

# TRAILSIDE

4801 24TH AVE NE



## PUBLIC BENEFITS REVIEW

SEATTLE DESIGN COMMISSION | SDCI#3027312 | 01 MARCH 2018

SiteWorkshop

WEBER THOMPSON



PHOENIX  
PROPERTY COMPANY

Pioneering neighborhoods  
for over 20 years.



# CONTENTS

SDC COMMENTS

PROJECT UPDATES

PUBLIC BENEFIT PROPOSAL

## JANUARY 18, 2018 ACTION ITEMS:

1. Consider using elements such as bollards and paving materials to reduce potential conflicts between cyclists and vehicles near the intersection of NE 47th St and 24 Ave NE.
2. Consider including placemaking opportunities when designing the mixed-use pathway, specifically in areas near the Burke-Gilman Trail
3. Consider eliminating the fence and gate from the perimeter of the open space.
4. Retain as much natural environment as possible along the edge of the Burke-Gilman Trail.

An aerial photograph of a city, showing a dense residential area with many houses and trees. The image is overlaid with a semi-transparent grey filter. In the center, the words "PROJECT UPDATES" are written in a large, bold, white, sans-serif font.

# PROJECT UPDATES

## SCHEDULE:

|                                |                   |
|--------------------------------|-------------------|
| EDG approval                   | Aug 7, 2017       |
| MUP submittal on               | Sep 26, 2017      |
| SDC Urban Design Merit #1      | Nov 16, 2017      |
| SDC Urban Design Merit #2      | Jan 18, 2018      |
| SDC Public Benefit Review      | March 1, 2018     |
| DRB Design Review              | Q2 2018           |
| MUP Approval                   | Q3 2018           |
| Contract Rezone (Hearing Exam) | Q3 2018           |
| Council Vacation Review        | Q3 2018           |
| Construction                   | Q3 2018 - Q3 2020 |

## Community Organizations:

- Ravenna Bryant Community Association
- Ravenna Springs neighborhood group
- Cascade Bicycle Club
- Feet First
- Green Seattle Partnership / Forterra

## City Departments:

- Seattle Parks & Recreation
- Seattle Public Utilities
- Seattle Department of Transportation

## Others:

- University of Washington
- Greystar (adjacent development)
- University Village

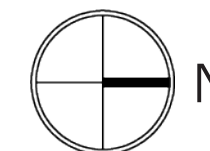
# PROJECT LOCATION

Project Address:  
4801 24th Avenue NE

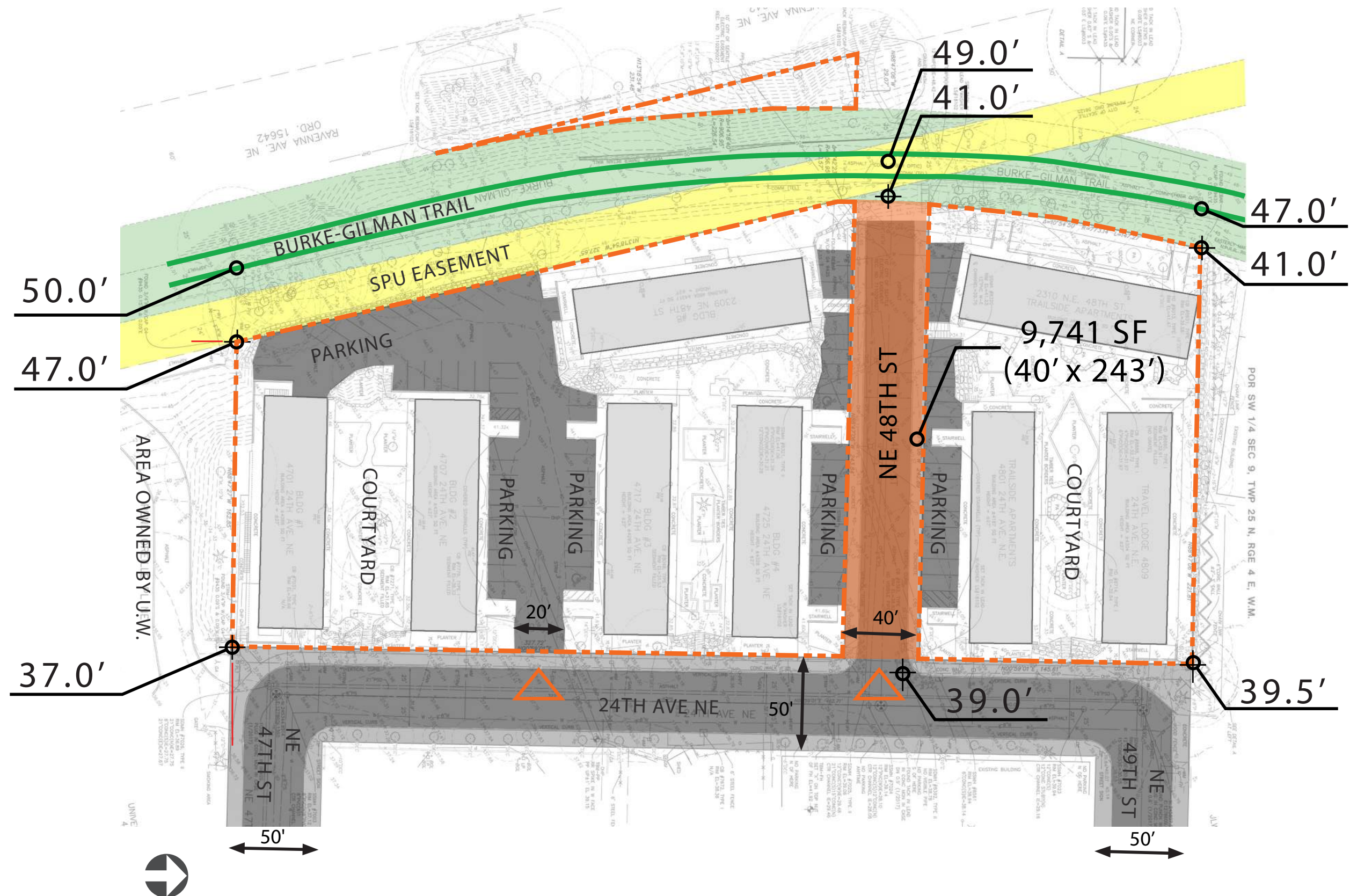
Neighborhood Planning Area  
University Community Urban Center

Zoning  
Current = LR3  
Interim Rezone = NC2-85(M1)  
Anticipated HALA Zoning = NC2-75(M1)

Zoning Overlays  
Ravenna Urban Center Village



# PROJECT SITE & VACATION REQUEST

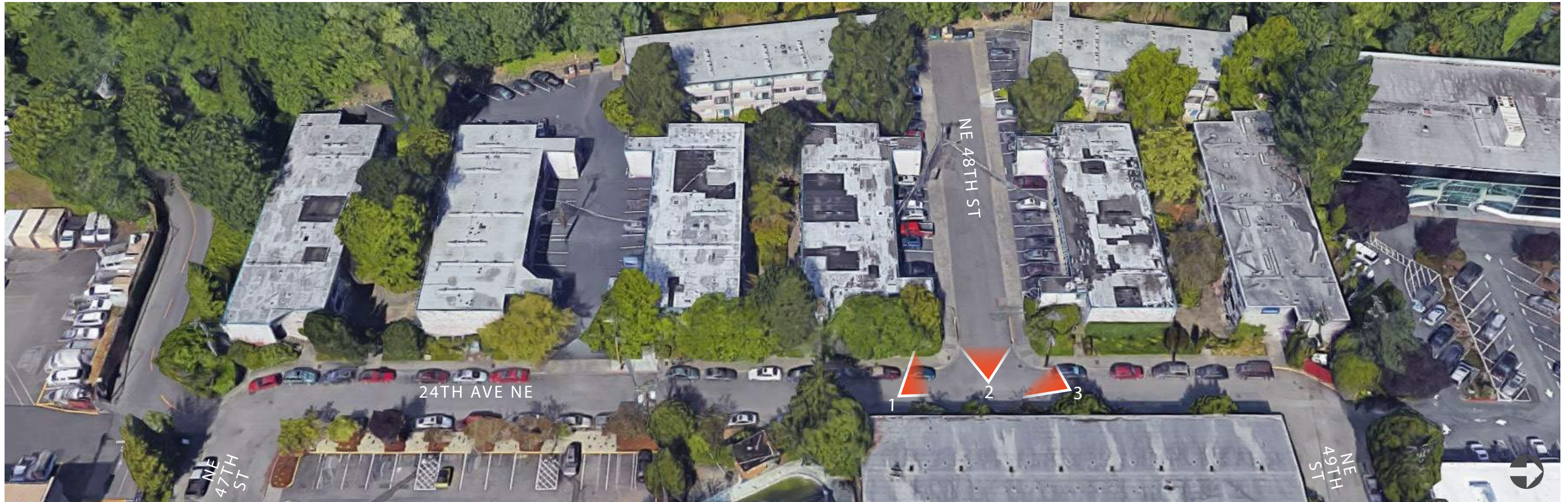




# NEIGHBORHOOD CONTEXT



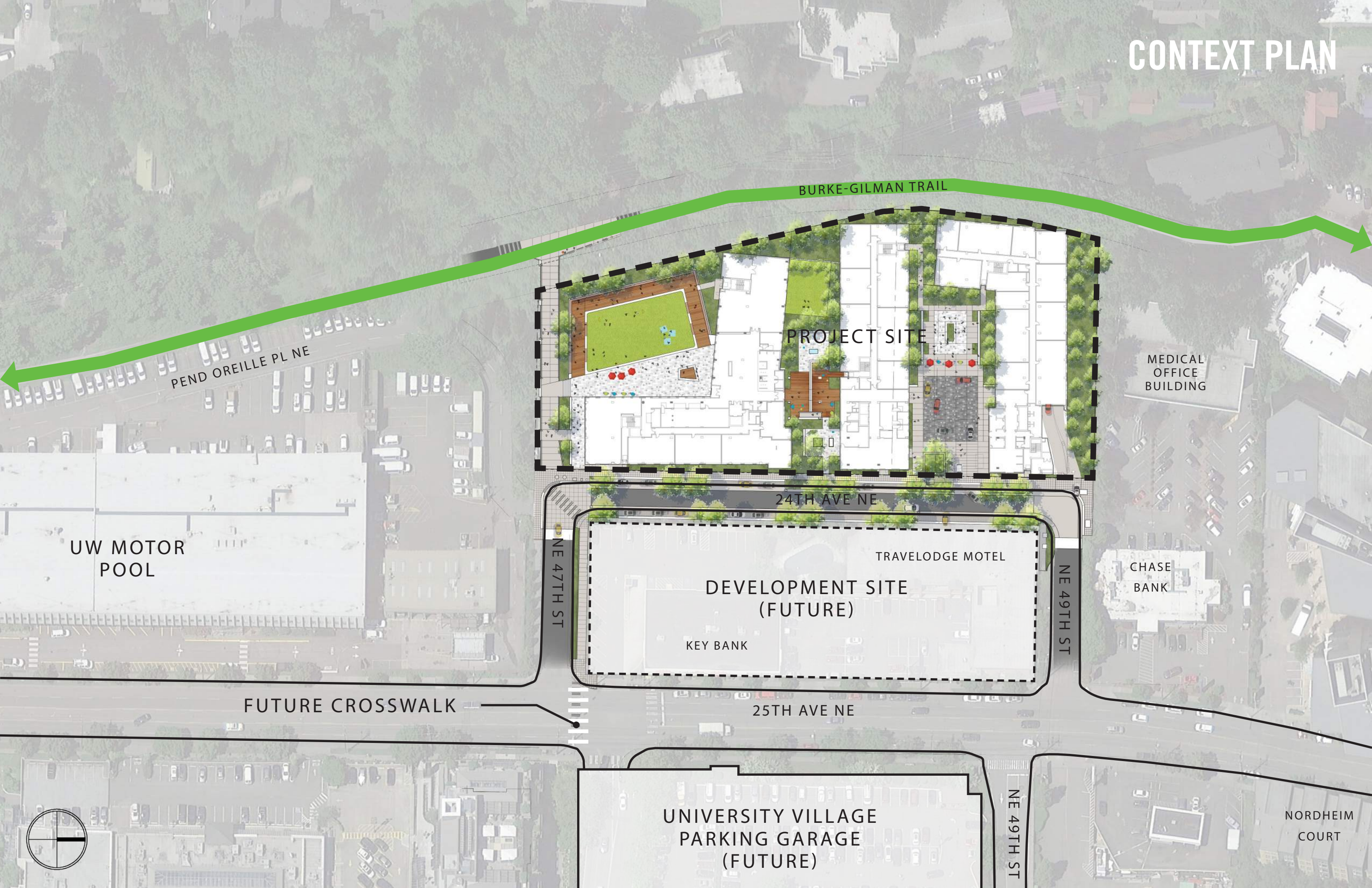
# SITE AERIAL - LOOKING WEST



# SITE PHOTOS - BURKE GILMAN TRAIL



# CONTEXT PLAN



BURKE-GILMAN TRAIL

PEND OREILLE PL NE

PROJECT SITE

MEDICAL OFFICE BUILDING

UW MOTOR POOL

24TH AVE NE

TRAVELODGE MOTEL

DEVELOPMENT SITE (FUTURE)

