

BOSTON STREET VACATION

***Prepared for the Seattle Design Commission
Street Vacation Petition CF310919***

16 September 2010

BOSTON STREET VACATION

PROPOSAL

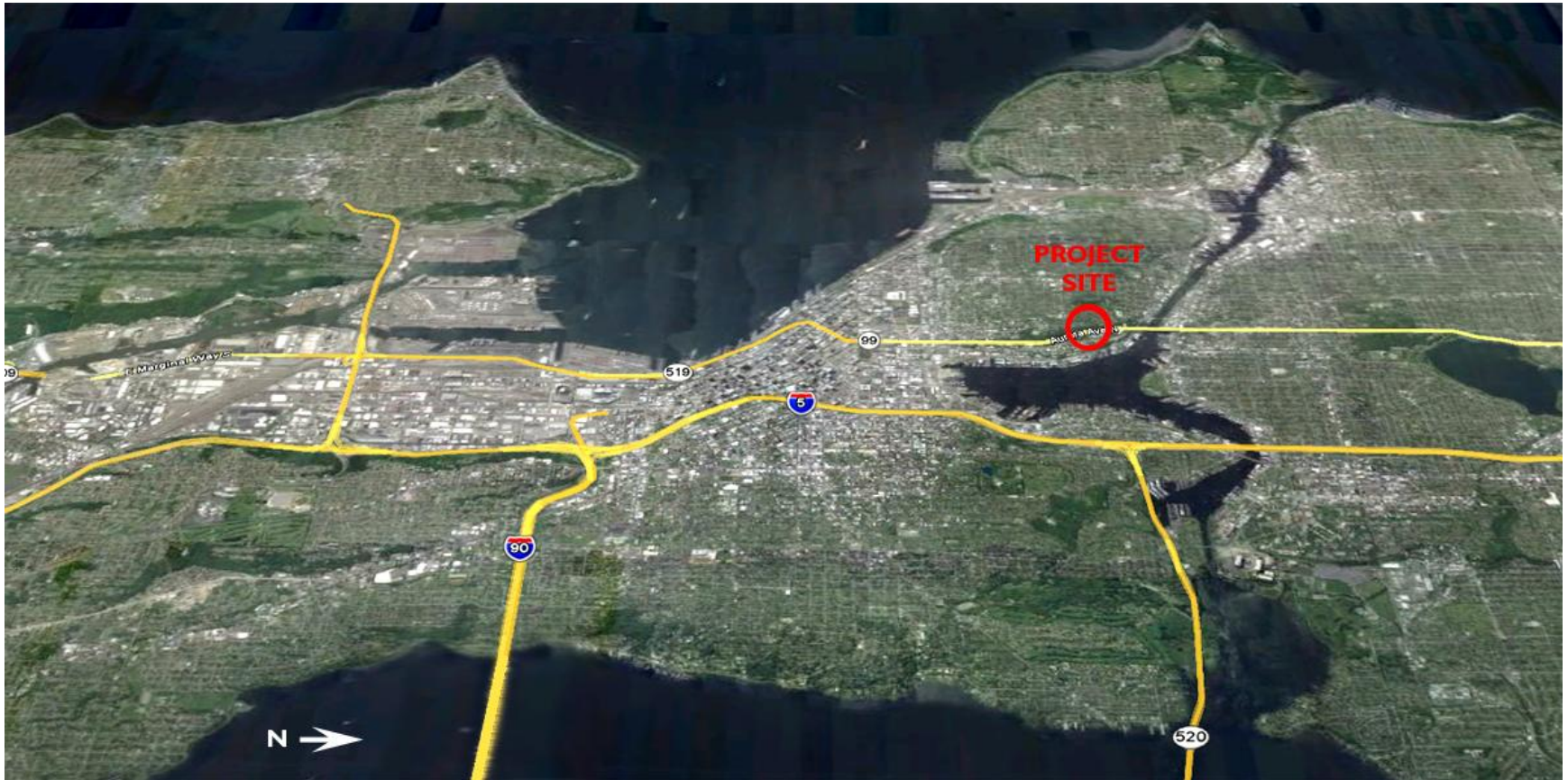
- **To vacate the Boston Street right-of-way between Taylor Avenue North and Aurora Avenue North.**
- **To provide an off-site public benefit in the form of significant public improvements to the Taylor Avenue North Trail adjacent to the development site.**

