

Reimagining NE 85th Street

Segment of NE 85th St from the east property boundary of Sedona Holdings LLC (near the intersection of 21st Avenue NE) and 23rd Avenue NE

Applicant Problem

NE 85th Street has changed from a one-time narrow alley and northern city boundary with no curbs or sidewalks, to a heavily used east-west thoroughfare for vehicular, bicycle and pedestrian traffic. Increasing city density, changing traffic patterns, and lack of infrastructure and maintenance has resulted in substantial safety, transportation and livability issues.

Applicant Solution

Priority #1: Sidewalks and Crosswalks: This project would create 6-foot wide concrete sidewalks on the north side of NE 85th Street from the east boundary of the property owned by Sedona Holdings LLC (west of the intersection with 21st Avenue NE) to 23rd Avenue NE. This would require roughly 408 feet of sidewalks, with access from cross streets and crosswalks at the intersections. If possible, extending existing sidewalks on 21st Avenue NE by a few feet at the intersection to join new crosswalks on NE 85th Street would be an important improvement for pedestrians.

Priority #2: Solutions for Parking: Designate structured parking along the north side of the street, in order to create more predictable travel and parking patterns for pedestrian and vehicular use.

Priority #3: Landscaping: Alongside the design of sidewalks and structured parking for the north side of the street, we envision incorporating visually-appealing landscaping next to the sidewalk or at curb bulbs at the two intersections. This could include a variety of small trees and/or shrubs approved for Seattle planting strips. This would complement ongoing neighborhood efforts to enhance landscaping on the 10-foot wide planting strip on the street's south side.

PROJECT TYPE

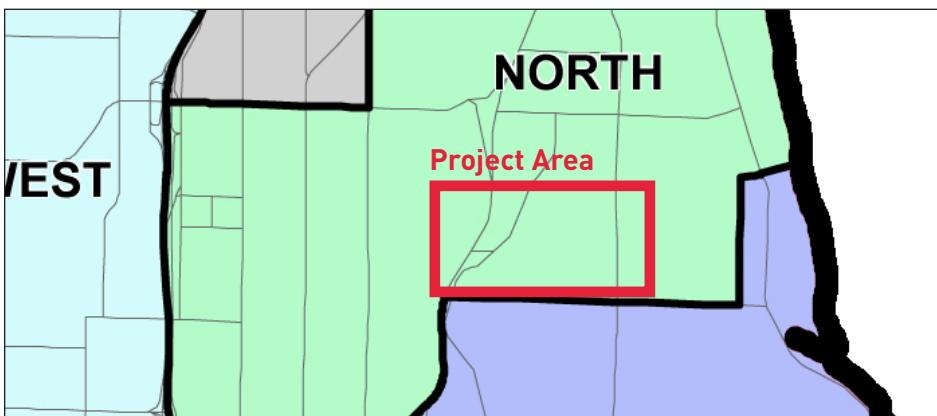
Corridor

APPROXIMATE LENGTH

410 LF

COST ESTIMATE

\$552,000



Seattle Department of Transportation (SDOT) Review

Project Description

There are no existing sidewalks along NE 85th Street. Existing utilities and ditches are located on the south side of the street. Cars park on the unimproved shoulder on the north side of the street. There is no existing drainage infrastructure on the street.

The proposed improvements will install a 6 foot concrete sidewalk on the north side of the street with a 5 foot reverse-slope rain garden planting strip for on-site stormwater management and wheel stops to delineate parking. The roadway shall be 25 feet wide to accommodate parking on both sides of the street. The wheel stops shall be installed on the north side of the street at 12.5 feet from the centerline of the roadway.

Constructability

- There are steep slopes at the intersection of 23rd Ave NE. Walls and/or rockeries will need to be constructed the ramps at northwest and northeast corners of 23rd Ave NE and NE 85th St. At this location, the roadway can be narrowed to 20 feet at the west leg of the intersection to facilitate grading and the curb ramp installation.
- Survey information will need to confirm the existing drainage catchment areas. This project is located in the Thornton Creek drainage basin and there is no existing drainage infrastructure. A drainage allowance has been added to the cost estimate in the event that drainage pipe or pervious concrete sidewalk is needed to meet drainage requirements.

Impacts

This project would have large impacts on residents living on the north side of the street:

- Existing parking along the buildings cannot be maintained because the parking is not fully on private property. Parking along the buildings would be replaced with on-street parking along the newly installed wheel stops. Driveway access would only be provided where motorists can park fully on private property.
- Waste and recycling cans and dumpsters need to be stored outside of the public rights of way (ROW). Coordination will be needed with adjacent property owners.



