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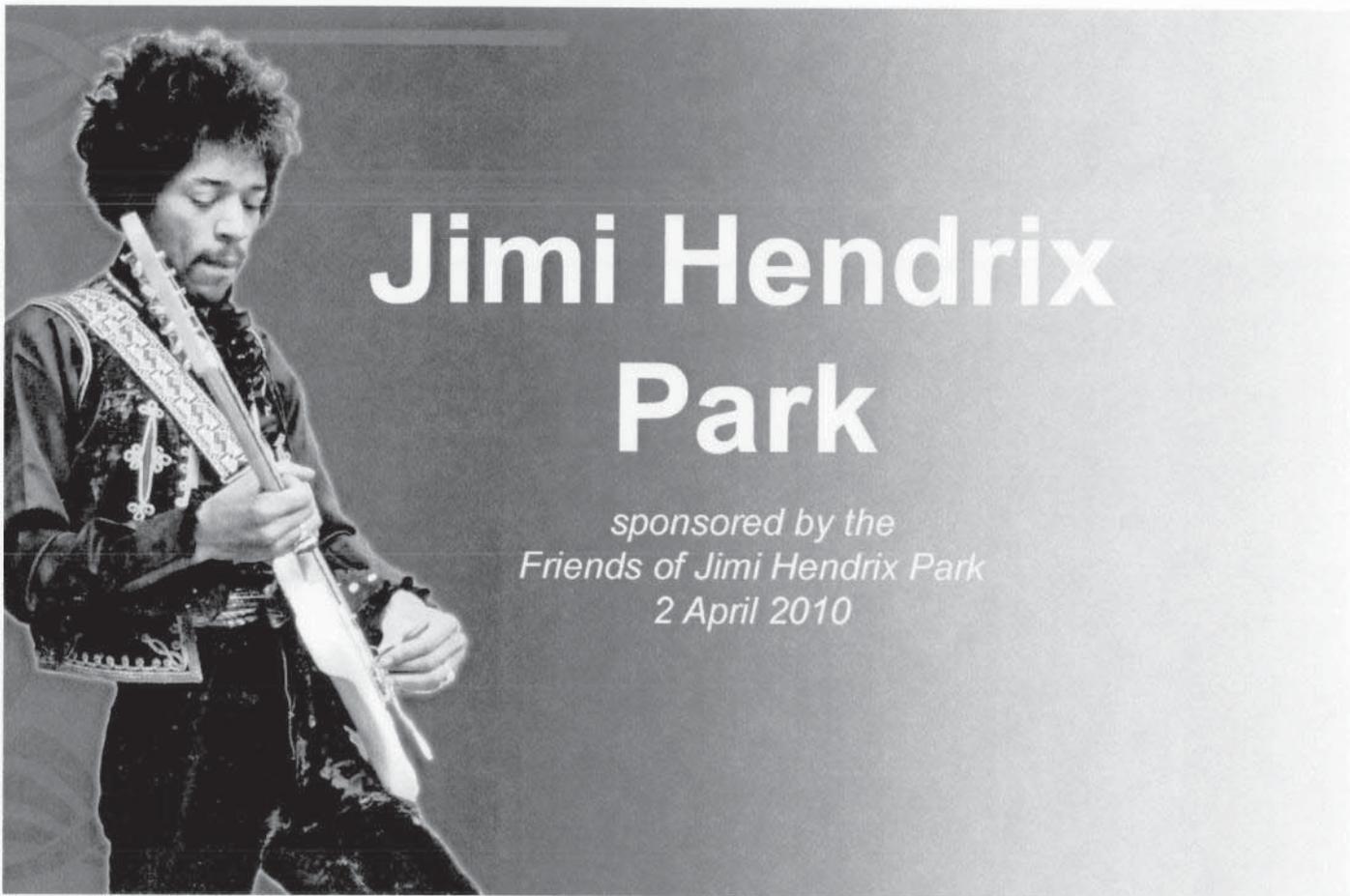
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SEATTLE PARKS & RECREATION
ENGINEERING & DESIGN



Jimi Hendrix Park

sponsored by the
Friends of Jimi Hendrix Park
2 April 2010

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Application for the 2010 Opportunity Fund

Seattle Parks & Recreation
Parks & Green Spaces Levy



Project Information	
Project Name:	Jimi Hendrix Park
Project Type:	Development
Location:	2400 S. Massachusetts Street; Seattle WA 98144
Property Owner:	<i>If known, name and contact information for private owner, or corporation or business; or public entity of project to be developed/acquired.</i> Per Seattle Parks website, the property owner is the Washington State Department of Transportation. Seattle Parks has leased the site since 1997.
Neighborhood:	North Rainier Urban Village Center

