



2018 Project Review Sheet (2019 Construction)

City Council District 1

Ballot #1E

Project #	17-125
Project Title:	Connect 21st Ave SW and 23rd Ave SW at SW Brandon St with a staircase
Location:	SW Brandon St right of way between 21st and 23rd Avenues.

SDOT Project Summary

SDOT approves project

- Yes
- Yes, with revisions
- No

Comments: A stairway connection is feasible on SW Brandon St between 21st Ave SW and 23rd Ave SW, but due to its length and slope, would require private contribution to fully construct within budgetary constraints. Assuming a partial stairway is constructed by private development, YVYC and the New Sidewalk Program funds could be used for the remaining portion of the stairway. If a private contribution cannot be leveraged, the stairway would be designed to the 60% level.

There is an opportunity to partner with another program:

- Yes
- No

Partnering Program: This is a high-scoring stairway connection under the criteria of the Pedestrian Master Plan Implementation Plan. Assuming the proposed development at 5244 23rd Ave SW constructs a stairway adjacent to their frontage, the SDOT contribution to the remaining connection could be covered jointly by YVYC and the New Sidewalk Program.

Total Project Cost:

Scenario A - private development contribution: \$165,460 (\$ 90,000 YVYC and \$ 75,460 PMP)

Scenario B - no private development contribution, 60% design only: \$90,000

YVYC 2018: 17-125, SW Brandon St between 21st and 23rd Avenues.



Solution and Comments:

This review has been completed for use in the 2018 Your Voice, Your Choice: Parks & Streets process.

The SDOT Roadway Structures group estimates it costs approximately \$1,700 per linear foot to construct a new standard stairway. Assuming a partnership with a proposed private development at 5244 23rd Ave SW, SDOT would be required to install approximately 70' of stairs along the SW Brandon St right of way between 21st Ave SW and 23rd Ave SW to complete this project. Lighting would also be required with the stairway.

The project would only be within the scope and budget of a YVYC project if contributions from the private development can be leveraged. Construction schedules would need to be coordinated with the development. If private development contributions cannot be leveraged, the project would be taken through 60% design only.

Image:

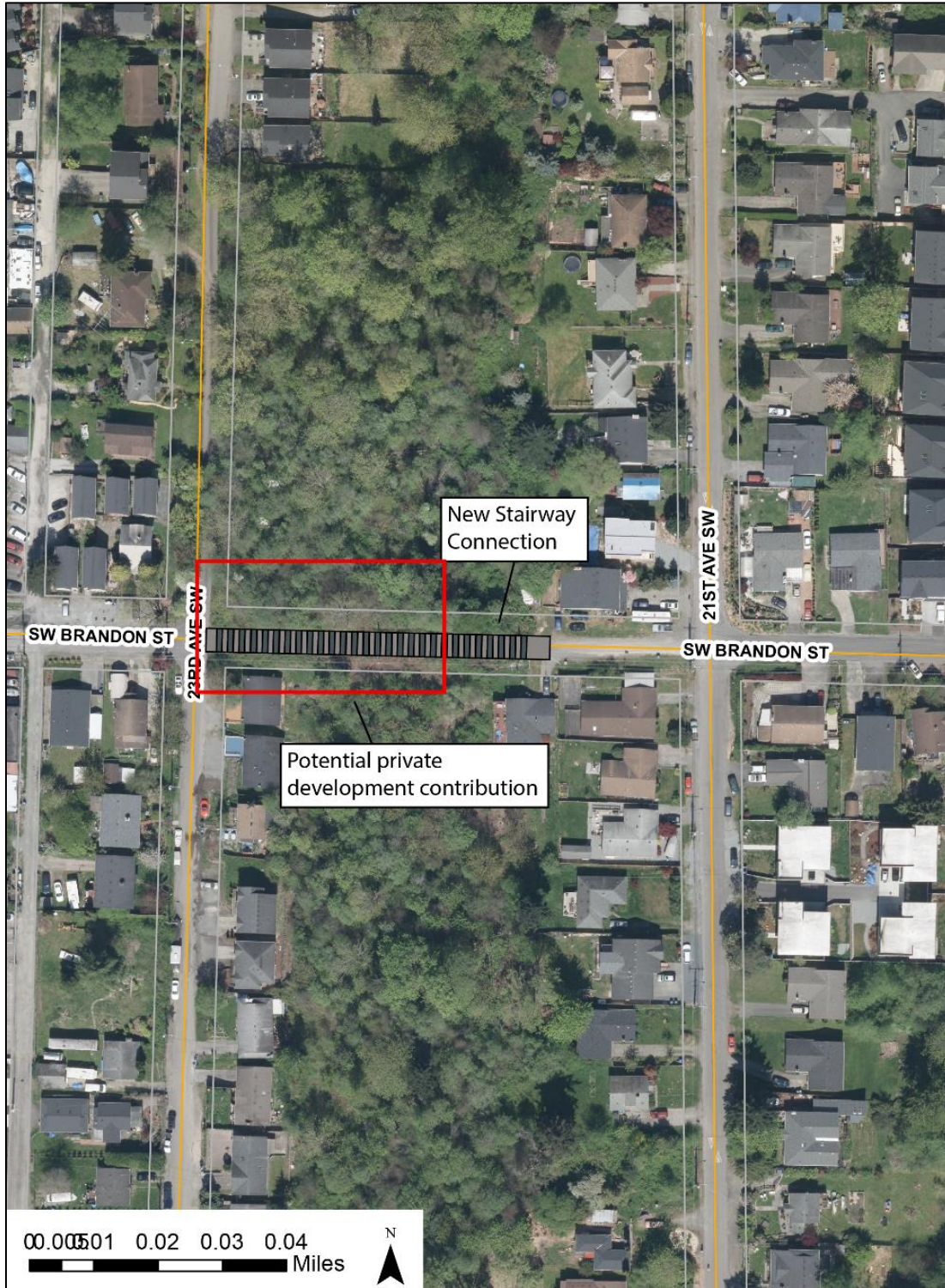


Figure 1: Proposed Improvement

YVYC 2018: 17-125, SW Brandon St between 21st and 23rd Avenues.



Information Provided by Community Members

Project Idea: SW Brandon St does not connect between 21st and 23rd Avenues. The land between these two streets is a steep, overgrown hillside. (Google street view: <https://goo.gl/maps/FWMWRUoKJFP2>). A stairway could be built following the Brandon St right of way between 21st and 23rd Avenues. This would provide pedestrians with a much more direct connection than currently exists to the Delridge Library, the Southwest Early Learning preschool, the 120 bus line, and any future commercial development that may exist in the Brandon/Delridge vicinity. The hillside is currently undeveloped and this path is listed as a 'future trail' on the Feet First West Seattle Trails sign that is posted at the corner of Delridge and Brandon, and which is also online here: <http://www.feetfirst.org/wp-content/uploads/2013/02/West-Seattle-Trails.pdf>

Need for Project: There is no pedestrian connection between 21st and 23rd Avenues at SW Brandon St. in West Seattle. A stairway up the hillside connecting these two streets would make the neighborhood much more pedestrian friendly.

Community Benefit from Project: All pedestrians (and cyclists, if a wheel channel is built adjacent to the stairway) in the North Delridge neighborhood who might wish to travel between the burgeoning Brandon Street commercial district and the residential district on the ridge to the east.



Risk Registry:

SDOT Review	Drainage impacts	Constructability	Community process
<p>High – SDOT would need to determine and coordinate contribution from private development in project review.</p>	<p>Med – May require drainage design</p>	<p>High – Would require survey, base mapping, and possible Geotech analysis to determine constructability on steep slope. Construction timeline may depend on private development.</p>	<p>Med – Would require targeted outreach to adjacent property owners who may have privacy concerns</p>



**Scenario A Cost Estimate: private development contribution
(\$ 90,000 YVYC and \$ 75,460 PMP)**

<i>Design Phase</i>	
Preliminary Engineering (Survey) Costs	\$ 5,000
Project Management Costs (City Labor)	\$ 7,000
Design Costs (Consultant Fees, if externally designed, internal labor otherwise) - use 10% of construction cost for in-house design of relative uncomplicated projects	\$ 30,000
Subtotal - Design Phase Costs	\$ 42,000
Design Contingency (10% of Design Phase Subtotal)	\$ 4,200
Total Design Phase Costs	\$ 46,200
<i>Construction Phase</i>	
Construction Costs (include urban forestry, signs & markings, traffic control, layout or construction staking as necessary)	\$ 72,000
Drainage Costs	\$ 5,000
Estimating Contingency (10-20%)	\$ 11,550
Subtotal - Construction Costs	\$ 88,550
Construction Management (10-25% of Construction Cost)	\$ 13,000
Construction Contingency (20%)	\$ 17,710
Total Construction Phase Costs	\$119,260
Total Project Cost = Total Design and Construction Phase Costs	\$165,460



Scenario B Cost Estimate: No private development contribution, 60% Design Only

Design Phase	
Preliminary Engineering (Survey) Costs	\$ 12,000
Project Management Costs (City Labor)	\$ 5,000
Design Costs (Consultant Fees, if externally designed, internal labor otherwise) - use 10% of construction cost for in-house design of relative uncomplicated projects	\$ 64,818
Subtotal - Design Phase Costs	\$ 81,818
Design Contingency (10% of Design Phase Subtotal)	\$ 8,182
Total Design Phase Costs	\$ 90,000
Construction Phase	
Construction Costs (include urban forestry, signs & markings, traffic control, layout or construction staking as necessary)	\$ 0
Drainage Costs	\$ 0
Estimating Contingency (10-20%)	\$ 0
Subtotal - Construction Costs	\$ 0
Construction Management (10-25% of Construction Cost)	\$ 0
Construction Contingency (20%)	\$ 0
Total Construction Phase Costs	\$ 0
Total Project Cost = Total Design and Construction Phase Costs	\$ 90,000