CHASE BANK

KEY BANK

FUTURE CROSSWALK

25TH AVE NE

UNIVERSITY VILLAGE PARKING GARAGE (FUTURE)

NORDHEIM COURT



# AERIAL VIEW



# SITE PLAN



BURKE-GILMAN TRAIL

+49

+47

+50

TRAIL CONNECTION

TRAILSIDE COMMONS

+38

+38

STUDY COURTYARD

+38

+38

+39.5

+39.5

+40

ARRIVAL COURT

+40

+37.5

+39

+40.25

PEND OREILLE PL NE

24TH AVE NE

NE 47TH ST

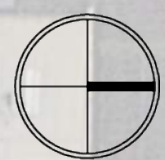
NE 49TH ST

FUTURE DEVELOPMENT SITE

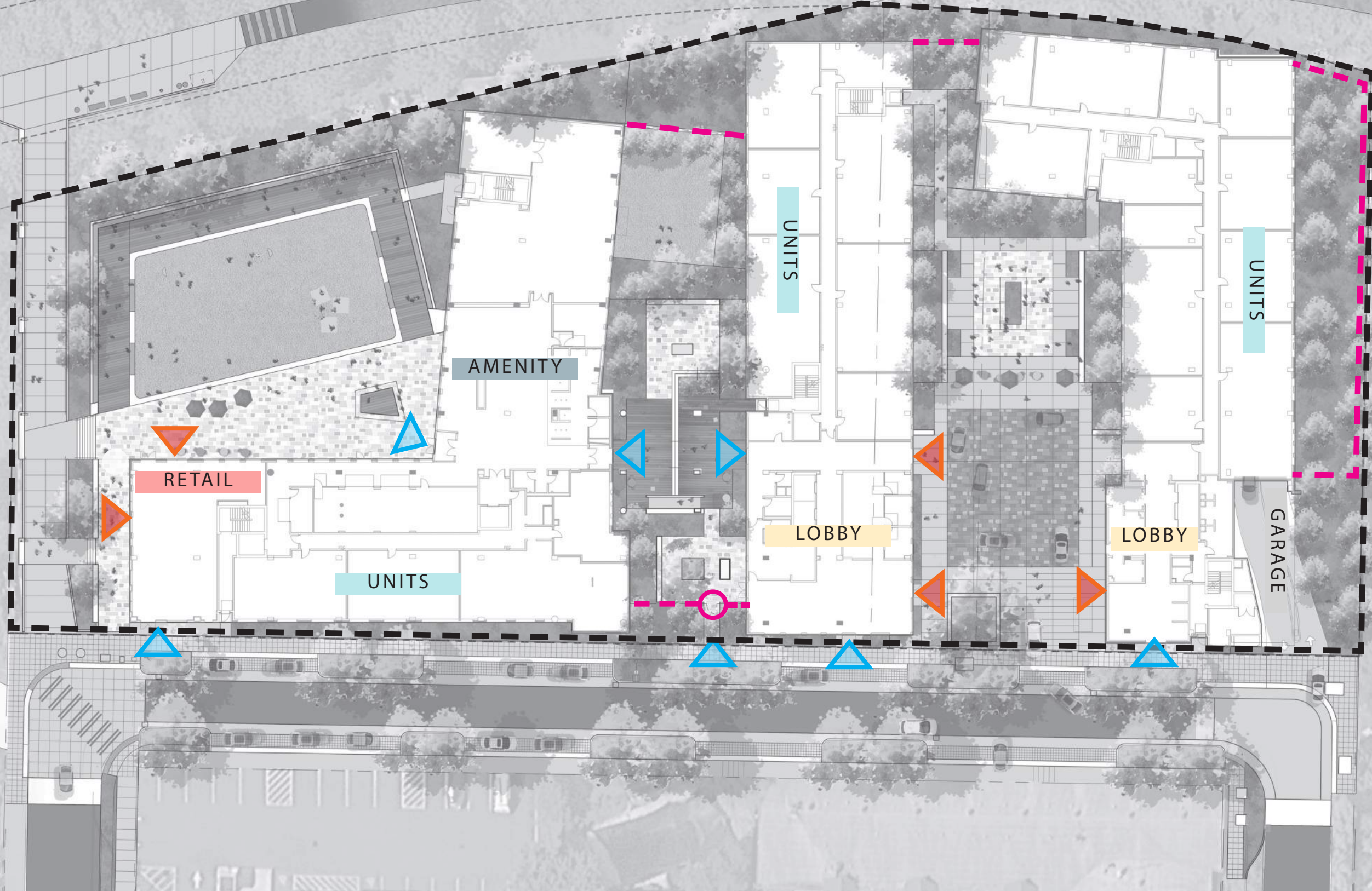
MEDICAL OFFICE BUILDING

CHASE BANK

UW MOTOR POOL



# LEVEL 1 FLOOR PLAN



# BGT CONNECTION



BURKE-GILMAN TRAIL

+50

8%  
Typ

16'

37.5'

24th Ave NE

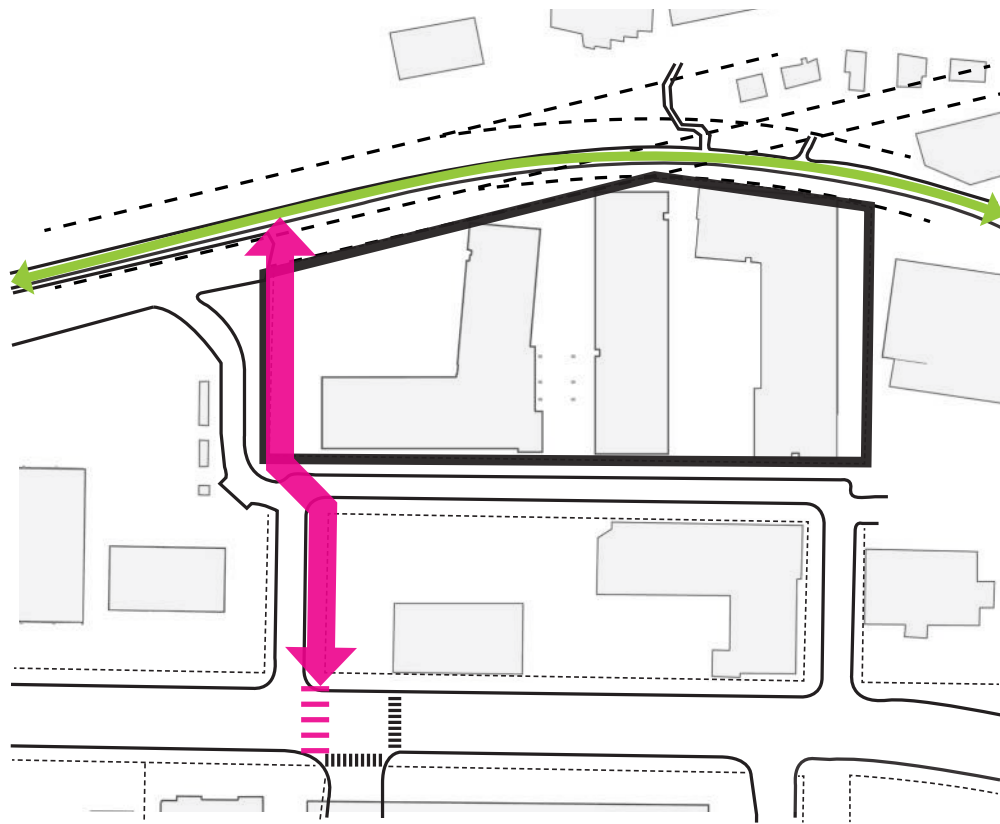
NE 47th St



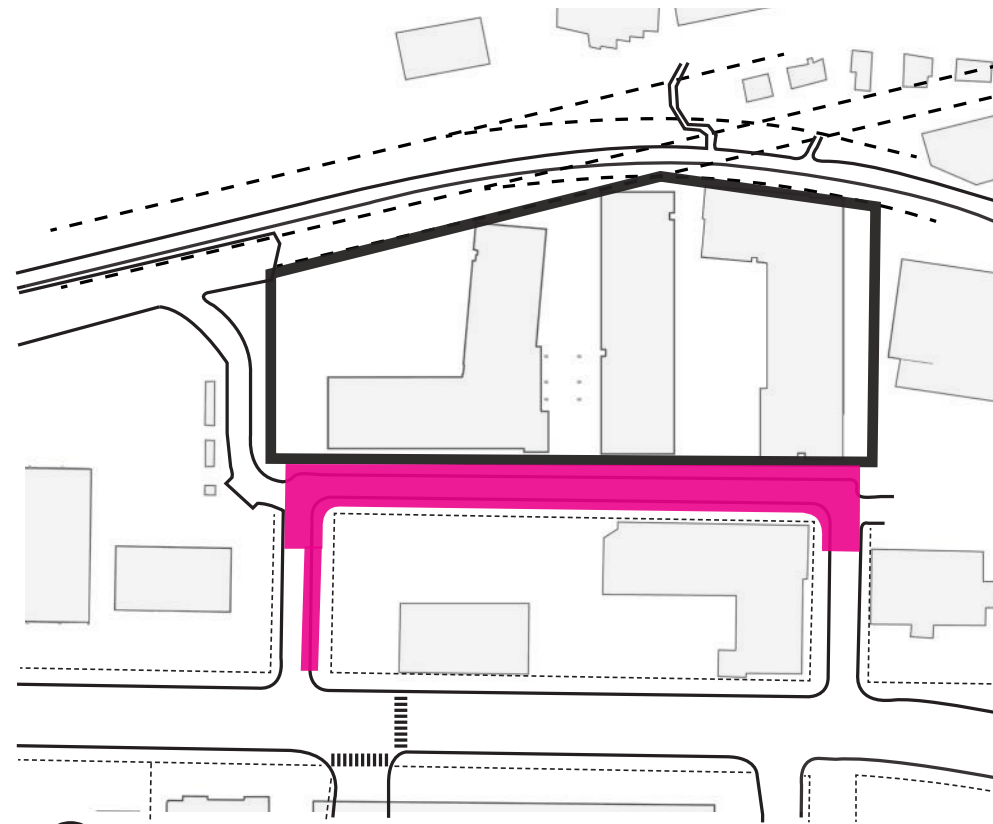
An aerial photograph of a city, showing a dense residential area with many houses and trees, transitioning into a more commercial or institutional area with larger buildings and parking lots. The entire image is covered with a semi-transparent grey overlay. Centered over the image is the text "PUBLIC BENEFIT REVIEW" in a large, bold, white, sans-serif font.