Contact Information	
Proposal Organization:	Friends of Jimi Hendrix Park
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> \$700,000
Other Project Funding:	<i>Insert \$ amount, other funding sources, grants</i> An application has been submitted for a Large Neighborhood Matching Grant Fund for \$96,000 to fund the design of proposed park improvements. 50% of that must be matched by the organization, primarily through volunteer efforts and donated resources such as meeting room location, professional website development services and other community support initiatives.
Total Project Budget:	<i>Insert \$ amount, more explanation can be given in # 5 below</i> Total estimated project cost is approximately \$800,000. Estimated cost includes an allowance for city administration costs, permitting, inspection, design fees, sales tax, and a 20% project contingency (see Item 5. Budget and Finance below).

1. Basic Information
<p>a. Project Location: Location within an existing park, street address, or other indicator. Jimi Hendrix Park is located at 2400 S. Massachusetts Street, on the corner of S. Massachusetts Street and 25th Avenue S., in the southeast quadrant of the city and the heart of the Central District (see Exhibit A – Site Location).</p> <p>b. Project's Level of Readiness. 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. There is an existing site plan developed in 2003-2004 by the Seattle Parks Department with input from the community. Initial development of the park was completed through the 2000 ProParks Levy as a listed project (the Colman School Parking Lot), receiving \$300,000 to generally remove existing asphalt, construct the parking lot, provide grading and install other infrastructure improvements. Additional funding was secured through City Council to install an automatic irrigation system throughout the park. The project is ready to proceed into final</p>

design for the remaining phase of improvements, with additional community involvement anticipated to update the site plan and prepare final construction documents for a competitive bid process.

c. Project Maintenance. How does this project address the need for reduced or minimal maintenance and operations costs?

Park maintenance and operation costs are expected to decrease with the development of this project through a number of factors, including the establishment of an on-going volunteer organization to support the park. A portion of the existing lawn will also be replaced with low-maintenance native and drought-tolerant plant material. The project also has the opportunity to introduce more long-term sustainable design measures to improve site drainage and increase infiltration of stormwater on-site. New partnerships supported by the park improvements with cultural and/or arts organizations, such as those suggested in our letter of support from the Langston Hughes Performing Arts Center may also allow for reduced impact on the parks system operation and maintenance costs.

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 Seattle Parks Department developed the initial phases of improvements at Jimi Hendrix Park through the 2000 ProParks Levy, completing the work in late 2005. The park was renamed to Jimi Hendrix Park (formerly the Colman School Parking Lot) on June 28, 2006 to honor the late 60's rock icon and his childhood ties to Seattle. **The goal of this project is to complete the development of the park, bringing to life an open green space that is welcoming and provides a unique experience which clearly defines its namesake.** The Proposed Site Plan prepared by Seattle Parks' staff and approved through the Parks planning process is included as Exhibit B. When completed, this project will provide a space to educate, contemplate, engage and electrify our community. It will connect people to their community through history and a strong sense of place that reflects the "essence" of Jimi Hendrix. It will showcase innovation in sustainable design and green infrastructure. This goal initially evolved from a collaborative effort of neighborhood residents, the Hendrix family, members and staff of the Northwest African American Museum (NAAM). Additional stakeholders have since been included in the process, forming the Friends of Jimi Hendrix Park (FOJHP). The membership of the FOJHP is expected to grow as this project precedes through the process, carrying the community's momentum to support Seattle Parks through design, construction, programming and on-going maintenance of the park.

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 existing park site is 5.8 acres. The project is the last phase of a previous project funded through the ProParks Levy (the Colman School Parking Lot).

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 existing site is currently developed as an informal park (see Exhibit A – Site Location). Initial funding through the 2000 ProParks Levy and other allocated resources included general site preparation and grading to blend the park into its surroundings, the development of the parking lot, an asphalt path through the site, and the installation of an automatic irrigation system. The parking lot and other infrastructure improvements are in good condition and would remain with the proposed improvements to maximize the value of the grant funding resources. The site is currently used by the adjacent Northwest African American Museum (NAAM), serving as a much needed outdoor space for its educational and public programming. Since its opening in 2008, NAAM has welcomed over 3000 local school children for tours and hands-on art activities. Many of these visiting school groups use the park for free activity time, before and/or after their gallery tours, and also eat lunch in the park when the weather permits. In September 2009, NAAM partnered with the Roots Family Picnic to hold a Family Day in Jimi Hendrix Park that welcomed over 500 people for a fun day of games, food and cultural celebration. Over the past two years, NAAM has also used the park for its annual Martin Luther King Day March

and Celebration in collaboration, bringing in over 1200 students, teachers and parents in celebration of Dr. King's legacy. The neighboring community uses the site for passive recreation, often as part of a larger walking route through the neighborhood, but would benefit significantly from the proposed improvements bringing the value of the NAAM's programming to the greater community year-round.