JUSTIFICATION

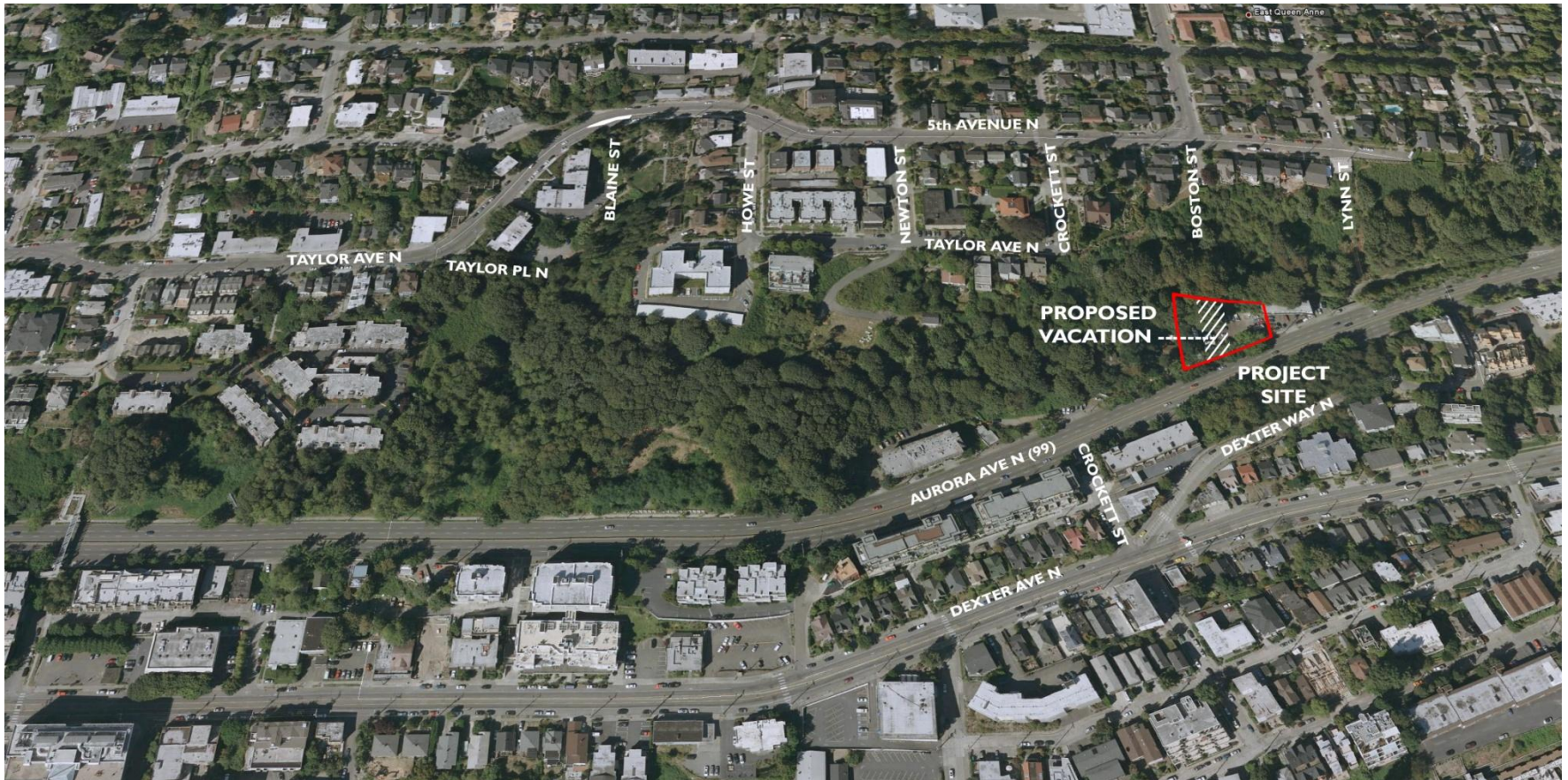
This portion of the Boston Street right-of-way has no current or proposed transportation, utility or open space function.

The street vacation would allow the property owner to combine into one parcel two small discontinuous properties that would otherwise be undevelopable.

The vacation provides the opportunity to create a meaningful public benefit.