# PUBLIC BENEFIT REVIEW

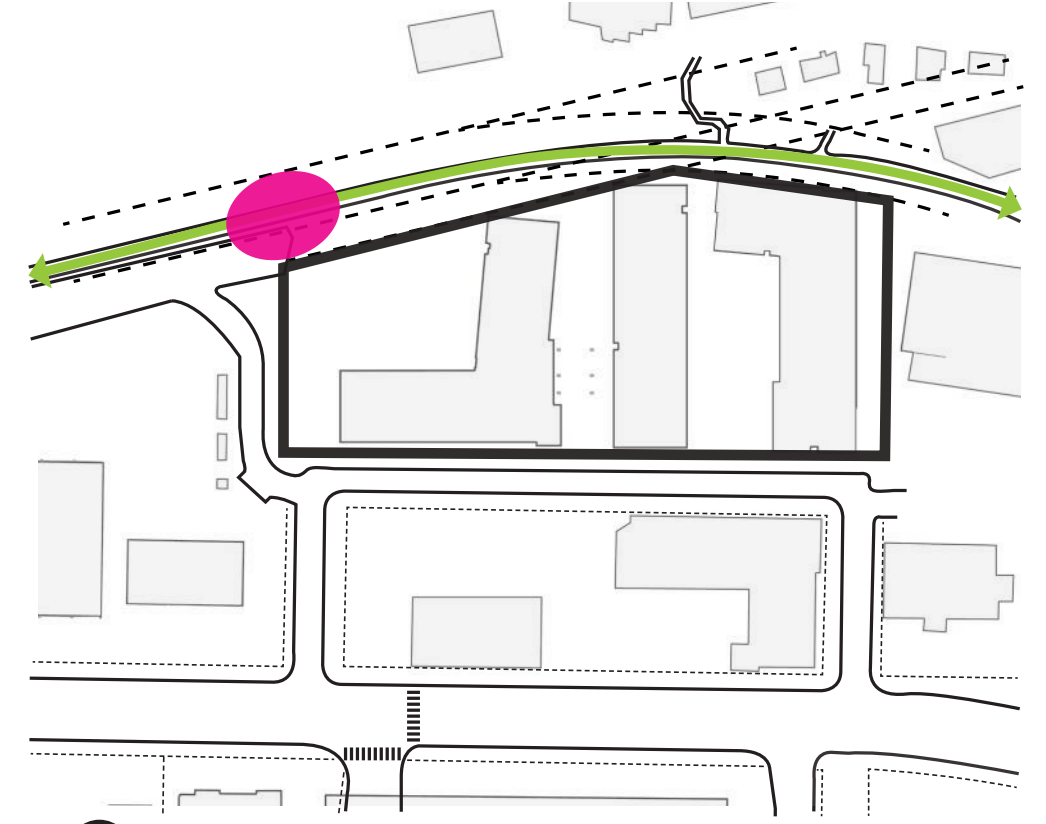
# PUBLIC BENEFIT REVIEW



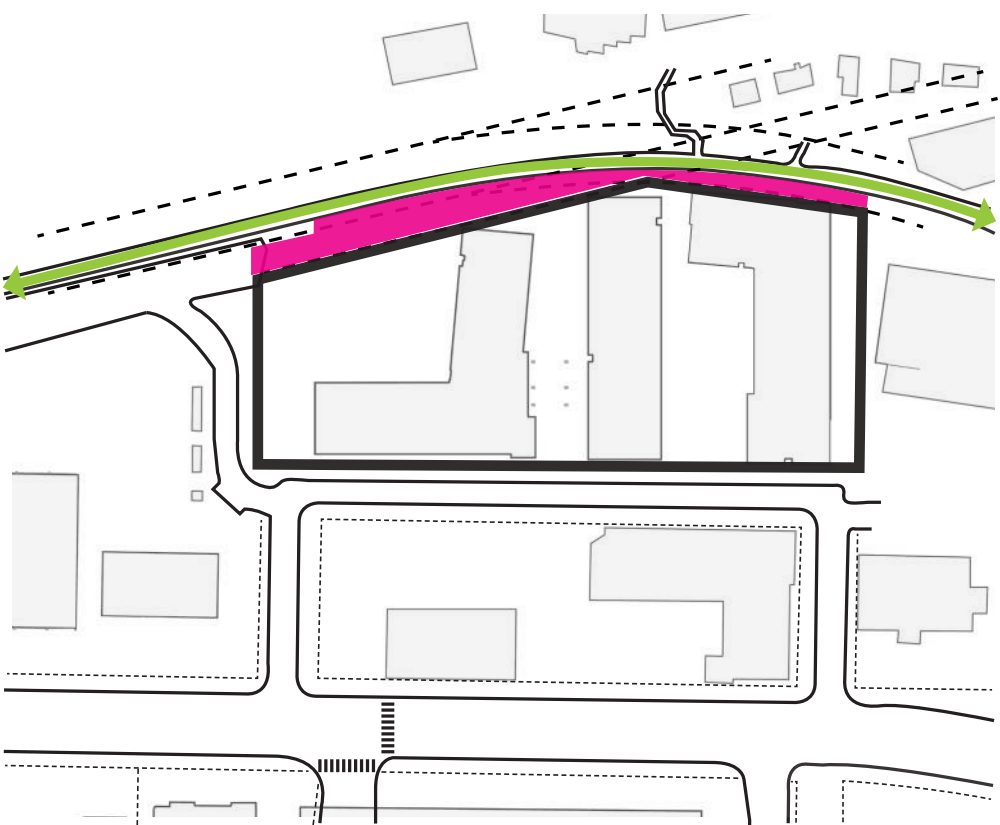
① Burke-Gilman Trail Connection



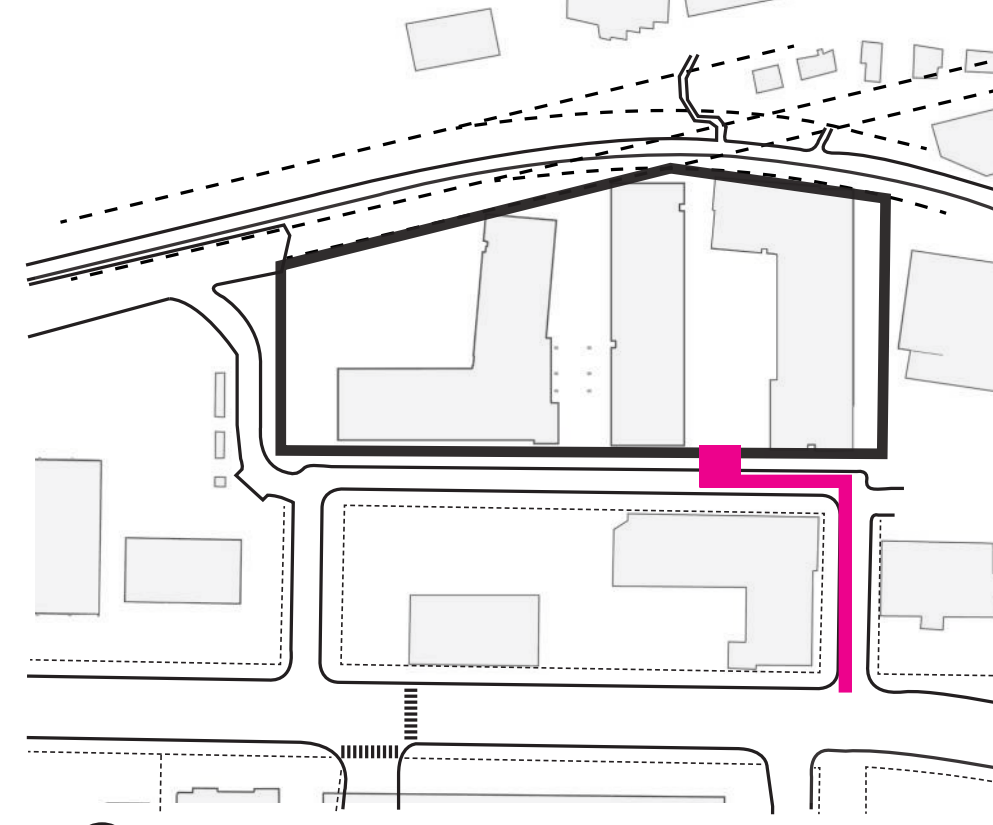
② Enhanced ROW Improvements



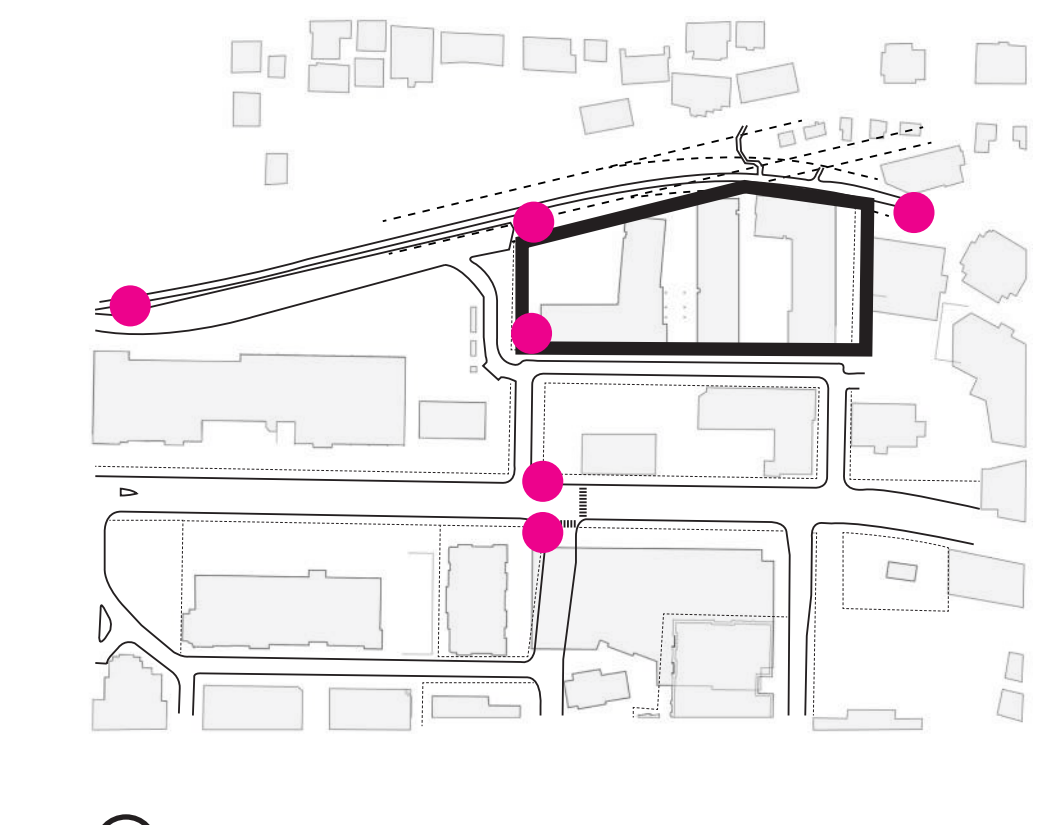
③ Burke-Gilman Trail Amenities



④ Landscape Restoration

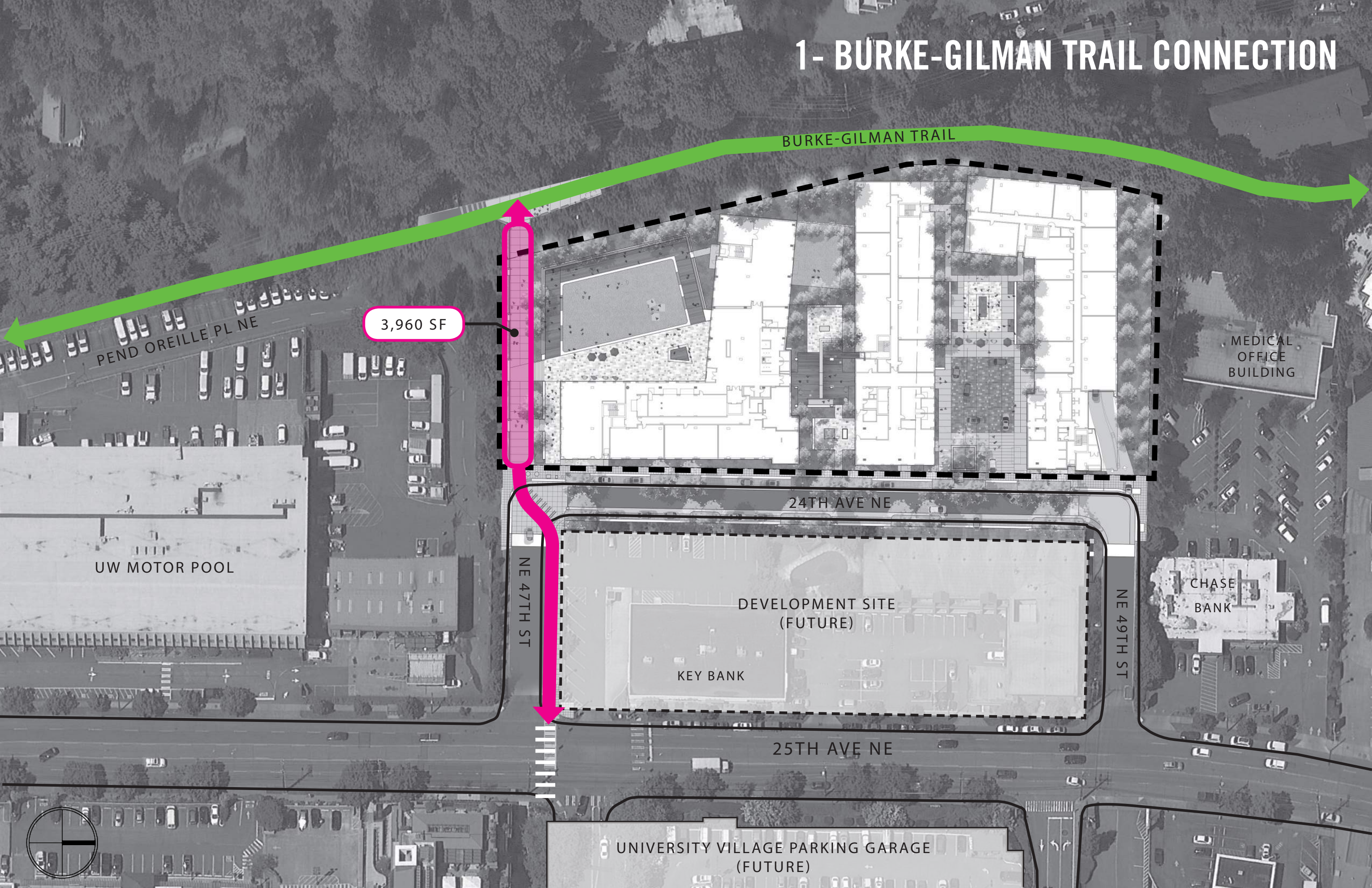


⑤ Utility Upgrades



⑥ Wayfinding

# 1- BURKE-GILMAN TRAIL CONNECTION



BURKE-GILMAN TRAIL

3,960 SF

MEDICAL OFFICE BUILDING

UW MOTOR POOL

24TH AVE NE

DEVELOPMENT SITE (FUTURE)