- 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.

Adjacent properties include developed athletic fields at Sam Smith Park to the north and the Urban Village to the west. The Urban Village is an adaptive reuse project for the historic Coleman School that now supports a combination of low-income housing and NAAM. The site is bounded by S. Massachusetts Street on the south and 25th Avenue S. on the east. Single family residences are located across 25th Avenue S. and S. Massachusetts Street, along with the existing Colman Playground.

3. Citywide Planning

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

The project is consistent with an approved site plan prepared by the Seattle Parks Department (Exhibit B) in 2003-2004. Four public meetings were held at that time to solicit input into the park planning process. The FOJHP would like to build on the initial site plan and include ideas from current neighbors and the community-at-large in the final planning and design process. An initial open house was held in January 2010 to re-introduce the project to the neighborhood and validate support for the project from the community. Approximately 70 people attended the open house, generating interest from multiple news media sources. The majority of comments received were highly supportive of the proposed project. As one participant noted, "The tone of the January community meeting was very uplifting . . . the mood was celebratory. All comments were directed toward how the site could be enhanced. Several comments made were expressions of appreciation for having been invited. Many neighbors participated in the discussion," exemplifying the general support for the project from the participants at the open house.

- 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?**

The project is approximately 1/8 of a mile away from an identified open space deficiency in the 2006 Gap Analysis Map (Exhibit A – Site Location). It also lies in the heart of the Central District, one of the most underserved communities in Seattle. The central location of the park is a gathering place for people from north central and south central neighborhoods, including the Rainier Valley. Additionally, the top two floors of the renovated Colman School, where NAAM is located adjacent to the park, are apartments designated for low income families. Many of NAAM's programs, which would be able to expand considerably if the project were completed, are directed towards underserved populations from throughout the city. This project offers a unique opportunity to expand programs by NAAM and other organizations in the city into the heart of a large underserved community by honoring an icon and creating a more engaging, inspiring environment.

- 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 Park lies adjacent to Urban League Village, a newly constructed urban center in the heart of Seattle's Central District. The Urban League Village occupies the old Colman Elementary School, which underwent an extensive renovation between 2005 and 2007 and now houses the 20,000 square foot Northwest African American Museum on the ground floor and 36 affordable apartment units on the top two floors. This project gave rise to a much needed cultural institution dedicated to exploring and sharing the stories of this immediate community, at the same time it provides affordable housing for its residents. Where a dilapidated boarded-up building once stood, a new urban village has sprung up, reinvigorating the community with an infusion of life and culture. The site sits within the North Rainier Urban Center Village, on the edge of a single family neighborhood in the heart of Seattle's Central District. The city's Comprehensive Plan forecasts significant growth and change over the next ten to fifteen years for this area. This project will support quality infill development in the area that increases economic opportunities, housing, and transportation strategies for the

region. We must not fall short with this vision and ignore the cultural and healthy green space connection that the Jimi Hendrix Park improvements would provide for such a dense, culturally rich, and quickly growing area of the city.

4. Neighborhood Involvement and Support

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

The proposed development presents a unique opportunity to design and develop the first park in the world to honor Jimi Hendrix. Its context within the community also presents a unique opportunity to expand on existing cultural resources and programming to educate and activate users of the park in a new way. As exemplified by the Executive Director of the Langston Hughes Performing Arts Center, this project "will be important [to] . . . protect and preserve the community integrity of the park while being inviting to all participants . . . LHPAC [is] a willing partner in working with the performing arts as you revitalize this open space and create a catalyst for continued community enhancement, expression, enjoyment and quality artistic experiences for Seattle park users." We need to build on the current momentum and interest in investing in the education and cultural enrichment of the residents of this community, especially with the underserved population targeted by this site and the draw of Jimi Hendrix's iconic status to the community, before the opportunity is lost.