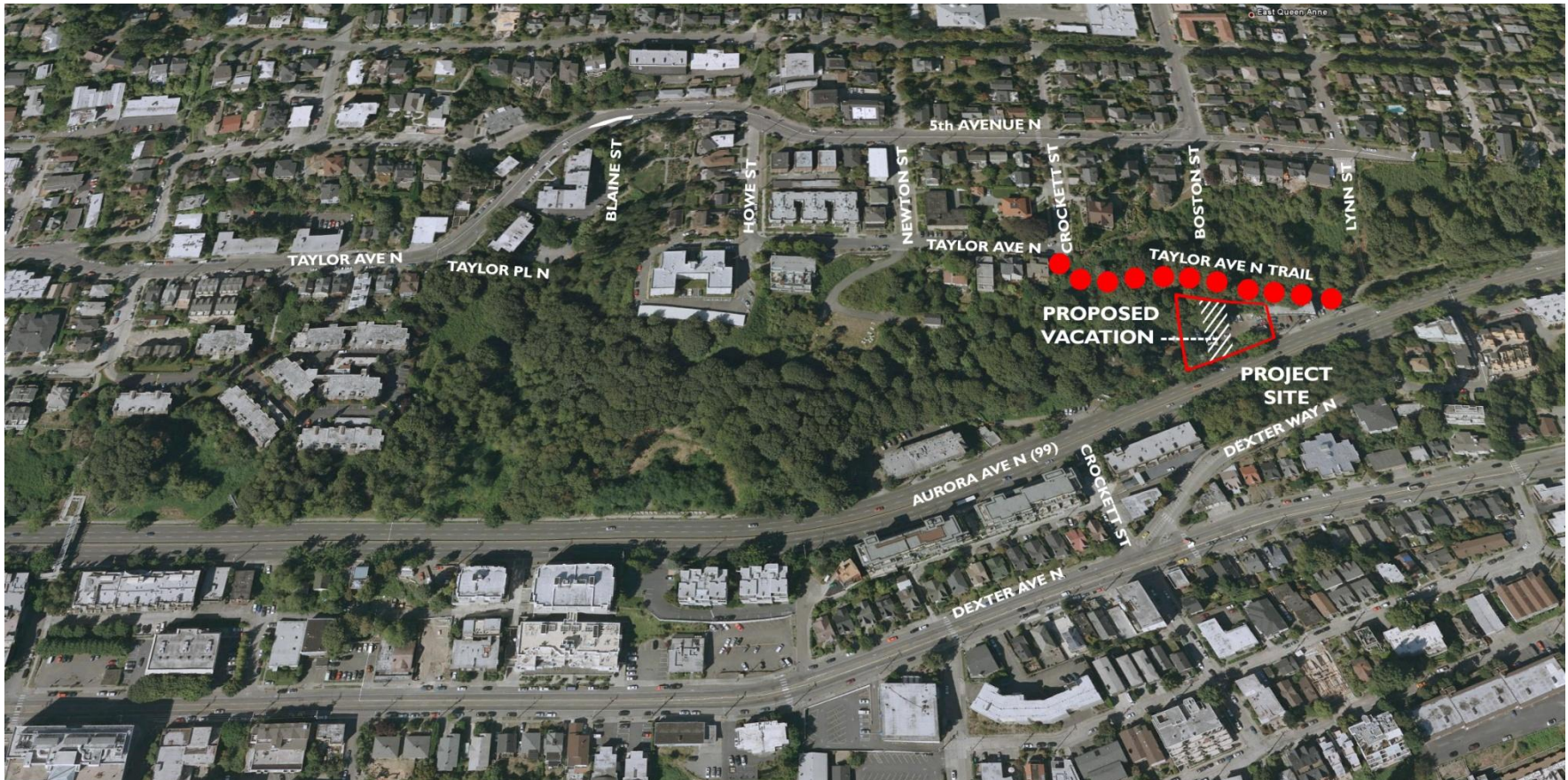


Project Site: 2121 Aurora Avenue North
Neighborhood: East Queen Anne
Neighborhood Planning Area: Uptown/Queen Anne