KEY BANK

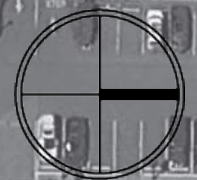
CHASE BANK

NE 47TH ST

NE 49TH ST

25TH AVE NE

UNIVERSITY VILLAGE PARKING GARAGE (FUTURE)



# 1- BURKE-GILMAN TRAIL CONNECTION

## Description:

- Direct pedestrian/bicycle connection from Burke-Gilman Trail to 25th Avenue NE  
Right-of-Way

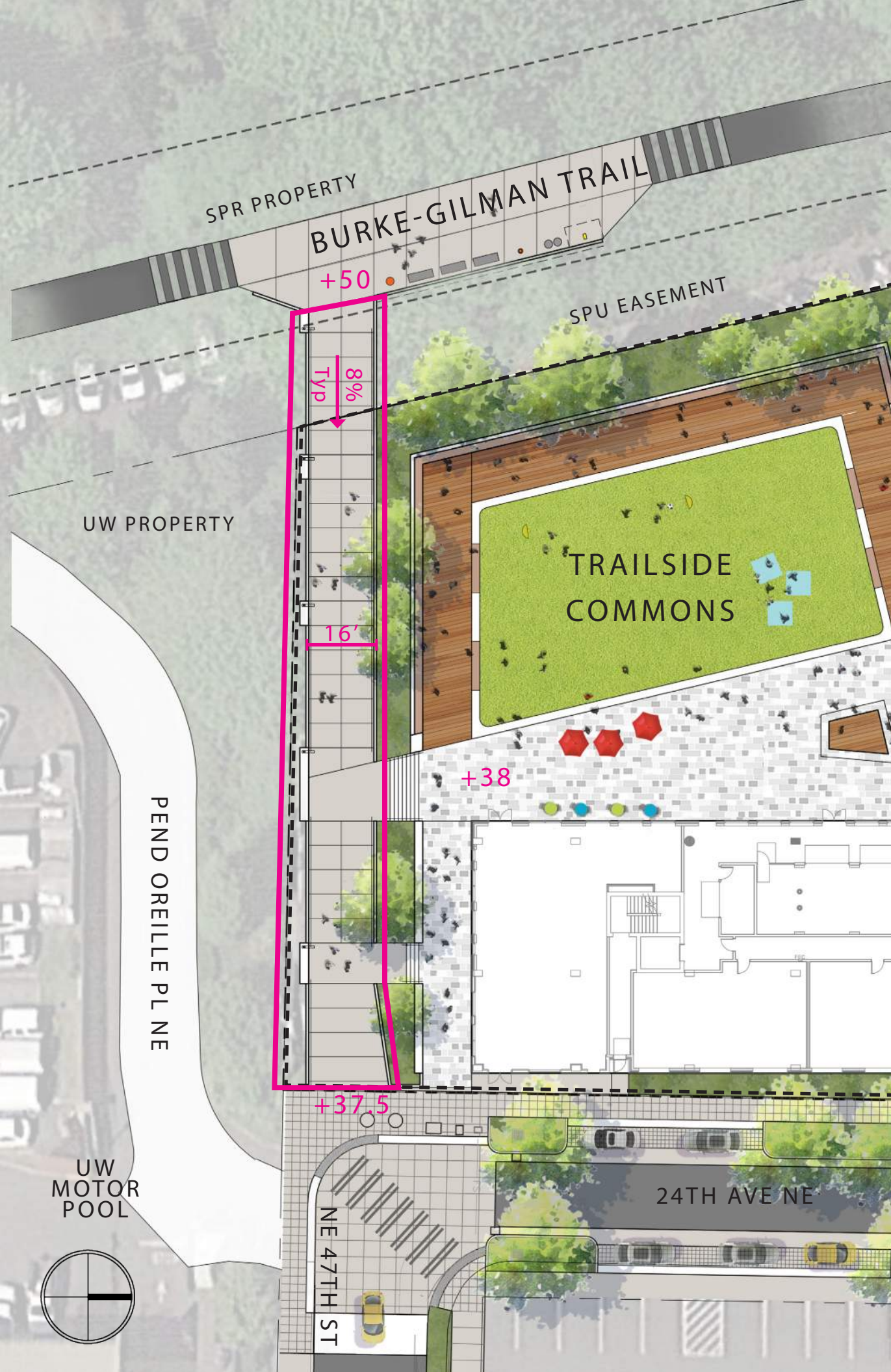
## Who we are working with + Approvals:

- SPR & SPU for permits and approvals
- Community groups to guide and advocate for access location, design and amenities

## Metrics:

- 3,960 sf of area dedicated to access from BGT to 24th Ave NE
- 5 pedestrian scale light fixtures
- Seating walls at landings for rest
- Bollards and stop signs

# 1- BURKE-GILMAN TRAIL CONNECTION



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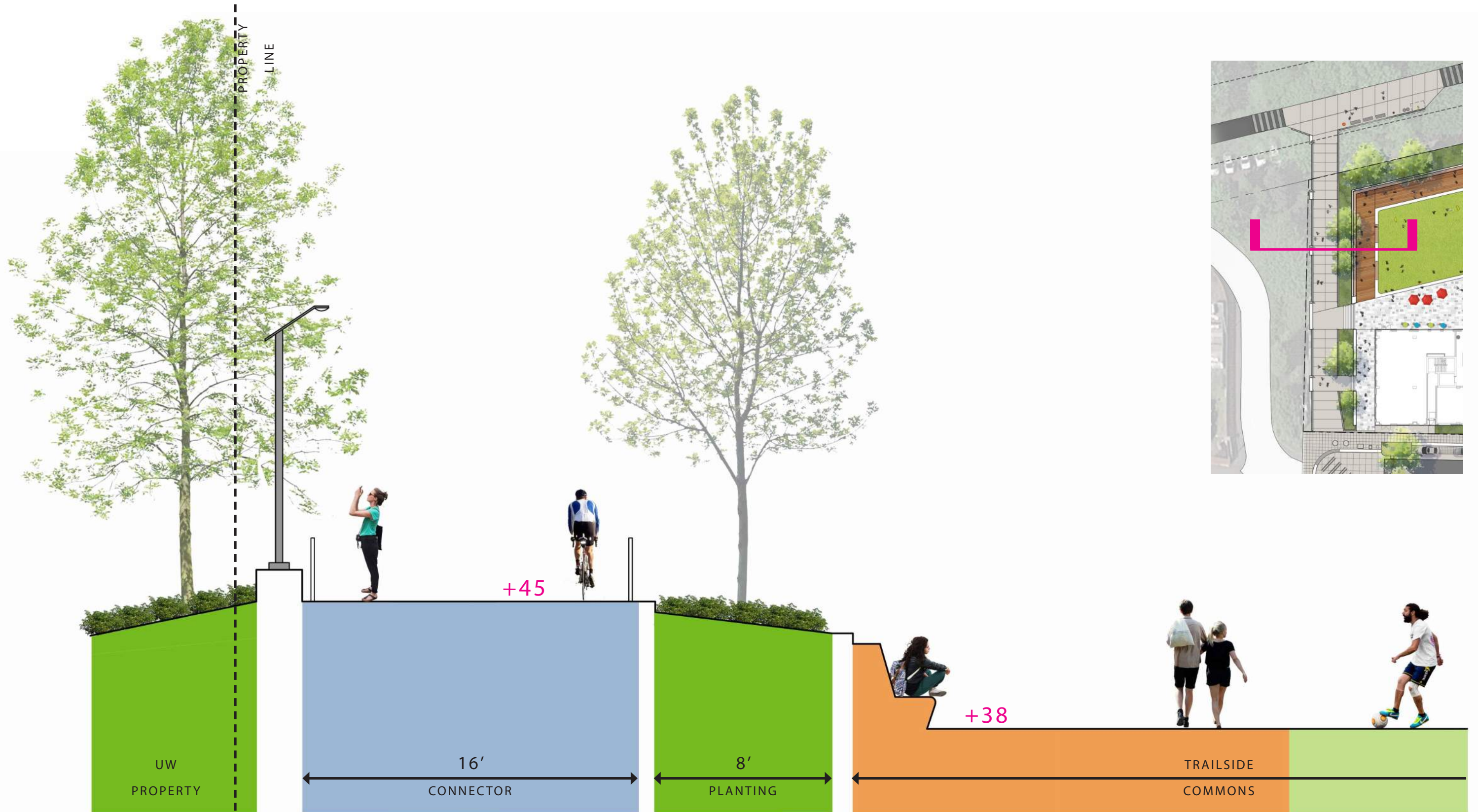
24th Ave NE



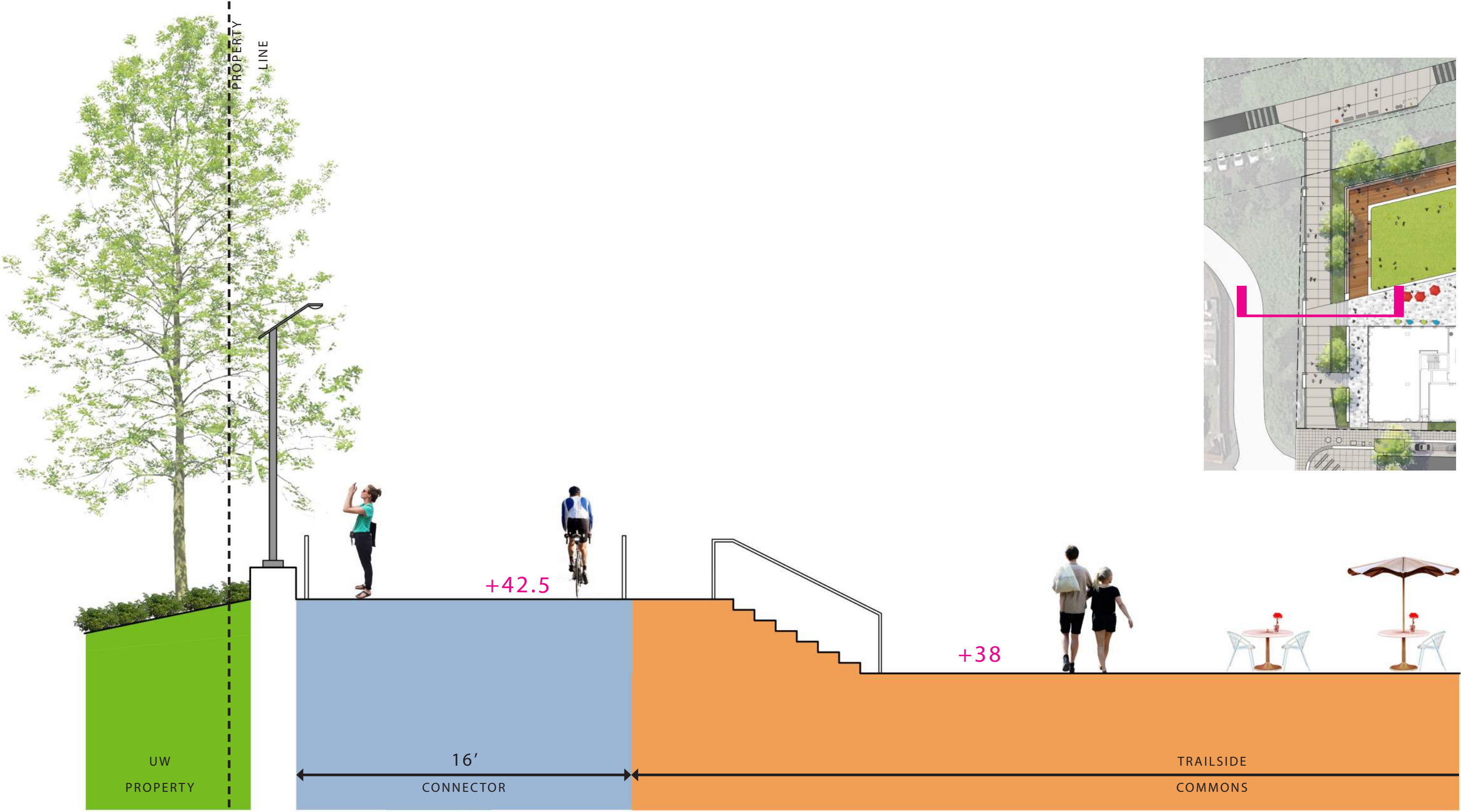
# 1- BURKE-GILMAN TRAIL CONNECTION



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# 1- BURKE-GILMAN TRAIL CONNECTION