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

A very diverse crowd of 70 people attended an open house in January 2010, sponsored by the FJHP, to gather support for the project. FJHP is in the process of setting up a website to share news, raise money for park development and get more people involved. Because Jimi Hendrix's music appeals to a diverse audience, supporters of Jimi Hendrix Park include nearby residents of the Leschi, Colman, Beacon Hill and Mount Baker communities, fans from across the city and within the region, and staff and members of NAAM. Participants at the open house were asked what characteristics, or descriptive words, would they use to describe Jimi Hendrix, what ideas they had to make the park more sustainable and innovative, and any other comments they would like to offer as the project moves forward. Both local residents and serious Hendrix fans from outside the neighborhood came together to offer a variety of truly inspiring ideas for transforming this space into a community gathering space and educational center for kids and adults to experience music in a new way. Community volunteers will also come together for the public design meetings, fundraising, publicity, outreach to community groups and schools, events at the park and on-site work parties.

The project was presented to the Central Area Neighborhood District Council on March 11, 2010 and to many other surrounding neighborhood councils through presentations at regular meetings and/or through email correspondence. Support for this project was clear and is evidenced in the two letters of support attached as Exhibit C.

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?

Jimi Hendrix Park is the hub that would create a cohesive link among NAAM to the west, Sam Smith Park and the I-90 trail to the north, and Colman Playground and Seattle Children's Play Garden to the south. Each element presents a variety of activities that include culture, history, biking, walking, active sports and gardening that appeals to a broad cross-section of users of all ages. Initial comments from the community at the recent open house included a variety of creative and innovative opportunities to reflect on the park's namesake, to be explored further as part of the final design process. Some of the creative ideas expressed during the January neighborhood meeting include: having drainage opportunities such as rain gardens and native plantings as well as growing large iconic trees that could be symbolic of Jimi Hendrix as a music icon; interactive music with rainwater drums, metal sculptural elements or other features; incorporating a creative stormwater feature to bring more transparency to natural processes; and having permeable pavement. Some of these could be done by community volunteers in coordination with NAAM. Many participants at the open house and within the FOJHP expressed a desire to see public art integrated into the site, using color as a way to express Hendrix's style, and/or different creative ways to integrate Hendrix's lyrics into the park.

- 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 future park design will adhere to sustainable design and construction practices. Landscaping with native and drought tolerant plants, iconic conifers and large trees will increase the urban canopy and decrease storm runoff, address air pollution and perhaps facilitate a discussion on climate change through educational programming. Park landscape will be pesticide free. Rain gardens may be utilized to reduce the effects of stormwater on adjacent neighbors, as well as treating existing and/or new stormwater on-site. Materials for paving and park fixtures will consider efficient energy use, durability, sustainable sources, and creative uses that preserve and protect the environment. The site could also be used as a pilot project for the Sustainable Site Initiative. Additional sustainable measures will also be explored during the design and implementation process.

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.

Total estimated project cost is \$800,000. The estimated cost includes an allowance for city administration costs, permitting, inspection, design fees, sales tax, and a 20% project contingency. The project budget and cost estimates were developed by a licensed Landscape Architect and are based on the Proposed Site Plan prepared by the city. It assumes that the community gardens, if part of the final plan, are constructed by volunteer efforts and are not currently included in the cost estimate. A detailed summary of anticipated costs, allowances for administrative related costs, and assumptions made in the development of the estimated costs are included in Exhibit D for the Project Budget Sheet.

