Broad Street Vacation
Public Benefits

Seattle Design Commission
Eric Tweit, Susan McLaughlin & Steven Shain
July 21, 2016
Presentation overview

• Project area and background
• Public Benefits
  – On-site
  – Eighth Avenue North Design Guidelines
  – Neighborhood
• Implementation
Proposed vacation

Purpose:

• Consolidate property
• Fund Mercer West
• Support city and neighborhood goals
• Better use of right-of-way

Not your typical street vacation
Mercer Corridor Right-of-Way changes

The Transportation Network

Mercer Corridor Improvements and SR 99 Tunnel

Net right-of-way increase: 94,000 sq ft
Public Benefits

(1) Eighth Ave N (Mercer-Roy) pedestrian improvements

(2,3 & 4) Eighth Ave N and Aloha St street concept plan & implementation

(5) Mercer (Dexter-Ninth) protected bike lanes

(6) Ninth Ave N (Mercer-Aloha) protected bike lanes

(7) Seventh Ave N Transit Hub
Seventh Avenue Transit Hub

- Neighborhood priority
  (South Lake Union Mobility Plan)

- Potential elements
  - Transit shelters
  - Bike storage
  - Wayfinding
  - Development/use of WSDOT property
  - Other amenities

- Planning and Design:
  - SDOT- One Center City
  - WSDOT & SDOT – North Surface Streets

- Implementation:
  - WSDOT North Surface Streets
  - TBD through planning
On-site improvements

1. 8th Ave N Pedestrian improvements
   - Right-of-way: 4,600 sq ft
   - Easement: 6,500 sq ft

5. Mercer Protected Bike Lanes
   - 3,100 sq ft (net)

6. 9th Ave N Protected Bike lanes
   - 560’ / direction
   - 9th Ave N Easement:
     - 6,500 sq ft

[Map showing locations and dimensions]
The design intent for this open space is to create an inviting public amenity that integrates seamlessly into the surrounding streetscape and street network. The space shall read as a natural extension of the public realm employing a design vocabulary similar to adjacent public spaces and fitting within the larger Eighth Avenue North pedestrian corridor design.

The space shall be active, attractive and welcoming to all members of the public, not just the tenants of adjacent buildings. The space will serve two primary functions: a through-way connections for pedestrians between Roy and Mercer; and a high-quality truly public open space.
Design guidelines – 8th Ave N

Emphasize the Pedestrian:

• Vehicular circulation is limited to loading and emergency access
• This block segment shall be designated as a festival street, to encourage frequent programming and activation
• Right of way designs should promote pedestrian connections, such as widened sidewalks, expanded landscape, and materials that blend into adjacent ROW design
• Street furniture shall be strategically placed to promote social interactions that are independent of building function.
• Public art shall be used throughout the site.
• Equity in the design of this public space shall be embraced
Design guidelines – 8th Ave N

Embrace Nature:

• Ensure cohesive landscape design with adjacent streetscapes by extending a similar plant and street tree palette through the site.

• Promote high functioning landscapes and explore opportunities for natural drainage features.
Create Public Linkages:

- Ensure clear sightlines through the block segment to reinforce N-S connectivity
- Primary building entrances should be considered along the 8th Ave corridor
- Building support infrastructure, such as elevator shafts, or emergency entrances that inhibit pedestrian access or circulation should be minimized on this block segment
- Avoid using customized street furniture, such as pedestrian lighting, seating, and bike racks, as the space should identify as public
- Pavement treatments should mirror those used on adjacent public streets to reinforce that this block is public right of way
Street concept plan
Eighth Ave N and Aloha

2 - Seattle City Light

3 - Private, Roy-Valley

4 - Private, Aloha
Street concept plan

2 - Seattle City Light

Eighth Avenue North (Roy – Valley), east side
- Length 300 ft
- Added width 0-8 ft
- Added area 1200 sq ft

Implement – with redevelopment of SCL Property
Street concept plan

Eighth Avenue North (Valley – Aloha), east side
- Length 300 ft
- Added width 18 ft
- Added area 5,400 sq ft

Implement – with redevelopment of SCL Property
Street concept plan

2 - Seattle City Light

Aloha Street (Eighth N – Alley), south side
- Length 120 ft
- Added width 4 ft
- Added area 480 sq ft

Implement – with redevelopment of SCL Property
Street concept plan

3 - Private, Roy-Valley

Eighth Avenue North (Roy – Valley), west side
- Length 250 ft
- Added width 0-14 ft
- Added area 2300 sq ft