# 1- BURKE-GILMAN TRAIL CONNECTION



Burke Gilman Connector at Children's Hospital



UW Burke Gilman/Rainier Vista Connection



Bicycle Ramp at ST Station/Montlake Triangle

# 1- BURKE-GILMAN TRAIL CONNECTION



# 1- BURKE-GILMAN TRAIL CONNECTION



BGT AMENITY ZONE

BURKE-GILMAN TRAIL

# 1- BURKE-GILMAN TRAIL CONNECTION



BGT AMENITY ZONE

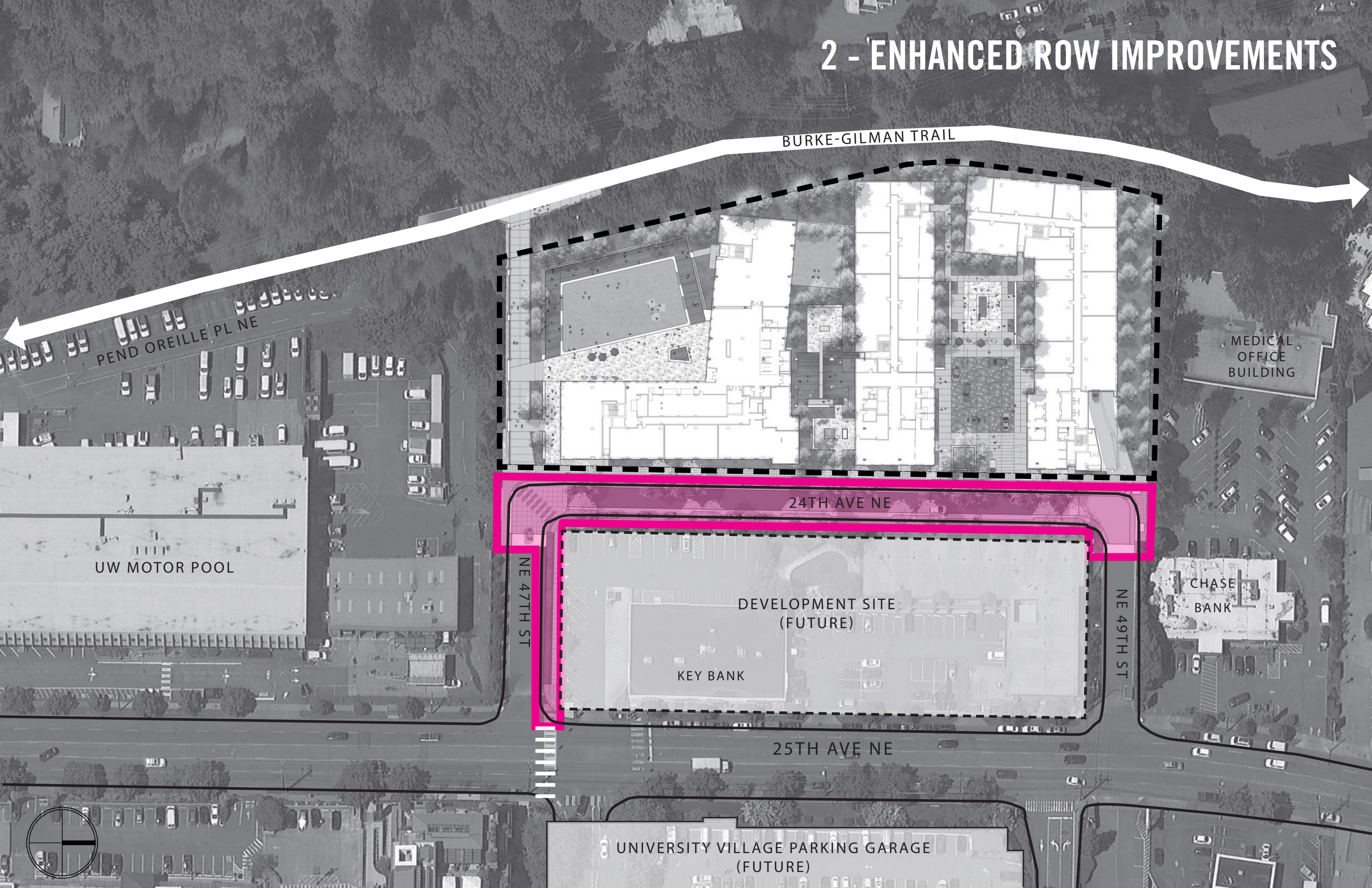
BURKE-GILMAN TRAIL

# 1- BURKE-GILMAN TRAIL CONNECTION





# 2 - ENHANCED ROW IMPROVEMENTS



BURKE-GILMAN TRAIL

POND OREILLE PL NE

UW MOTOR POOL

MEDICAL OFFICE BUILDING

24TH AVE NE

DEVELOPMENT SITE (FUTURE)

KEY BANK

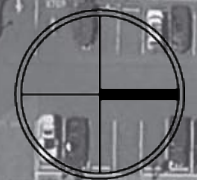
CHASE BANK

NE 47TH ST

NE 49TH ST

25TH AVE NE

UNIVERSITY VILLAGE PARKING GARAGE (FUTURE)



## 2 - ENHANCED ROW IMPROVEMENTS

### Description:

- 24th Avenue NE Curbless Street
- NE 47th Street Pedestrian/Bicycle Connection

### Who we are working with + Approvals:

- SDOT, adjacent property owners, Greystar
- Approvals with SDOT, 60% SIP, Emily Ehlers & Matt Tablano / SDOT

### Metrics:

- 24th Ave NE improvements: raised curbless street the entire length of 24th wrapping around corners (not required), improvements to east half of the street to face of sidewalk (remainder by Greystar)
- NE 47 St improvements: 8' wide pedestrian/bicycle trail, planting strip, back of curb only

## 2 - ENHANCED ROW IMPROVEMENTS



### 24th Avenue NE

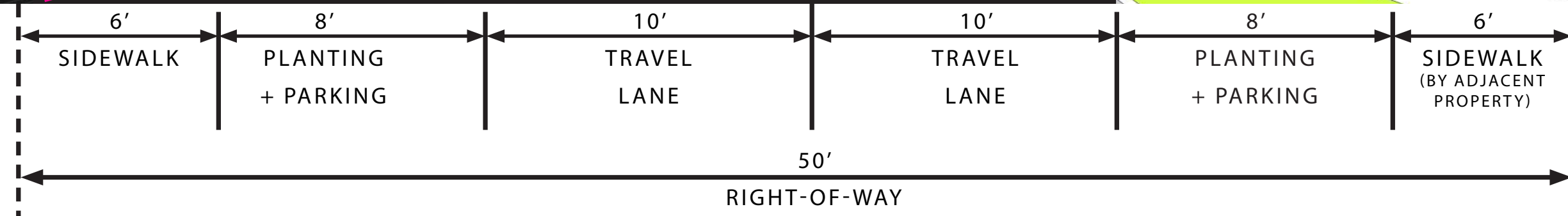
#### Existing Conditions:

- 50' Right-of-Way
- Sidewalk on West only
- OH Power on West

#### Baseline SIP Requirements:

- Improvements along West only
- 4' Setback at Property Line
- Existing Sidewalk to remain
- Street Trees between sidewalk/P.L.

# 2 - ENHANCED ROW IMPROVEMENTS



## 2 - ENHANCED ROW IMPROVEMENTS



### NE 47th Street

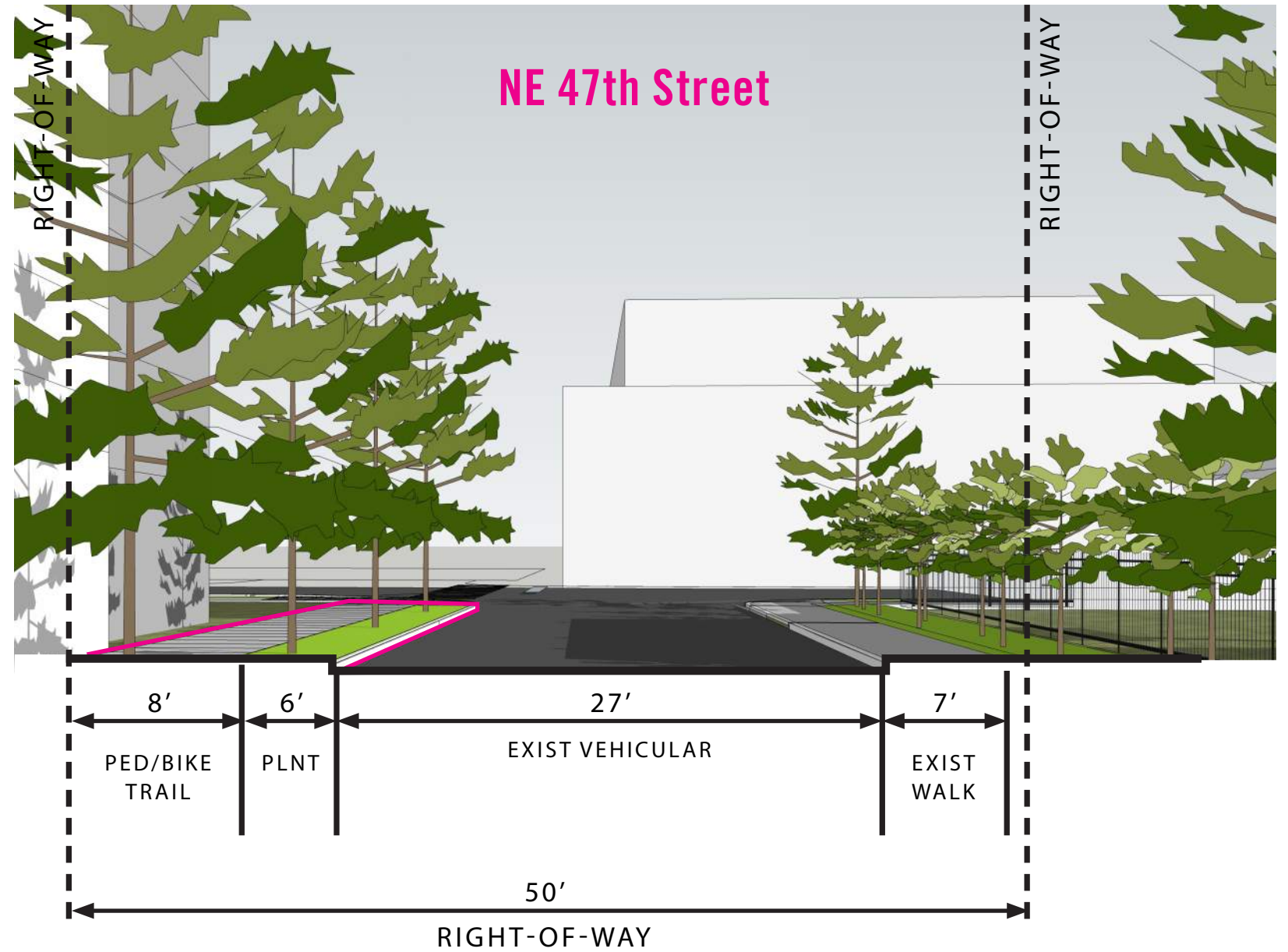
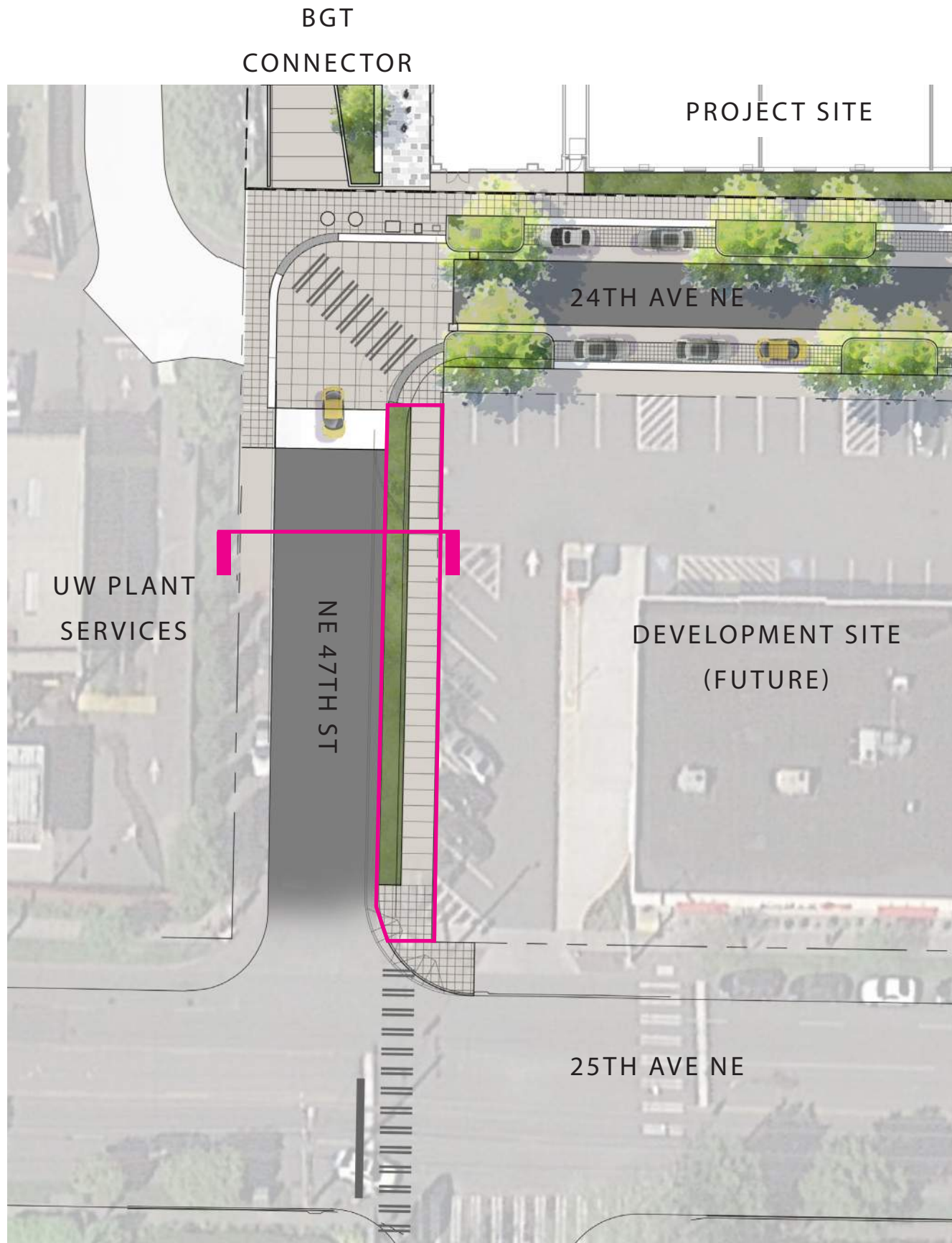
#### Existing Conditions:

- 50' Right-of-Way
- Sidewalk on South only

#### Baseline SIP Requirements:

- None

# 2 - ENHANCED ROW IMPROVEMENTS



# 2 - ENHANCED ROW IMPROVEMENTS



## 2 - ENHANCED ROW IMPROVEMENTS





# 3- BURKE-GILMAN TRAIL AMENITIES

BURKE-GILMAN TRAIL

2,160 SF

MEDICAL OFFICE BUILDING

PEND OREILLE PL NE

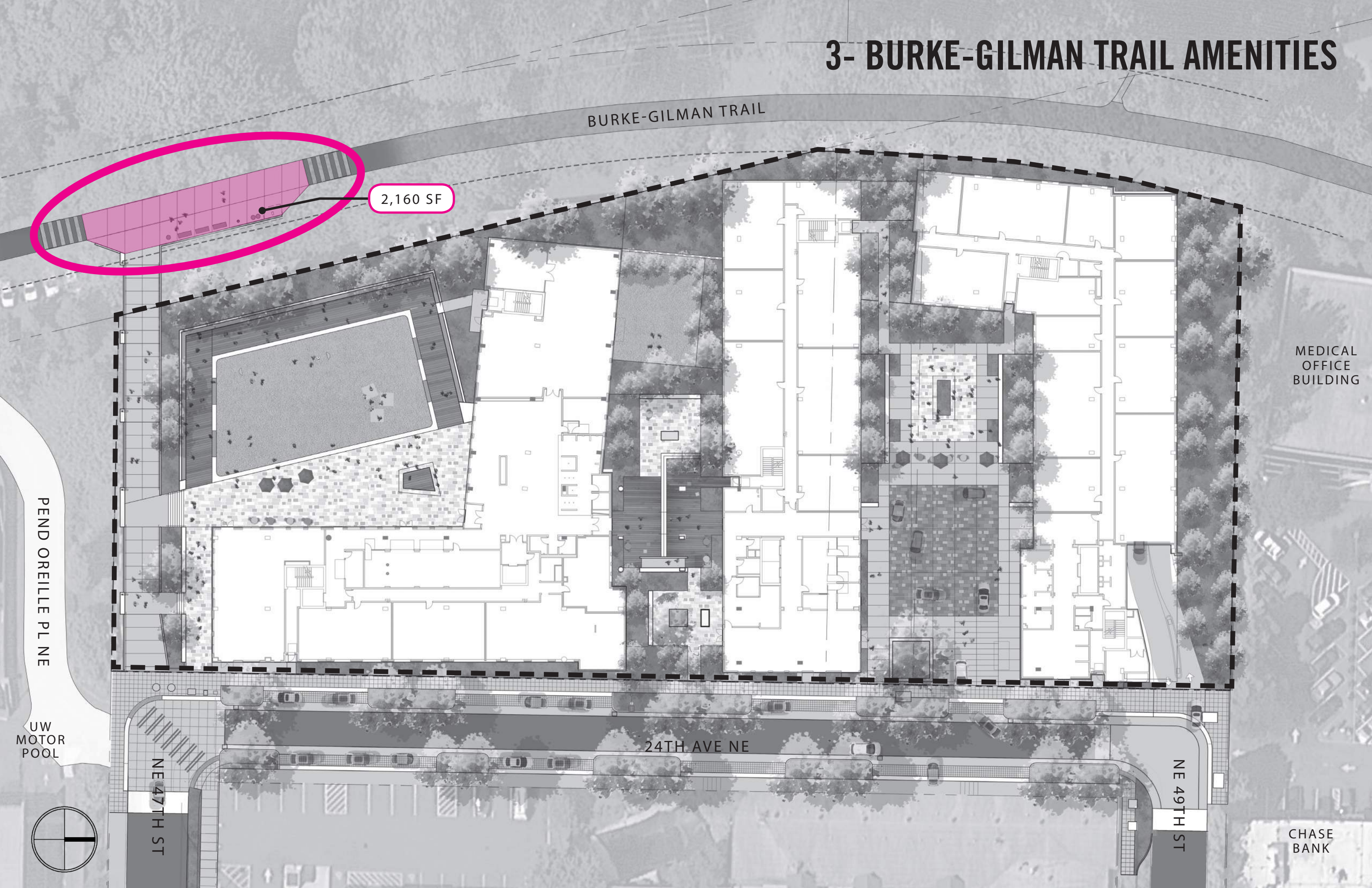
UW MOTOR POOL

24TH AVE NE

NE 47TH ST

NE 49TH ST

CHASE BANK



## 3- BURKE-GILMAN TRAIL AMENITIES

### Description:

- Rest stop with pedestrian/bicycle amenities along Burke-Gilman Trail

### Who we are working with + Approvals:

- SPR for permits and approvals
- Community groups to guide and advocate for access location, design and amenities

### Metrics:

- 2,160 sf of improved area
- Amenities: pedestrian lighting, drinking fountain/bottle filler, seating, bike fixit station, wayfinding sign, information kiosk, surfacing, split-rail fence
- Amenities maintained by property owner

### 3- BURKE-GILMAN TRAIL AMENITIES



Informational Kiosk



Benches / Litter & Trash Receptacles

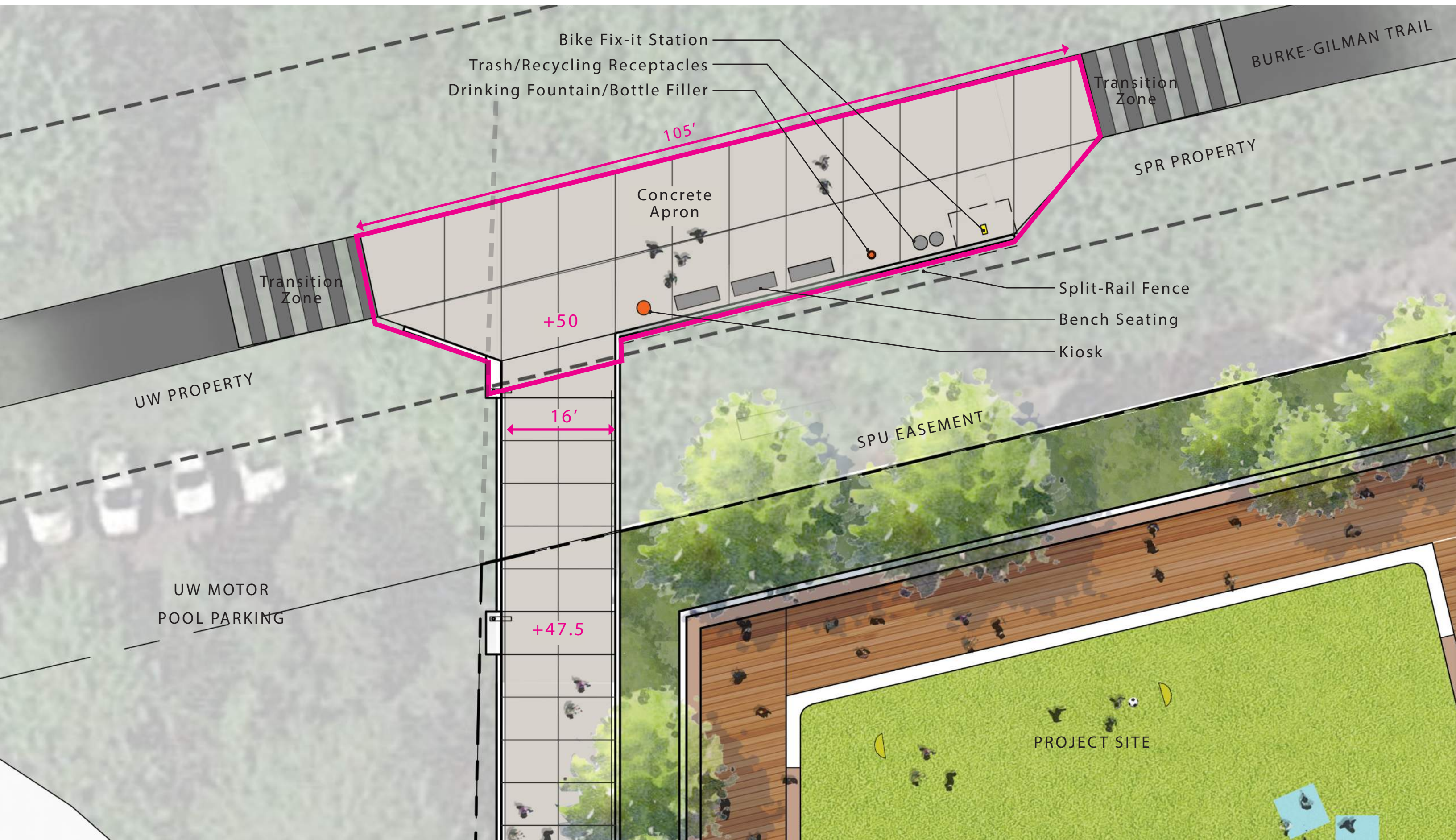


Bottle Filler / Drinking Fountain



Bike Fix-it Station

# 3- BURKE-GILMAN TRAIL AMENITIES



# 3- BURKE-GILMAN TRAIL AMENITIES



Transition Zone Paving Detail



Burke Gilman Mixing Zone at Mercer Court (University of Washington)

# 3- BURKE-GILMAN TRAIL AMENITIES

## 3.3 NODES

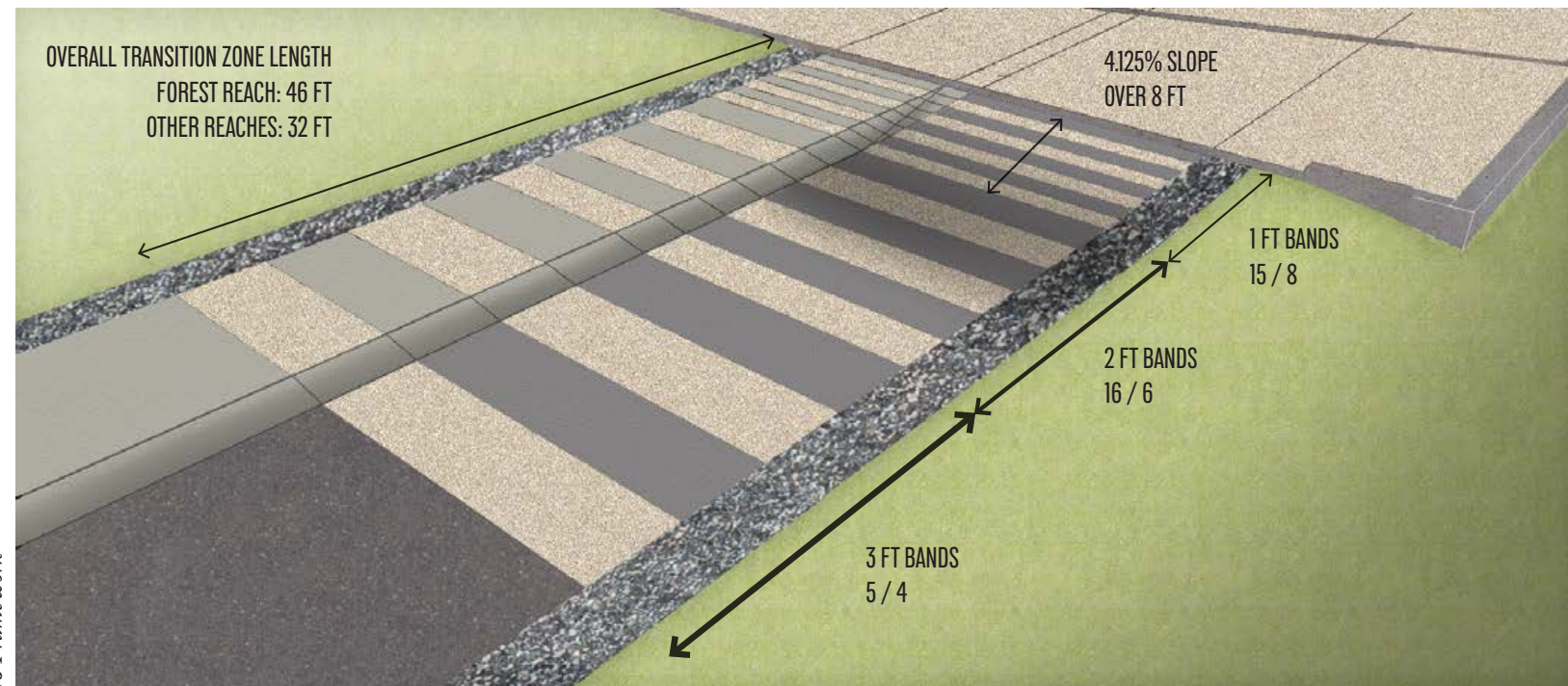
Proposed nodes are divided into three categories: major mixing zone, minor mixing zone, and overlook. Each type of node has unique characteristics specific to its place in the node hierarchy, but all share common features that serve to define and distinguish them from the trail proper.