There are no existing sidewalks on NE 85th Street.



At the intersection of 23rd Avenue NE, a wall will need to be added to construct an ADA-compliant ramp.

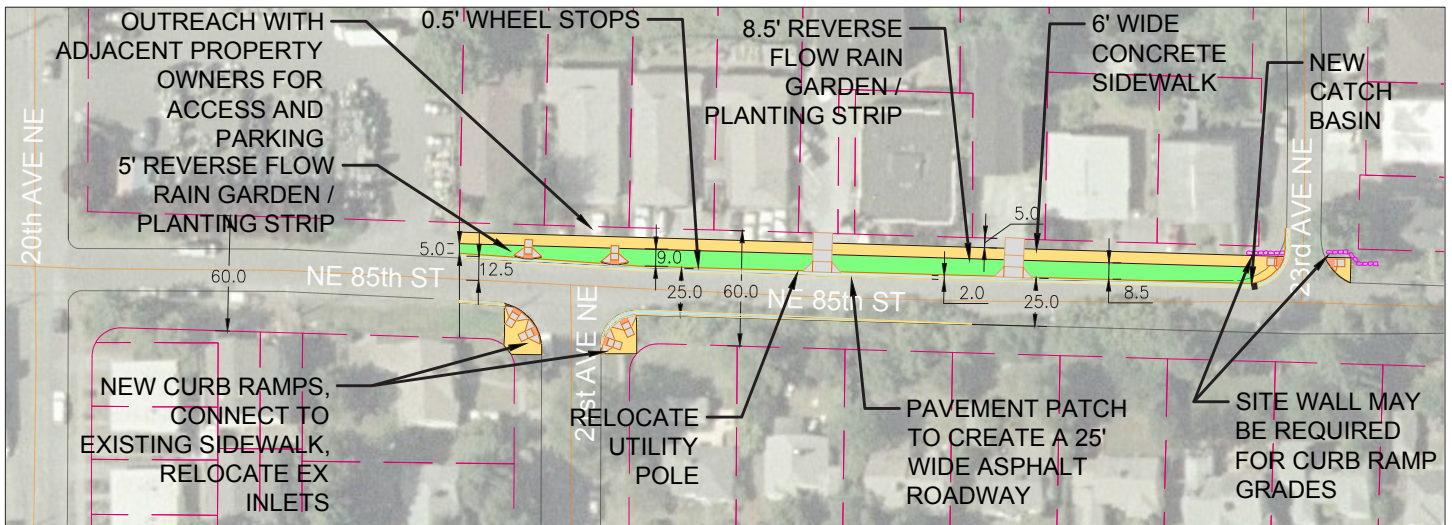
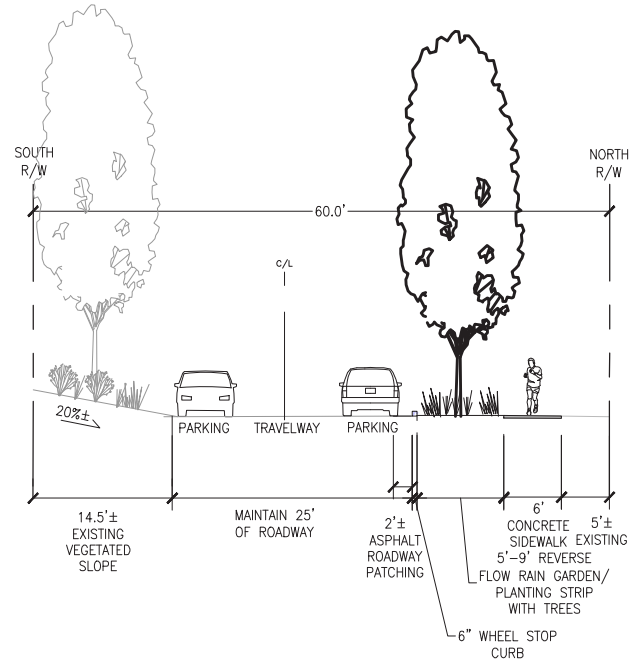


Power poles and other utilities are located on the south side of the street.

- Existing encroachments such as fences and landscaping within the public right of way will be removed as part of this project.

Benefits

- This project creates a pedestrian facility that will connect to existing sidewalks on 20th Ave NE and 21st Ave NE.
- Wheel stops will delineate parallel parking on the north side of the street.



Scale in Feet