Project Site: 2121 Aurora Avenue North

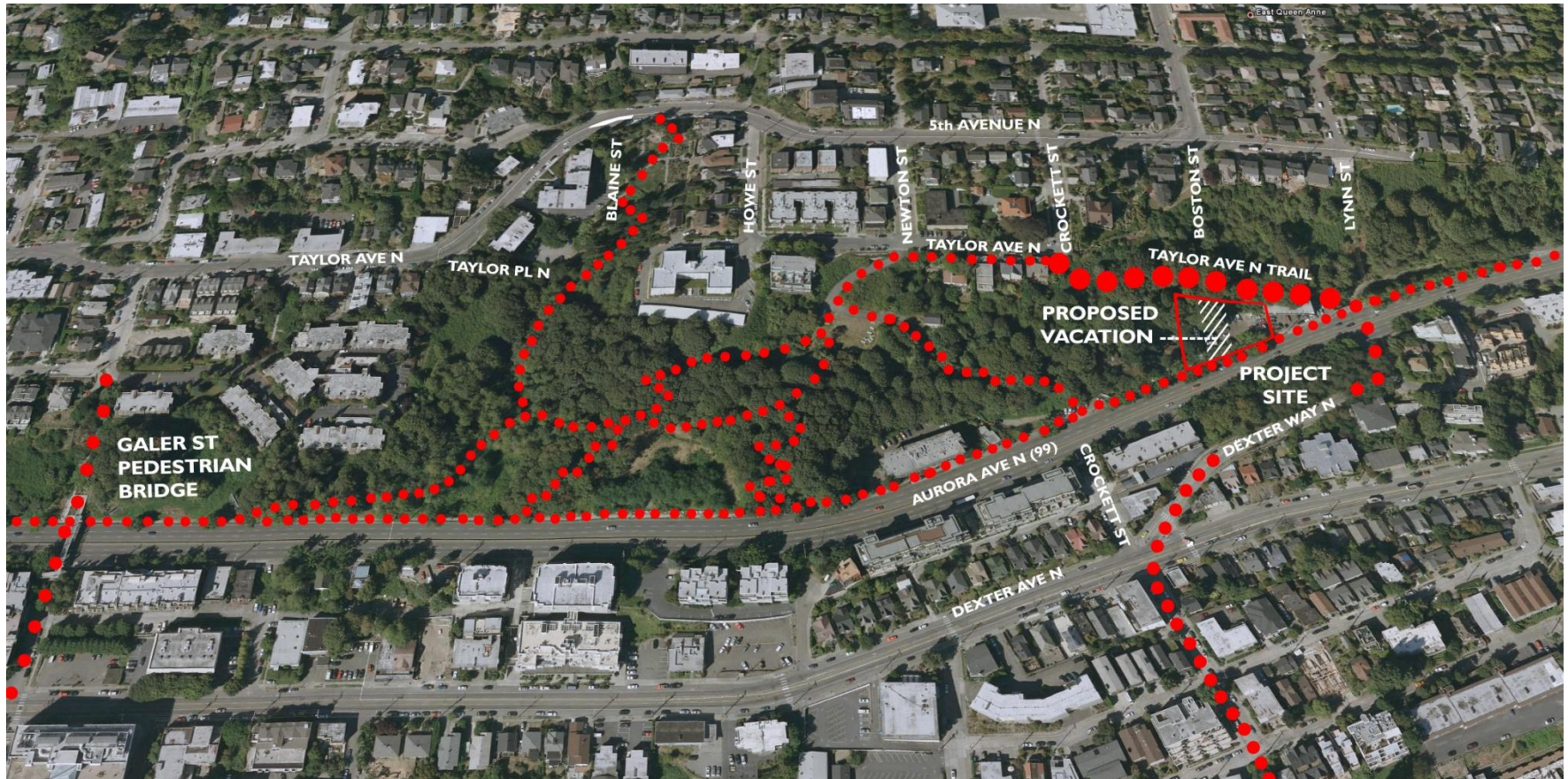
Proposed Vacation: Boston Street between Aurora Avenue North & Taylor Avenue North



Project Site: 2121 Aurora Avenue North

Proposed Vacation: Boston Street between Aurora Avenue North & Taylor Avenue North

Public Benefit: Improvements to existing Taylor Avenue North Trail



Taylor Avenue North Trail:

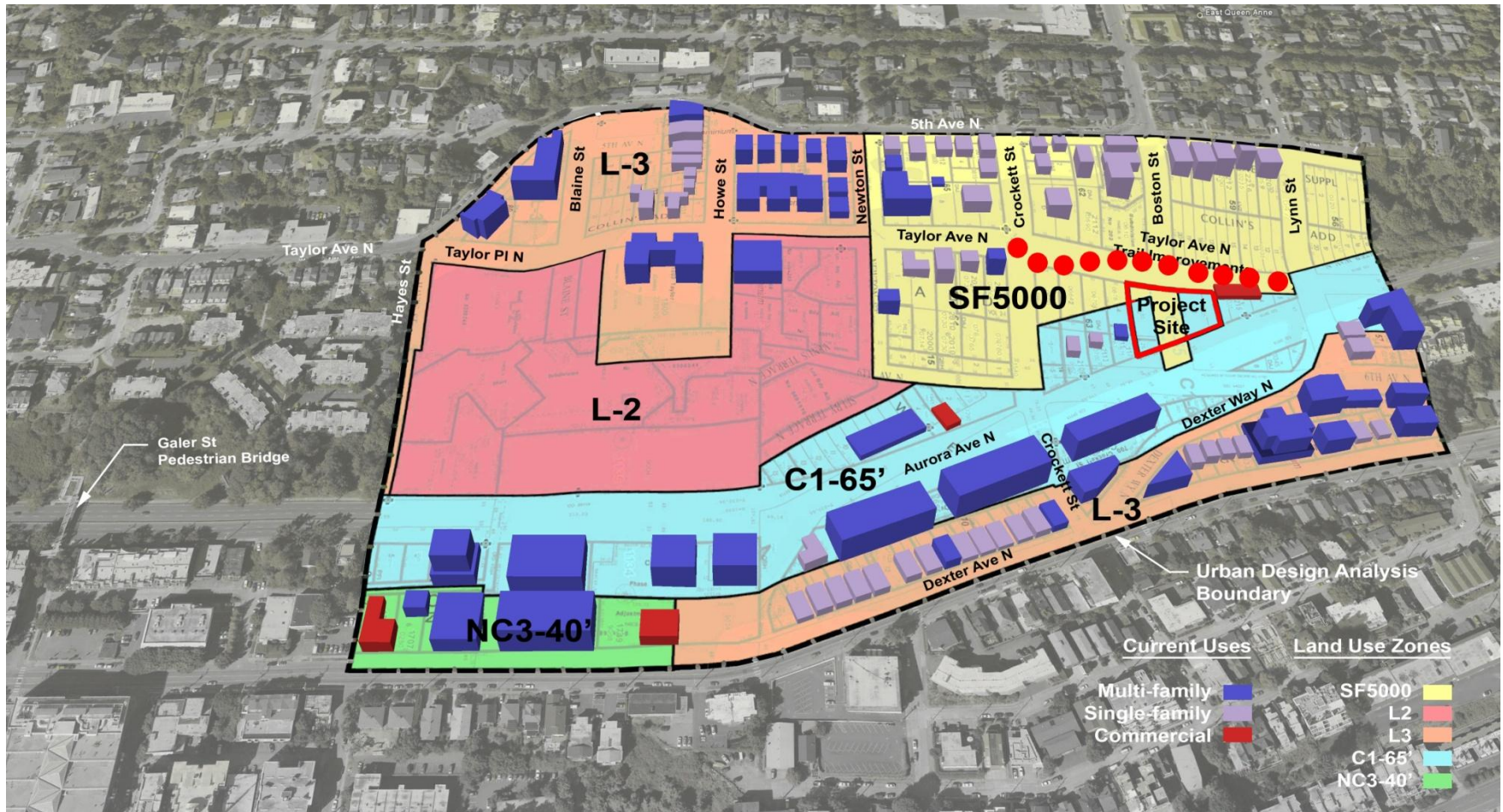
- An extension of the Queen Anne Greenbelt Master Plan trail network
- Connects to Lynn Street underpass at Aurora Avenue North (the only way across Aurora between the Galer Street Pedestrian Bridge and Raye Street to the north)