The nodes are wider than the trail itself, creating places of refuge for connecting trail users and carving out niches for seating, bicycle parking, and wayfinding devices. The paved surface of each mixing zone and overlook is defined by a fine exposed aggregate concrete surface crisscrossed by both wide bands of coarser exposed aggregate concrete and sawcut score joints. These bands and joints are pulled through the nodes as extensions of connecting pathways, the resulting weave of lines emphasizing the various vectors crossing and connecting to the BGT.

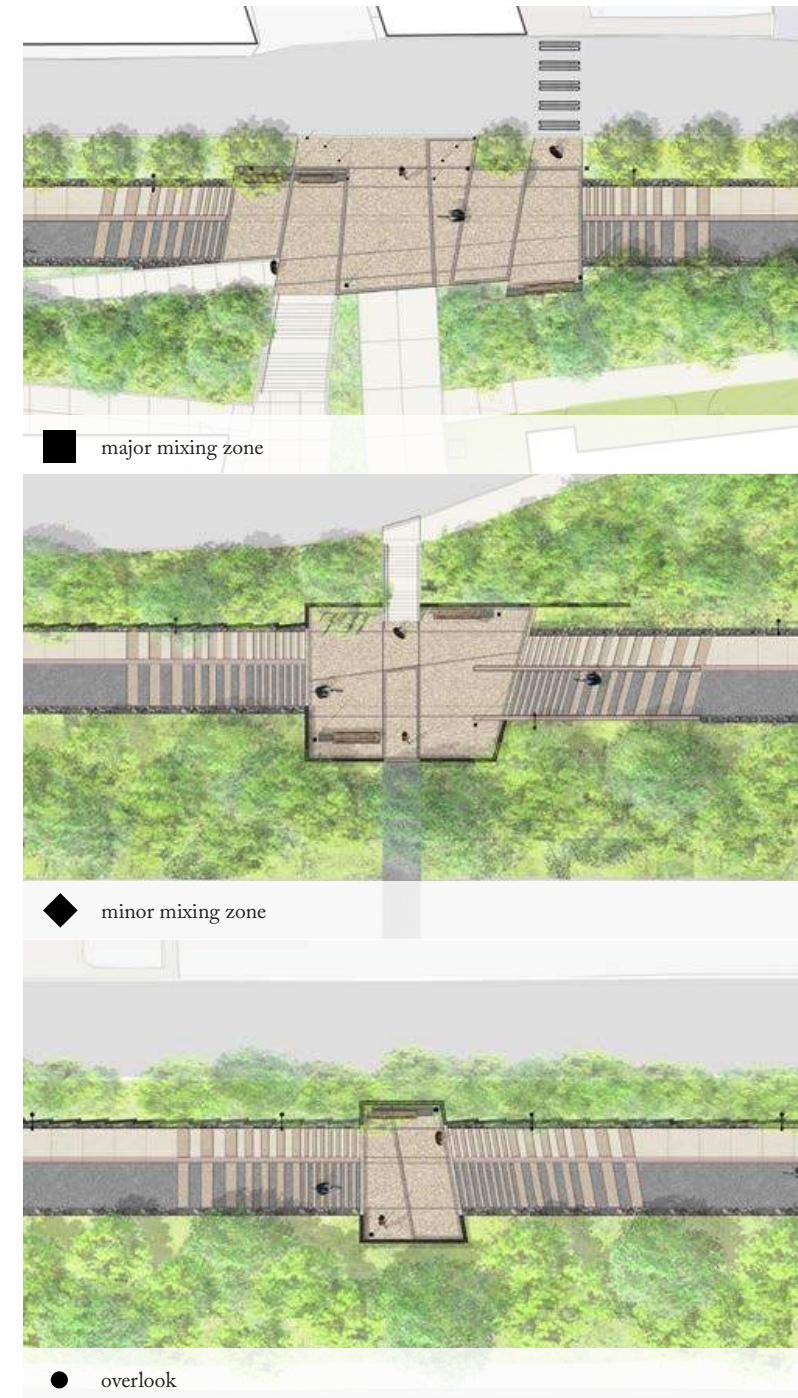
The edges of each node dissolve into the trail by way of transition zones. These transition zones are comprised of repeated bands of mixing zone or overlook pavement, alternated with bands of trail pavements, whose width and spacing varies with their distance from the edge of the node edge. These barred transition zones serve to alert trail users - and in particular, cyclists - to mixing zone cross traffic and connecting traffic. They also allow for the grade-

separated trail section to ramp up to the tabled mixing zones.

The transition zones are consistent from reach to reach, excepting the Forest Reach. Here, due to the long, straight runs of trail and the likelihood that cyclists will be traveling at higher speeds, the transition zones are longer than elsewhere. Forest Reach transition zones are 46 feet long and composed of 15 one foot bands, 16 two foot bands, and 5 three foot bands; the remaining transition zones are 32 feet long and composed of 8 one foot bands, 6 two foot bands, and 4 three foot bands. In both instances, the bicycle trail ramps up to the mixing zone over the length of the 8 one foot bands closest to the mixing zone, negotiating the 4 inch curb height at a 4.125% slope. This ramping condition effectively tables the mixing zone relative to the bicycle path, alerting and slowing cyclists.



40 Framework



### 3- BURKE-GILMAN TRAIL AMENITIES



Burke Gilman Trail Amenity/Connector at Children's Hospital



Burke Gilman Trail Amenity/Connector at Children's Hospital

# 3- BURKE-GILMAN TRAIL AMENITIES



BGT AMENITY ZONE

BURKE-GILMAN TRAIL



# 3- BURKE-GILMAN TRAIL AMENITIES



# 4 - BURKE-GILMAN TRAIL LANDSCAPE RESTORATION

BURKE-GILMAN TRAIL

12,530 SF

MEDICAL OFFICE BUILDING

PEND OREILLE PL NE

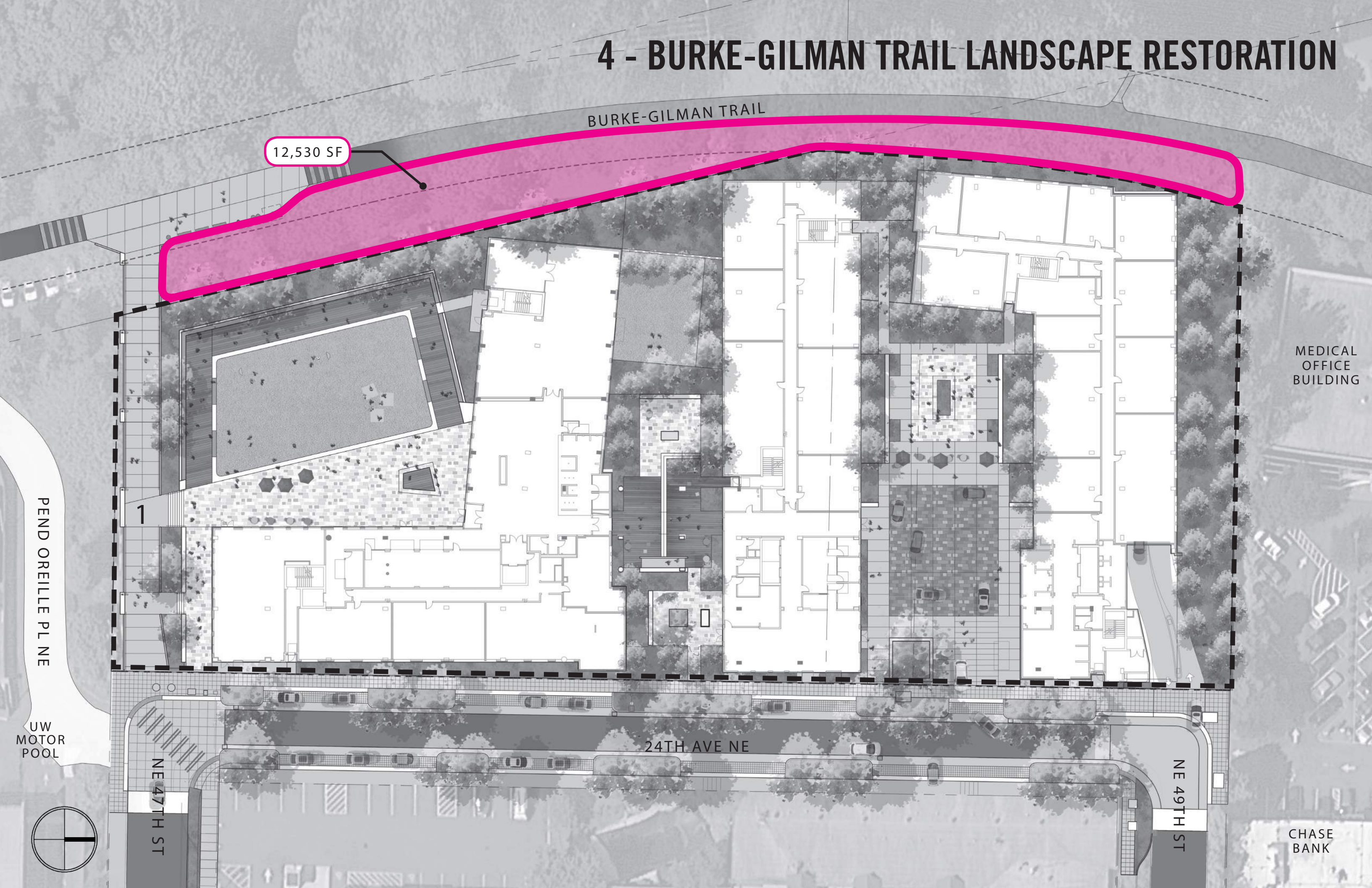
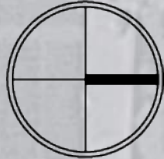
UW MOTOR POOL

24TH AVE NE

NE 47TH ST

NE 49TH ST

CHASE BANK



# 4 - BURKE-GILMAN TRAIL LANDSCAPE RESTORATION

## Description:

- Removal of invasive plants and native plant restoration along Burke-Gilman Trail

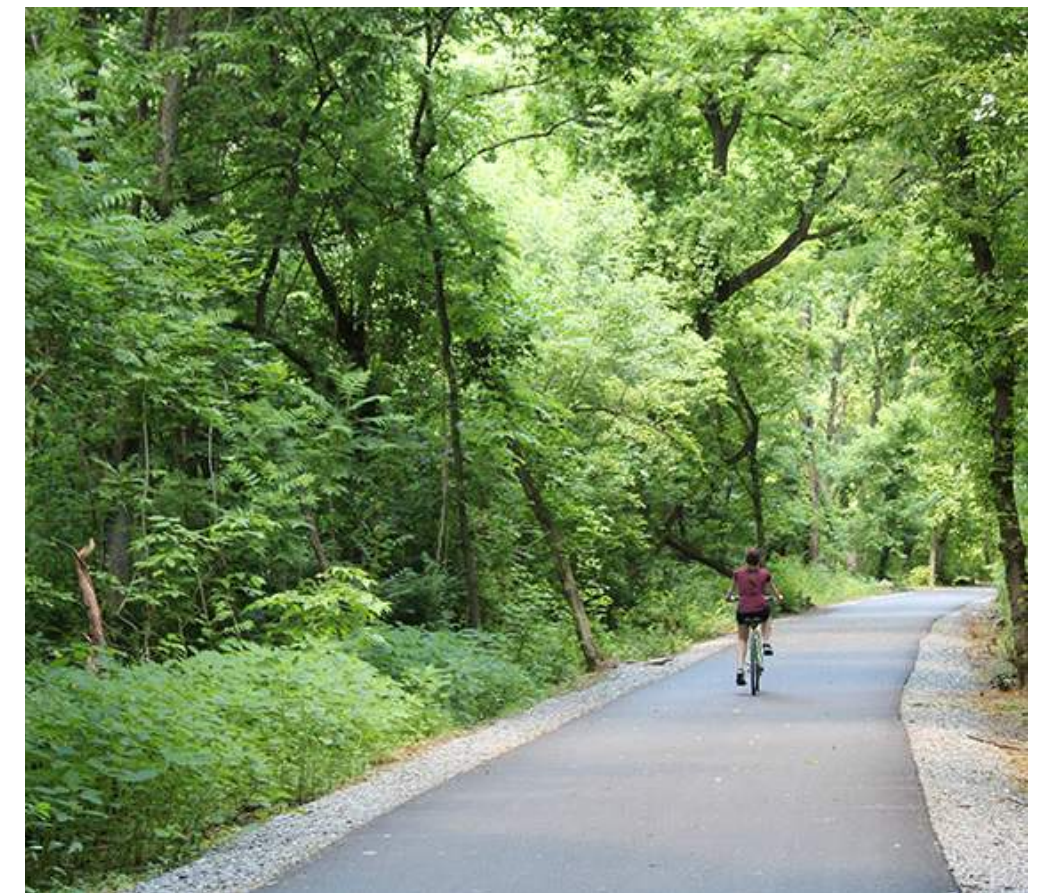
## Who we are working with + Approvals:

- SPR & SPU for permits and approvals
- Green Seattle Partnership & Forterra (Joanna Nelson) for partnership / funding amount

## Metrics:

- 12,530 sf of area restored landscape
- Self-performed or \$15,000 contribution to Green Seattle Partnership
- Includes funds for maintenance

# 4 - BURKE-GILMAN TRAIL LANDSCAPE RESTORATION



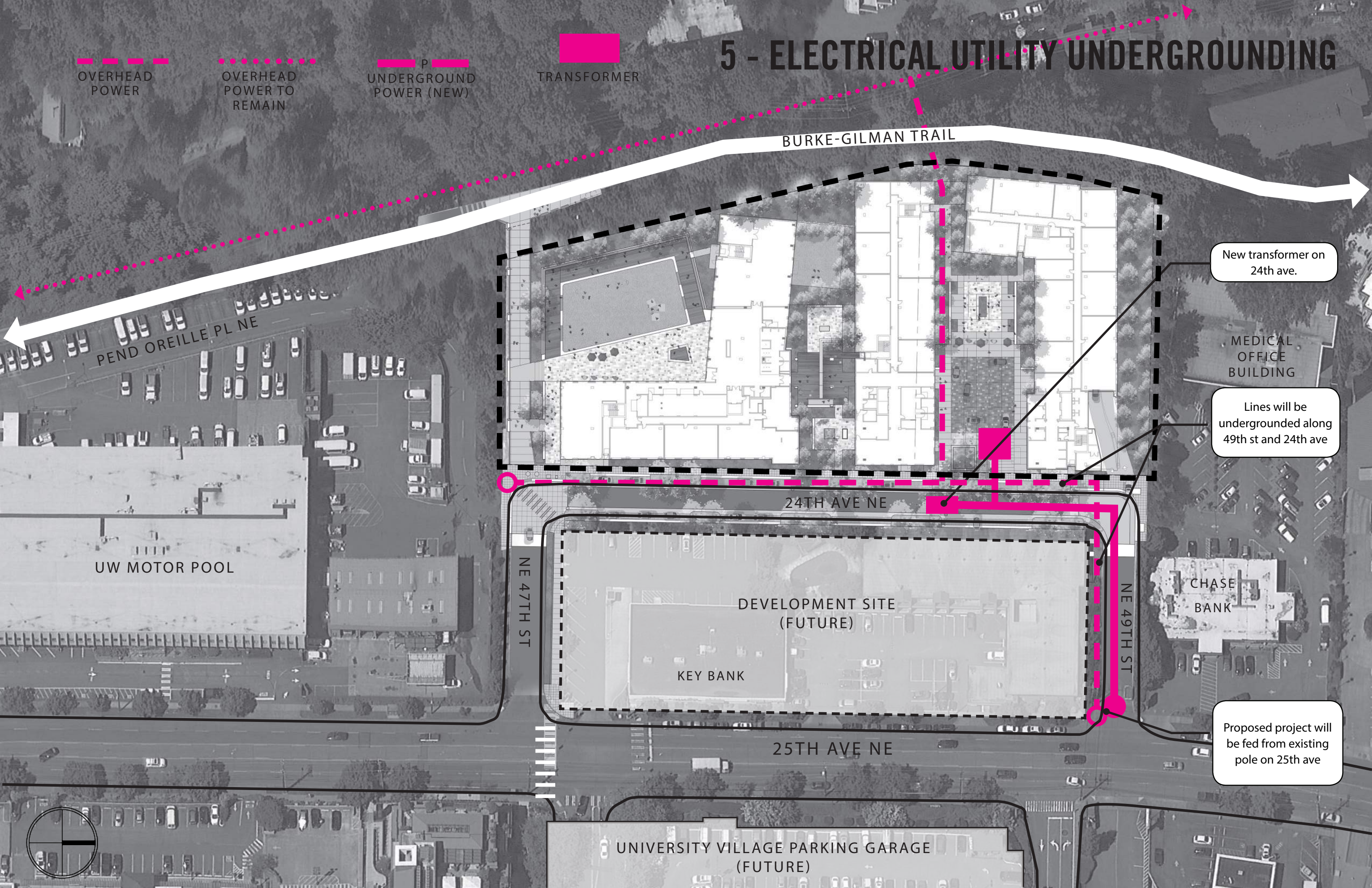
# 5 - ELECTRICAL UTILITY UNDERGROUNDING

OVERHEAD POWER

OVERHEAD POWER TO REMAIN

UNDERGROUND POWER (NEW)

TRANSFORMER



New transformer on 24th ave.

Lines will be undergrounded along 49th st and 24th ave

Proposed project will be fed from existing pole on 25th ave



### Description:

- Existing overhead power across Burke-Gilman Trail will be re-routed from East and underground to enhance system reliability

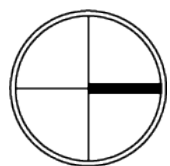
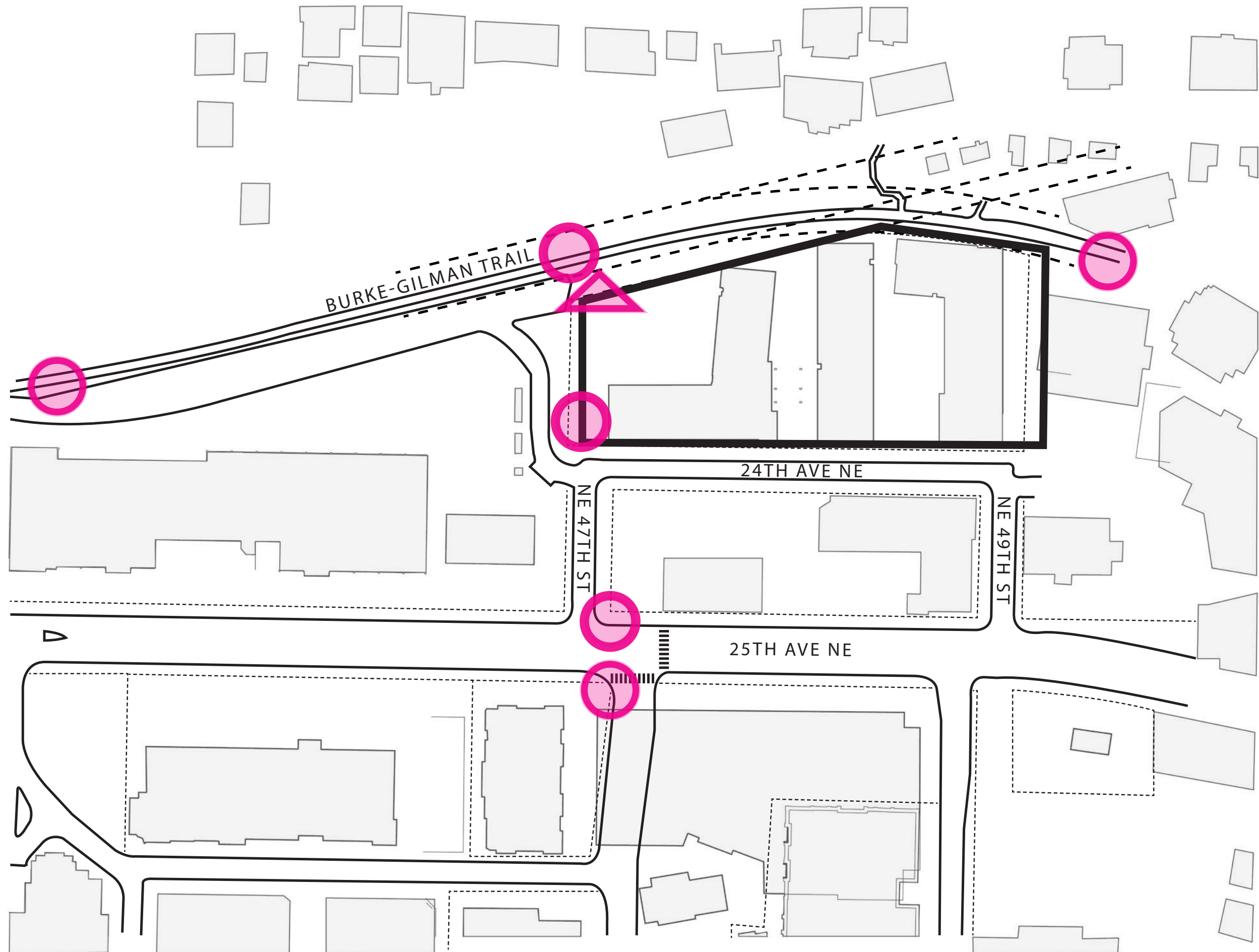
### Who we are working with + Approvals:

- SCL & SPU, adjacent property owners, Greystar

### Metrics:

- 960 LF of Powerline undergrounding

# 6 - WAYFINDING



### Description:

- Pedestrian/bicycle wayfinding signs in project vicinity and information kiosk at Burke-Gilman Trail Connector

### Who we are working with + Approvals:

- SDOT to confirm city wide wayfinding program updates
- Community groups to location of signs and info kiosks

### Metrics:

- 6 wayfinding signs
- 1 information kiosk



# 6 - WAYFINDING



# DRAFT PUBLIC BENEFIT MATRIX

| PUBLIC BENEFIT   | DESCRIPTION  | PROPOSED BENEFIT             | CODE REQUIRED                                |
|--|--|------------------------------|--|
| 1 Burke-Gilman Trail Connection<br>(including 47th Ave ROW Enhancements) | Connection for bikes and pedestrian from BGT to NE 47th St to 25th Ave NE                | 3,960 SF                     | Not required                                 |
|  | Burke-Gilman Trail connection within property  | 3,960 SF                     |  |
|  | Bollards   | 2                            |  |
|  | Pedestrian scale lighting  | 5 Fixtures                   |  |
|  | Plantings and trees  | 500 SF, 4 Trees              |  |
| 2 Enhanced ROW Improvements<br>(24th Ave NE and NE 47th St)              | 24th Ave NE Curbless street per SDOT's street typology                                   | 26,700 SF                    | Minimal 24th Ave NE<br>Frontage Improvements |
|  | Surfacing to SDOT standards  | 16,716 SF                    |  |
|  | Planting area  | 1,700 SF additional planting |  |
|  | Street trees   | 6 additional trees           |  |
|  | Street Lighting  | 1 additional light           |  |
|  | 47th Ave NE ROW enhancements (north side) for bikes/peds between NE 24th St & NE 25th St | 2,380 SF                     |  |
|  | Sidewalk   | 960 SF                       |  |
|  | Planting area  | 660 SF                       |  |
|  | Street Trees   | 4                            |  |
| 3 Burke Gilman Trail Amenities   | Trailside amenities located near the south connection to the BGT                         | 2,160 SF                     | Not required                                 |
|  | Concrete surfacing at amenity and trail  | 2,160 SF                     |  |
|  | Benches  | 3                            |  |
|  | Water fountain / water bottle fill station   | 1                            |  |
|  | Bike fix-it station  | 1                            |  |
|  | Split-rail Fencing   | 60 LF                        |  |
|  | Trash/Recycling Receptacles  | 1 ea.                        |  |
| 4 Landscape Restoration  | Landscape restoration adjacent to the Burke Gilman Trail                                 | 12,530 SF                    | Not required                                 |
|  | New native landscape plantings in SPR property   | 4,930 SF (Approx)            |  |
|  | New native landscape plantings in SPU property   | 7,600 SF (Approx)            |  |
|  | Maintenance agreement  | 1                            |  |
| 5 Utility Undergrounding   | Powerline Undergrounding   | 960 LF                       | Not required                                 |
| 6 Wayfinding   | Wayfinding signs   | 6                            | Not required                                 |
|  | Information Kiosk  | 1                            |  |

Public benefits will be quantified during the Seattle Design Commission review process. Proposed elements will also be coordinated with code required improvements per MUP and Street Improvement Plan reviews.