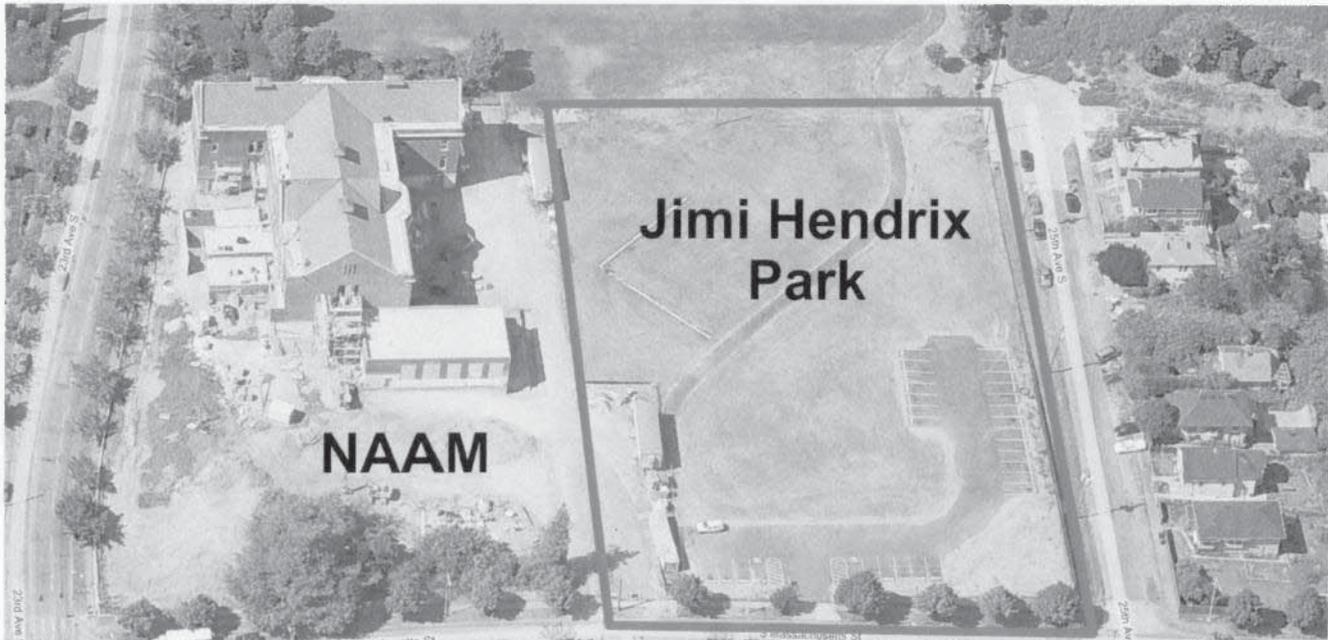
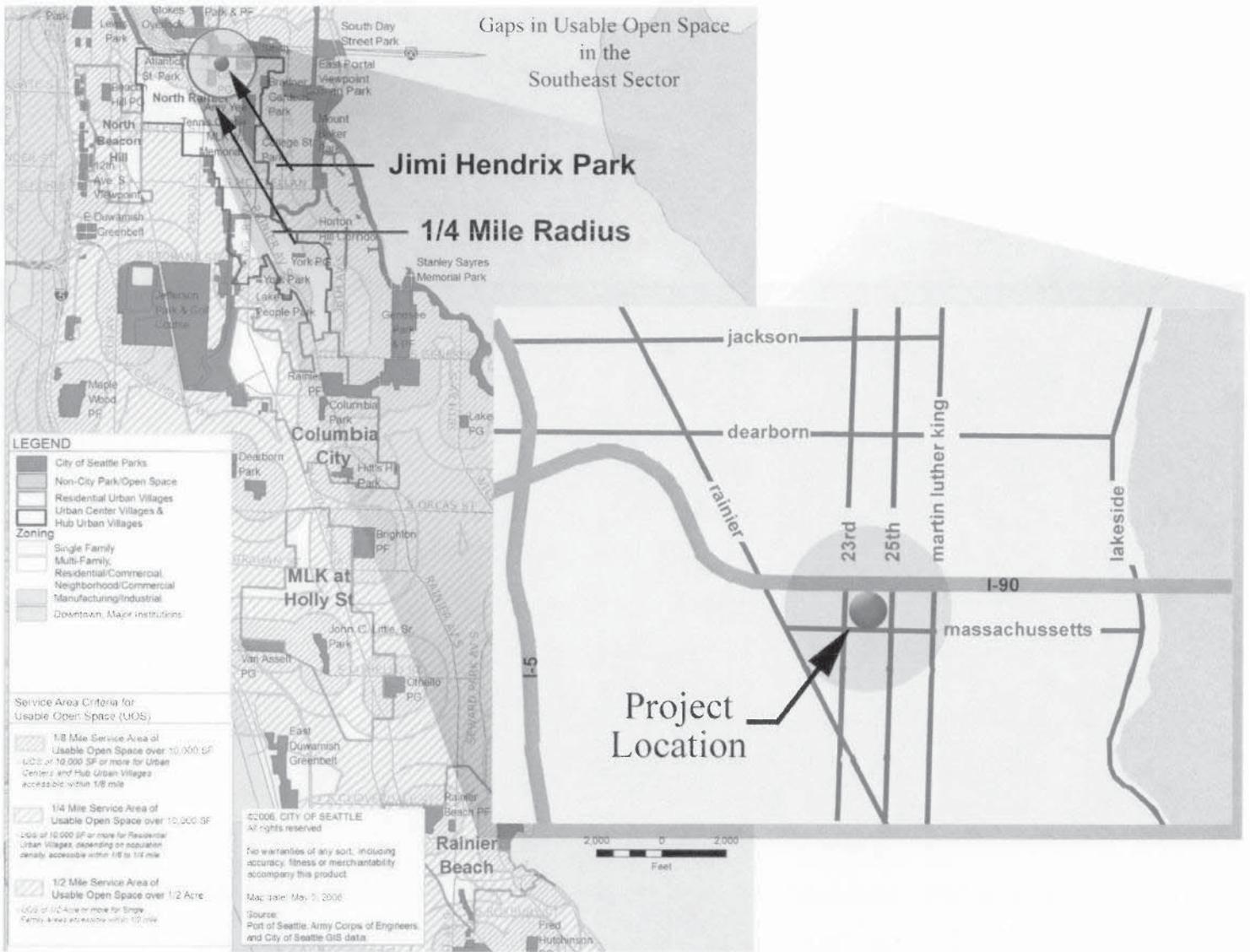
- b. Has the community already raised other funds for this project?** Does the project leverage resources from other agencies and/or public, private or philanthropic partners? How much of the funding has been raised by the community?