Urban Design Analysis Area

BOSTON STREET VACATION

Urban Design Analysis



Zoning, Land Use & Development Patterns

BOSTON STREET VACATION

Urban Design Analysis



Transportation Networks

BOSTON STREET VACATION

Urban Design Analysis



Parks & Open Spaces

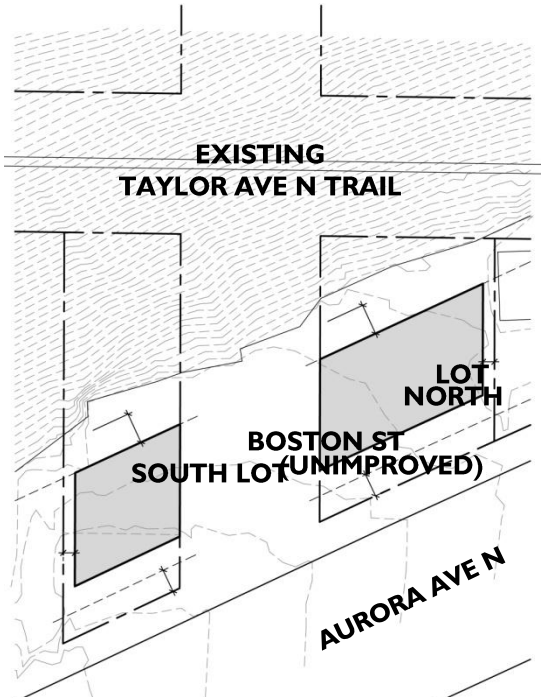
BOSTON STREET VACATION

Site Conditions & Constraints



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Site Conditions & Constraints



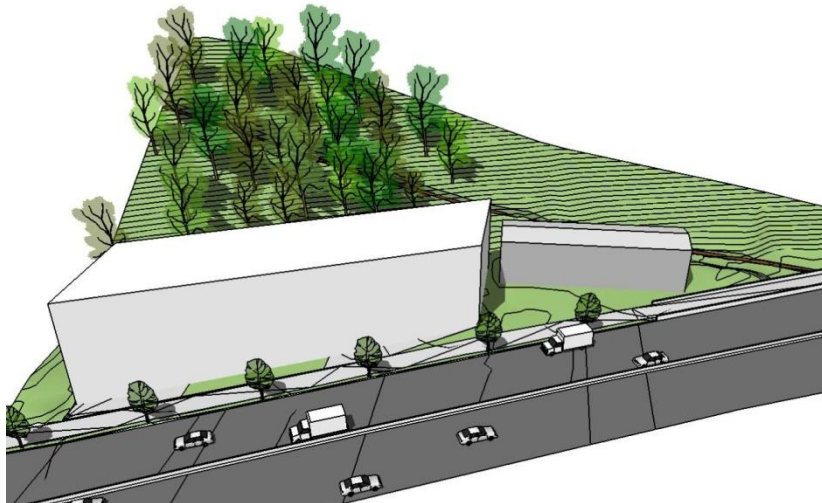
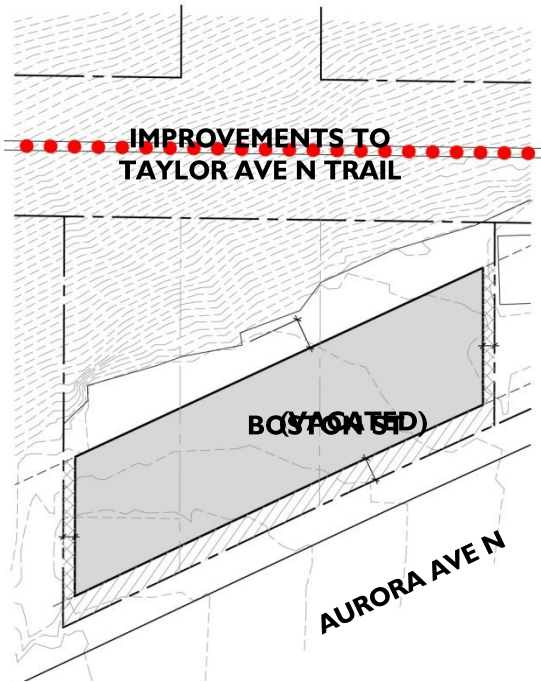
WITHOUT STREET VACATION

- Steep, wooded slope occupies significant portion of north and south lots, and the Boston Street right-of-way
- Development limited to no closer than 15' from toe of slope
- Required 10' setback at Aurora Avenue from existing power lines
- Parking limited to surface parking with multiple curb cuts
- Surface parking further limits development capacity
- No trail improvements, no public benefit



