka Tea, Café Metropolitan, Vermillion, CHS Capitol Hill Seattle, Half Price Books and City Market. We have also engaged area schools, neighborhood

groups and leaders, business groups and public officials. There is also a Starbucks across the street from the site and we are partnering with them to work on this project. We have also engaged local non-profits and enlisted the support of Lettuce Link for this proposal. A letter of support is included. We are talking of partnering with the Northwest school to help take care of the giving garden.

Many community members have already stepped forward to volunteer time and resources to help make this open space a reality. Our volunteers, like our neighborhood, are diverse. They represent the racial and income diversity of the area and include students interested in the urban gardening movement, young people in their 20s and 30s, and members of the GLBT community. Many of our volunteers are renters, belying the myth that a transient constituency is uncommitted to neighborhood issues.

Creative Design: Our design is creative in two ways; finding space in the area and controlling costs. Adding park and garden space to dense urban neighborhoods is always challenging because suitable land is difficult to locate and acquisition costs are high. By repurposing city owned land we are able to add more uses to a new park space while maintaining access for emergency vehicles and to neighboring properties. While the new John and Summit Park is near the E. Olive Way business district, the two are divided by a parking lot and street. By including a green connection to E. Olive Way we will better integrate the park and the commercial district, maintaining and improving the vitality and livability of our neighborhood. Wait lists for P-patches in Capitol Hill are several years long. By adding garden plots we will reduce this waiting list. Dedicated the crops from this additional garden space for local food banks will not only provide fresh organic produce to the less fortunate, but it will also give people on the waiting list an opportunity to grow crops immediately by helping with maintenance of the giving garden.

In addition to adding new park space, this design will improve the quality of the incoming John and Summit Park at a reasonable cost. Since the city already owns the land there will not be any acquisition costs. We have amassed a large list of volunteers who are eager to help on the planting we will utilize them to do some of the landscaping in the expanded park. Thus we will be able to help control construction costs. Finally by partnering with the Unpaving Paradise P-Patch this project will have minimal maintenance costs for the city.

Unique Opportunity: The John and Summit Park will begin construction this spring. This project has money for improving the sidewalk and the right of way. By funding the John Street Enhancement Project now we would be able to coordinate the two projects and prevent wasteful duplication.

Sustainable Principles: The project will remove a significant amount of impermeable surface. In its place will be a bioswale which will minimize the contaminants that flow into the Puget Sound.

5. Budget and Finance

After (very preliminary) consultation with SDOT we estimate that the total costs for the project will be around \$219,000. The community council has been active in raising money for the amenities in the adjacent park. This campaign raised \$170,000 and allowed the city to include P-patches and other design features. While most of this money is already allocated, some does remain. The Capitol Hill Community Council is willing to make the remainder, approximately \$12,000, available for the John Street Extension Project if enough funds are raised to complete the project. We are currently talking with Starbucks (which has a store across the street from the park site) about raising additional money for the project. We will continue to explore other funding options including from the Department of Neighborhoods, the Department of Transportation and the P-patch trust.

John Street Enhancement Project Budget Page

Construction Costs

Permitting	\$5,000
Final Design	\$15,000
Hard Surface Removal	\$120,000
Landscaping	\$50,000
Volunteer Work Parties/Tools/Supplies/Plants/Maintenance	\$10,000
Tax	\$19,000
Total	\$219,000