Implement - with development on adjacent property
Street concept plan

4 - Private, Aloha

Aloha (Eighth N – Westlake N), north side
• Length 250 ft
• Added width 0-18 ft
• Added area 2200 sq ft

Aloha (NW corner at Eighth N)
• Length 40 ft
• Added width 12 ft
• Added area 480 sq ft

Implement – with redevelopment of the sites
Street concept plan

Eighth Avenue North (Valley – Aloha), west side
• Recently improved
<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Outcome</th>
<th>Implementation</th>
</tr>
</thead>
</table>
| 1 | Eighth Ave N New right-of-way through the site (Mercer-Roy)                                                                                    | - New pedestrian street improvements per Design Guidelines  
     |                                                                                                                                           | - Right-of-way (25’)  
     |                                                                                                                                           | - Easements each side (17.5’)  
     |                                                                                                                                           | - 11,000 sq ft public open space  
                                                                                          | - Implement SLU Urban Design Framework  
                                                                                          | - Pedestrian connection, Mercer to Roy and neighborhood to north  
                                                                                          | - Re-establish street grid, providing light, air, views  
                                                                                          | - Mandatory requirement in purchase and sale agreement  
                                                                                          | - Design Commission review per Design Guidelines  
                                                                                          | - Maintenance and activation by adjacent property/purchaser  |
|   | Street Concept Plan for Eighth Ave N and Aloha St (items 2-4)                                                                                  | - Street Concept Plan to guide street improvements with development along Eighth Ave N (Roy-Aloha) and Aloha St (Eighth N-Westlake N)  
                                                                                          | - Implement SLU Urban Design Framework  
                                                                                          | - SDOT: Complete Street Concept Plan (2016)  
                                                                                          | - Adopt Directors Rule (1st Q 2017)  |
| 2 | Seattle City Light property street improvements (Eighth Ave N and Aloha St)                                                                    | - Widened sidewalk and landscape  
                                                                                          | - 7,000 sq ft  
                                                                                          | - Extend Eighth Ave N streetscape improvements beyond project site  
                                                                                          | - Connect to Lake Union Park  
                                                                                          | - Include improvements with redevelopment of SCL property  |
| 3 | Eighth Ave N, west side (Roy-Valley)                                                                                                         | - Widened sidewalk and landscape  
                                                                                          | - 2,300 sq ft  
                                                                                          | - Extend Eighth Ave N streetscape improvements beyond project site  
                                                                                          | - Connect to Lake Union Park  
                                                                                          | - Include improvements with development on adjacent property  |
# Public benefits matrix

<table>
<thead>
<tr>
<th>Description</th>
<th>Outcome</th>
<th>Implementation</th>
</tr>
</thead>
</table>
| 4 Aloha St, north side (Eighth – Westlake) | • Landscape space  
   • 2,700 sq ft | • Connect to Lake Union Park  
   • Include improvements with development on adjacent property |
| 5 Mercer Protected Bike Lanes | • Extend two-way bike lanes on north side of Mercer from Dexter to Ninth  
   • 520 ft | • Enhance bicycle network  
   • Mandatory requirement in purchase and sale agreement |
| 6 Ninth Ave N (Mercer – Westlake/Aloha) | • Protected bike lanes  
   • 560 ft | • Complete bicycle network  
   • Connection to Westlake Cycle Track  
   • SDOT (2016) |
| 6 Ninth Ave N (Mercer – Roy) | • Open space/Easement for potential/future SB right-turn lane to Mercer St  
   • 6,500 sq ft | • Onsite open space  
   • Option for improved bicycle separation  
   • Easement assigned to the Broad Street Property  
   • SDOT would construct right-turn lane |
| 7 Seventh Ave N Transit Hub (Harrison-Thomas) | • Implementation Plan for bus zone and adjacent property and streets  
   • Potential elements: transit shelters, bicycle storage, wayfinding | • Implement neighborhood priority in South Lake Union Mobility Plan  
   • SDOT to lead design through the One Center City Plan (by December 2017)  
   • Implementation coordinated with rebuild of Aurora (Seventh) by AWV Replacement (2019-2020) |
Thank you

Project Manager
Eric.Tweit@seattle.gov | (206) 684-8834

www.seattle.gov/transportation
Cross section A: Aloha
Cross section B: 8th Ave N (Aloha to Valley)
Cross section C: 8th Ave N (Valley to Roy)