An application has been submitted for a Large Neighborhood Matching Grant Fund for \$96,000 to fund the design of proposed park improvements. 50% of that must be matched by the organization, primarily through volunteer efforts and donated resources such as meeting room location, professional website development services and other community support initiatives. Other fundraising efforts have begun, with a goal of raising approximately \$10,000 by the end of 2010.

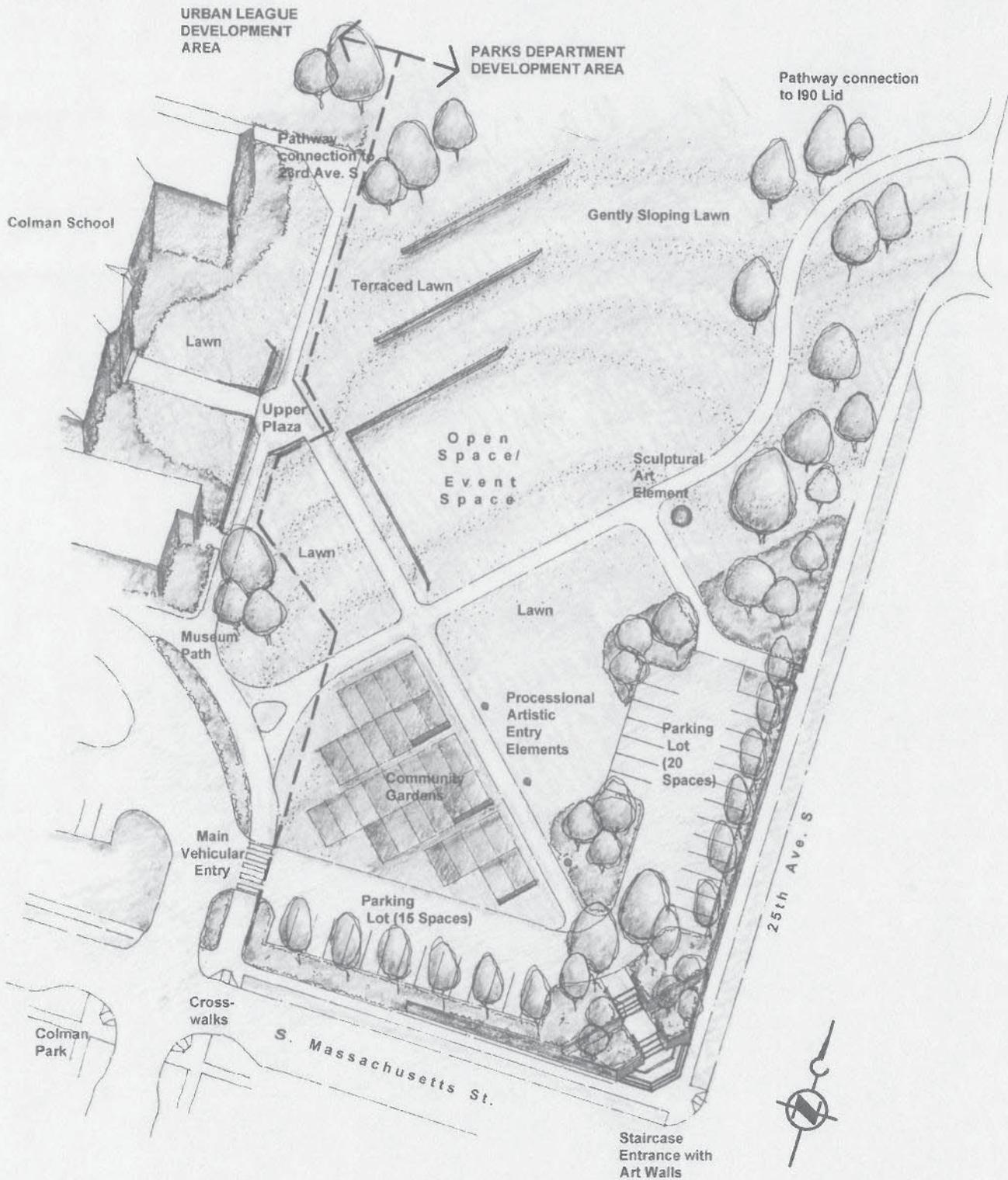
- c. Provide an overall project budget with as much detail as you have available.** Please indicate what portion of the project is proposed for funding by the Opportunity Fund. Please use a separate sheet if necessary.