Sources of Funding

Opportunity Fund	\$207,000
Community Council	\$12,000
Total	\$219,000



Figure 1: An aerial view of the future John and Summit Park

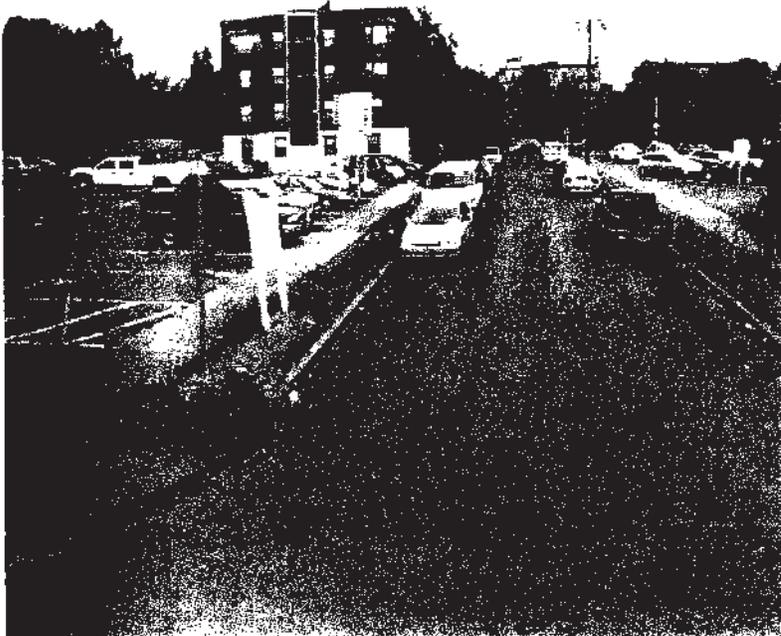
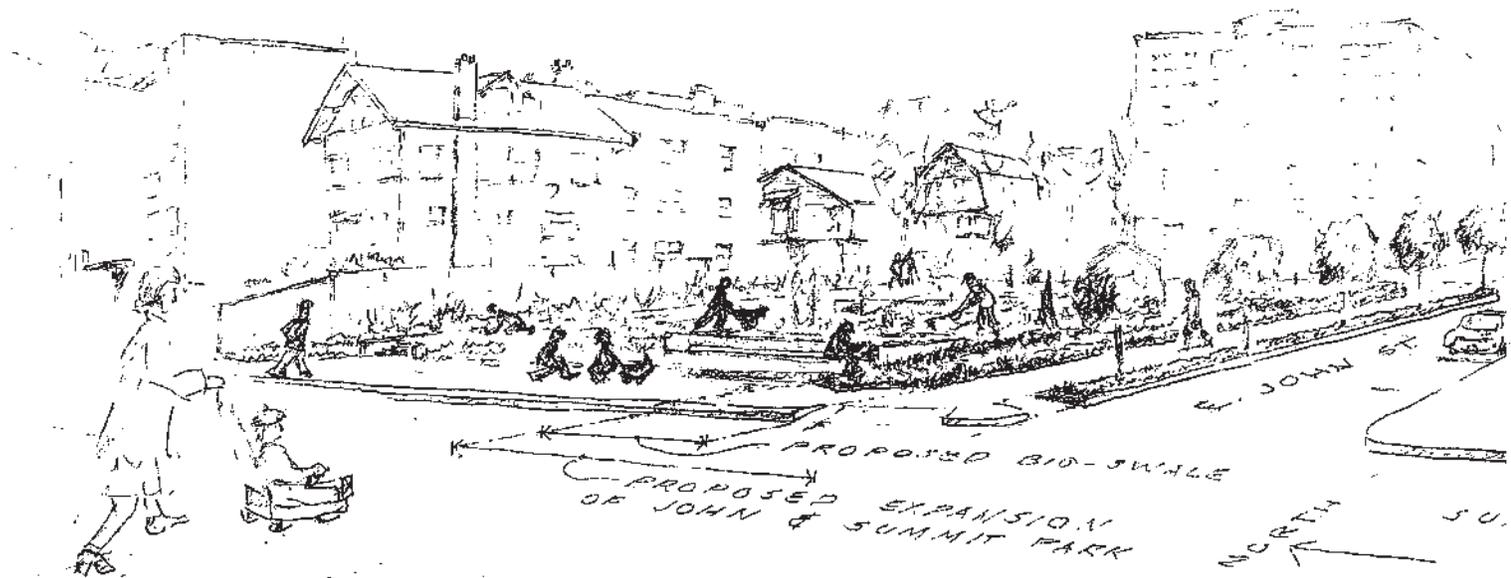


Figure 2: A view of E. John St from Summit Ave E.