BOSTON STREET VACATION

Site Conditions & Constraints



WITH STREET VACATION

- Steep, wooded slope occupies western portion of site
- Development limited to no closer than 15' from toe of slope
- Required 10' setback at Aurora Avenue from existing power lines
- Below-grade enclosed parking with minimal curb cuts
- Public benefit of improvements to Taylor Avenue North Trail, including landscaping at Crockett Street Trailhead and Lynn Street Gateway

TRAILHEAD AT CROCKETT STREET

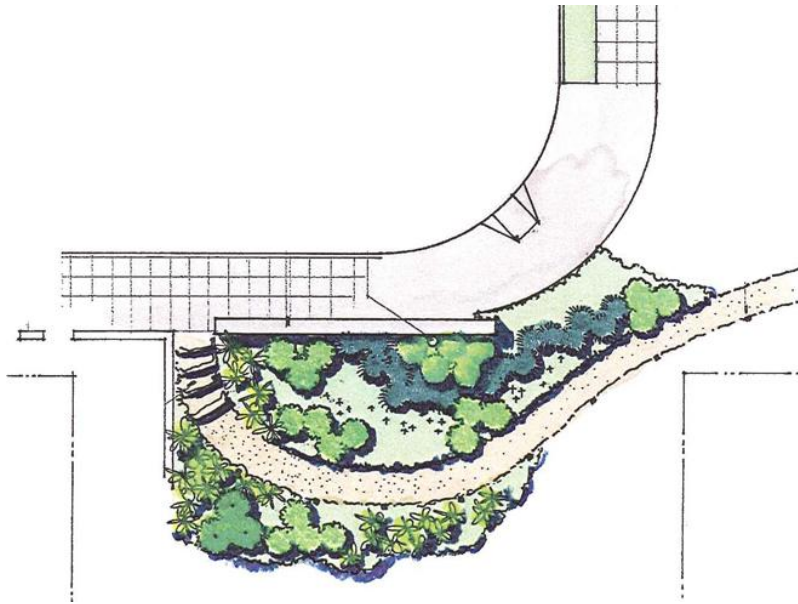
- Improve visibility at Crockett Street overlook
- Eliminate invasives in overlook area
- Replant overlook with low grow natives per Vegetation Management Plan
- Correct awkward/steep grading condition at upper trailhead using recycled curbstones

TAYLOR AVENUE NORTH TRAIL

- Replace existing broken and worn railings on corridor
- Resurface trail with crushed rock