The FOJHP are requesting funding through the Opportunity Fund to construct planting, irrigation and site improvements as defined in detail on the attached Project Budget Sheet (Exhibit D). A construction contingency, sales tax, administration, permits and inspection costs are also part of this funding request. Assumptions associated with the anticipated cost of the project are also included in Exhibit D.





Sam Smith Park



Colman School Parking Lot Development

FULL SITE PLAN FOR FUTURE INSTALLATION

April 2004



Colman Neighborhood Association
c/o Central District Neighborhood Service Center
2301 S. Jackson St., Ste. 208
Seattle, WA 98144-2357

March 24, 2010

Parks and Green Spaces Levy Opportunity Fund Oversight Committee
c/o Friends of Jimi Hendrix Park

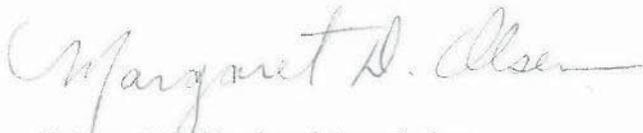
Dear Grant Reviewers,

The Colman Neighborhood Association (CNA) would like to commend and endorse the Friends of Jimi Hendrix Park regarding their plans to bring about creative improvements to the lovely expanse of green space adjacent to the Northwest African American Museum in the Central District.

The CNA is a community improvement organization representing about 400 households in the neighborhood between Judkins Park and Martin Luther King Jr. Way, and from Jackson Street to I-5. This group of neighbors has been active in urban planning, beautification, block watch and community-building efforts since 2000.

While it is still early in the process, such that we cannot comment on the design, we support the concept of the park and hope to be more involved in the design and outreach efforts in the future.

Thank you for the opportunity to offer comment.



Colman Neighborhood Association
Meg Olsen, Coordinator



March 29, 2010

To Whom It May Concern:

Langston Hughes Performing Arts Center (LHPAC) supports the Friends of Jimi Hendrix Park's intent to complete the park design and enhancements in the 2004 plan in full partnership with Seattle Parks and Recreation. It is our understanding that funds to complete Phase II of the park plan, created through the 2000 Pro Parks Levy, would ensure the resources needed to bring structure and designated space, especially for theater, music, dance as well as visual art to an agreed on site within the Jimi Hendrix Park.

A continuing high priority for LHPAC is in developing partnerships with local community groups, residents and park users to even more fully enjoy open community space while providing increased access to excellent artistic expression. For over 30 years we have provided opportunities for City of Seattle communities at large to interact with local and worldwide artists by participating in the authentic African American artistic and theatrical performances.

As a local community based, yet regional and global performing arts agency, we applaud your proposed project to increase the capacity for Jimi Hendrix Park to serve as a gathering place for all people. It will be important that all project plans protect and preserve the community integrity of the park while being inviting to all participants. As you know, it is a lovely site surrounded by significant Seattle landmarks including the North West African American Museum, the 1-90 trail, Sam Smith Park, Colman School Playground and the Seattle Children's Play Garden to name a few.

Please consider LHPAC a willing partner in working with the performing arts as you revitalize this open space and create a catalyst for continued community enhancement, expression, enjoyment and quality artistic experiences for Seattle park users.