PROPOSED EXPANSION
OF JOHN & SUMMIT PARK
RWC 3-29-10

Figure 4: View of E John from Summit Ave E after enhancements

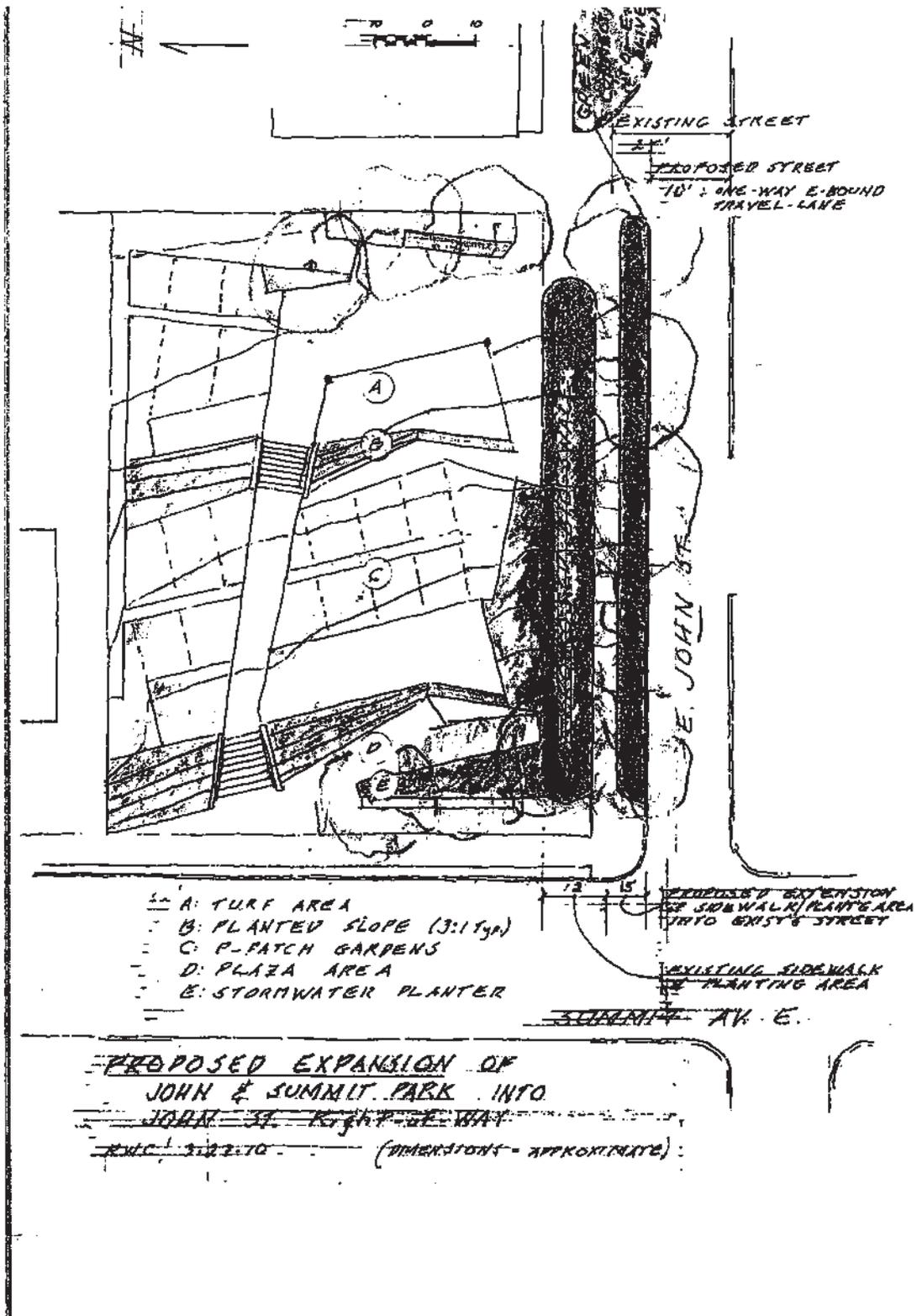


Figure 4: Map of the park after improvements



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March 31, 2010

Dear Opportunity Fund Planners,

On behalf of Lettuce Link at Solid Ground I am writing in support of the giving garden which is a part of the John Street Enhancement Project.

We look forward to partnering with the community around the new park at Summit and John as they grow and donate produce to the local Food Bank. This partnership is vital to the community because fresh, organic produce enhances the food choices provided to those who use the food banks. Fresh, nutritious, and culturally appropriate produce are important to health and dietary needs—especially to those who often eat by chance alone.

Summit & John Giving Garden estimated annual yield of 250 pounds of fresh produce will compliment the produce donations from the Thomas St. Food Bank and as a result help feed more low-income families.

Lettuce Link will help the gardeners procure seeds and plant starts for the Giving Garden plot and provide information about the best donation times and type of crops to plant and when. We also provide garden signs and tips for growing specifically for food bank plots.

Thank you for making food security a priority in our parks.

Sincerely,

Michelle Bates-Benetua
Lettuce Link Program Manager

