

12th Avenue Stewardship Committee Meeting
March 9, 2010 – 5:30pm
Seattle University Alumni and Admissions Building

King County Youth Services Center Site Redevelopment

- Representatives from King County attended the meeting to discuss the next steps in planning for the redevelopment of the Youth Services Center at 12th and Alder.
- The firm KMD has been chosen to head the redevelopment with community outreach support from Norton Arnold & Company.
- The detention building itself will remain with a new 230,000 sq. ft. courthouse building planned for the site. KMD and the County are looking at ways to integrate this building with the neighborhood while maintaining security.
 - The new building will have 12-17 court rooms and provide services for juvenile offenders as well as all family law cases that will be moved from other locations around the city.
- King County and the development team will be attending the April 10th Squire Park Community Council meeting with more information on the development.
- Community comments included a plea to review and incorporate the ten years of past planning and visioning work that has already occurred around redevelopment of this site. This redevelopment should also be seen as enhancing the neighborhood with the addition of an important civic building.

Seattle University 12th and Cherry Student Housing Project

- The Seneca Group presented their plan for the Seattle University student housing project.
- The project will create 250 student housing beds through a mix of 1, 2, 4 and 5 bedroom units. (81 units total)
- There will be three 3,000 square feet retail spaces that can be divided in smaller units as needed.
- There will be 49 parking spaces below grade.
- Residential units on James Court will have entrances directly to the street to create a more residential feel.
- The project should start construction in May 2010 with completion in July 2011.
- The Seneca Group is looking for community feedback for the retail spaces. These spaces will be community-serving and are not targeted as strictly Seattle University uses.
 - Community members hope that existing neighborhood businesses looking to expand could be potential candidates for the new retail spaces.
- Community members had several comments on the design:
 - There is a large white electrical vault on James Court – could it be designed to blend better with the brick façade on that pedestrian-oriented side of the building?
 - Create a buffer between the sidewalk and the residential entry doors on James Court to create a more defensible space for the residents
 - There is a courtyard opening on the south side of the building which is currently designed for use by residents. Community members suggested

moving the gate farther into the courtyard, allowing the rainwater runoff system/rain garden and more of the courtyard to be part of a public open space.

Potential Sites for Another New Park in 12th Avenue Urban Village

- The Parks Department has money for new park acquisitions and the community looked at potential new sites for a park.
- Chip Nevins of the Parks Department was on hand with a map showing existing parks in the area with a 1/8 mile radius surrounding them to illustrate areas not served by current parks.
- The group reviewed 17 potential sites in the neighborhood.
- Several of these sites proposed green street concepts where parking lanes would be converted into greenspace.
- Some issues that arose during discussion included:
 - There could be drawbacks of another park directly on the busy commercial corridor of 12th Avenue
 - The First Hill neighborhood is also looking for a new park site so we should coordinate with them so that we are not duplicating efforts
 - Seattle Housing Authority will be doing a large redevelopment at Yesler Terrace which will include more park space – again, efforts should be coordinated
 - The future of the Whale Fin sculpture and the unofficial park at the King County Youth Services Center is unclear. The County may have greenspace planned in their future redevelopment but this could be years away and perhaps we should convert the Whale Fin space into an official park in the meantime.

Related documents:

Seattle Parks map

Photos of potential park sites and accompanying map