Royal Alley-Barnes,

ROYAL ALLEY-BARNES

Executive Director

Langston Hughes Performing Arts Center

Jimi Hendrix Park

Estimate of Probable Cost of Construction

6-Oct-09

Planting & Irrigation

		Planting Area Preparation (SF) =			74,630
Item	Size/Comments	Quantity	Unit	Unit Cost	Total Cost
1 Silt Fence & TESC				Lump Sum	\$ 3,500.00
2 Construction Fence	Temp. 6' ht. chain link	1,343	/l.f.	\$ 4.00	\$ 5,372.00
3 Planting Soil	6" depth lawn; 12" shrub	1,661	/cy.	\$ 48.00	\$ 79,727.11
4 Mulch	2" Depth	93	/cy.	\$ 42.00	\$ 3,905.22
5 Clear/Grub	4" Depth	74,630	/s.f.	\$ 0.20	\$ 14,926.00
6 Balance Cut/Fill On-Site	2" depth lawn; 6" shrub	654	/cy.	\$ 12.00	\$ 7,847.95
7 Earthwork Fill		452	/c.y.	\$ 22.00	\$ 9,936.76
8 Soil Preperation/Fertilizer		74,630	/s.f.	\$ 0.10	\$ 7,463.00
9 Rough/Fine Grading		74,630	/s.f.	\$ 0.20	\$ 14,926.00
Subtotal					\$ 147,604.04

		Trees, Shrubs & Groundcover (SF) =			15,063
Item	Size/Comments	Quantity	Unit	Unit Cost	Total Cost
10 Deciduous Trees	2" Cal./B&B	53	/ea.	\$ 300.00	\$ 15,900.00
11 Evergreen Trees	8' - 10' Ht./B&B	3	/ea.	\$ 250.00	\$ 750.00
12 Shrubs	5 Gal./Cont.	37	/ea.	\$ 32.00	\$ 1,184.00
13 Groundcover	1 Gal./Cont.; 18" OC	37	/ea.	\$ 9.00	\$ 333.00
14 Automatic Irrigation System	adjust exist. system			Lump Sum	\$ 9,000.00
Subtotal					\$ 27,167.00

		Lawn (SF) =			59,567
Item	Size/Comments	Quantity	Unit	Unit Cost	Total Cost
15 Lawn Seed		59,567	/s.f.	\$ 0.30	\$ 17,870.10
16 Automatic Irrigation System	adjust exist. system			Lump Sum	\$ 5,000.00
Subtotal					\$ 22,870.10

Site Improvements

Item	Size/Comments	Quantity	Unit	Unit Cost	Total Cost
17 Concrete Sidewalk	w/ scoring; broom finish	9,113	/s.f.	\$ 5.00	\$ 45,565.00
18 Concrete Stairs	w/ handrails	229	/s.f.	\$ 60.00	\$ 13,740.00
19 Concrete Wall (30" avg. ht.)	30" avg. ht.; arch. finish	530	/s.f.	\$ 85.00	\$ 45,050.00
20 Icon Elements	art/hist. interpretation	9	/ea.	\$ 10,000.00	\$ 90,000.00
21 Lighting	to be determined			Lump Sum	\$ 40,000.00
22 Benches	metal	4	/ea.	\$ 2,300.00	\$ 9,200.00
23 Picnic Tables	metal	3	/ea.	\$ 3,800.00	\$ 11,400.00
24 Trash/Recycle Receptacles	metal	5	/ea.	\$ 1,200.00	\$ 6,000.00

JIMI HENDRIX PARK**PROJECT BUDGET SHEET****EXHIBIT D**

25 Informational Kiosk	wood	1 /ea.	\$ 5,000.00	\$ 5,000.00
			Subtotal \$ 265,955.00	
			Mobilization (5%) Subtotal \$ 23,179.81	

Total

Construction Cost	\$ 486,775.95
Contingency (20%)	\$ 97,355.19
Sales Tax (9.5%)	\$ 55,492.46
Total Estimated Construction Cost	\$ 639,623.60
Administration (5%)	\$ 31,981.18
Permits (2%)	\$ 12,792.47
Inspection (2%)	\$ 12,792.47
Design Fees (15%)	\$ 95,943.54
TOTAL ESTIMATED PROJECT COST	\$ 793,133.26

Assumptions

- a. Based on 2010 estimated construction costs and conceptual level drawing.
- a. Existing walls within site and adjacent to roadway to remain.
- b. Existing parking and walkways to remain.
- c. Existing irrigation system to remain and adjusted as needed to accommodate new planting.
- d. Storm water detention or treatment will not be required.
- e. Street frontage improvements will not be required.
- f. Relocation of Jimi Hendrix sculpture or new sculpture on NAAM property not included.
- g. Picnic tables located on NAAM property not included.
- h. Improvements adjacent to entry drive to remain.