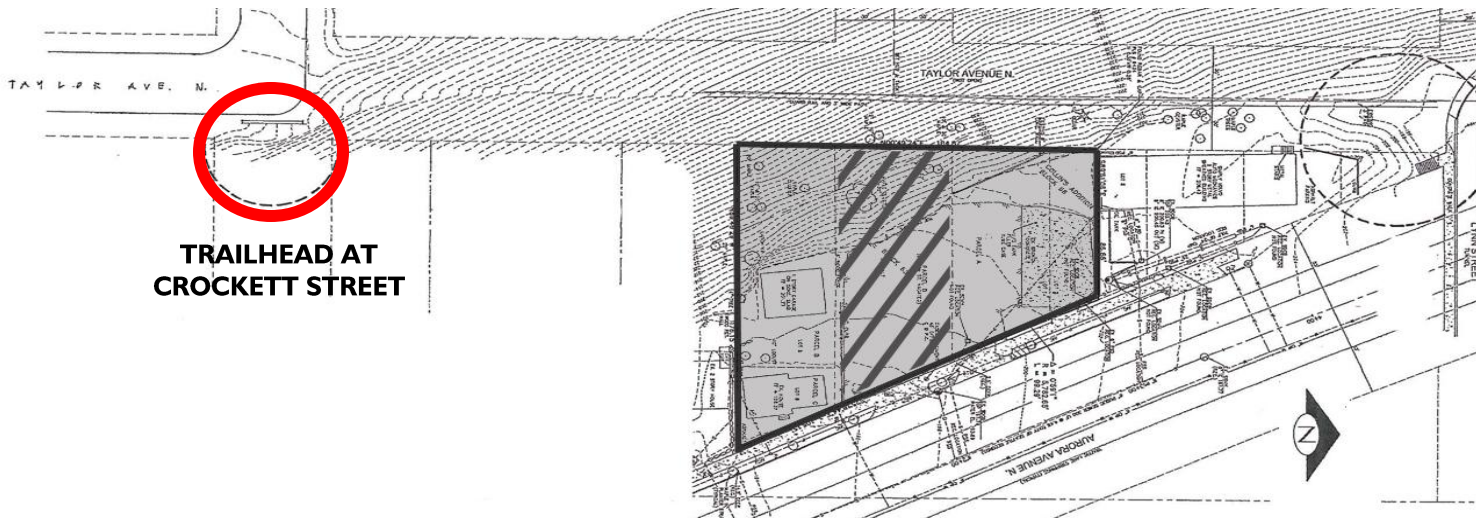
GATEWAY AT LYNN STREET

- “Gateway” of new planting at low point of trail
- Threshold structure built of recycled SDOT curbstones at low point of trail
- Planting natives at low point in keeping with recommendations of Vegetation Management Plan
- Remove invasive plants and debris in area of new planting at low point of trail
- Provide watering of new planting for 2-3 years during establishment period



TRAILHEAD AT CROCKETT STREET

- 800 square foot work area
- Recycled SDOT granite curbstone steps
- Remove blackberries from area
- Rosa nutkana / Native Rose
Vaccinium ovatum / Huckleberry
Mahonia aquifolium / Oregon Grape
Polystichum munitum / Sword Fern
Digitalis purpurea / Foxglove
Fragaria chiloensis / Sand Strawberry
- Provide 2-3 years of watering at replanted areas during establishment period



**TRAILHEAD AT
CROCKETT STREET**

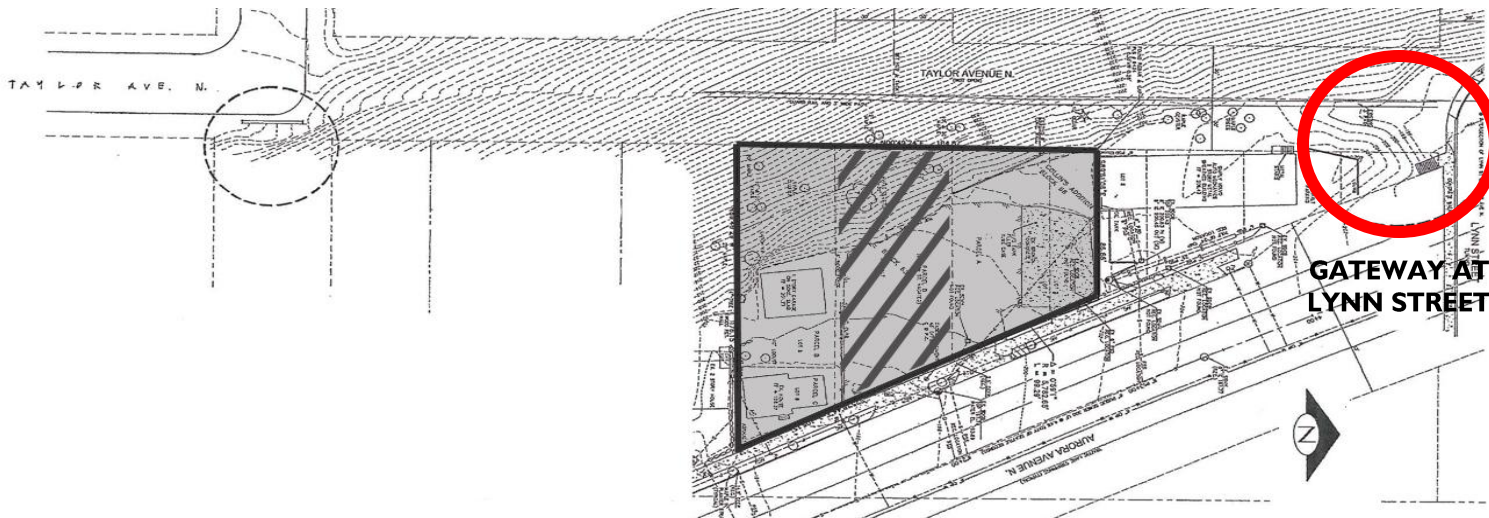
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Public Benefit Scope



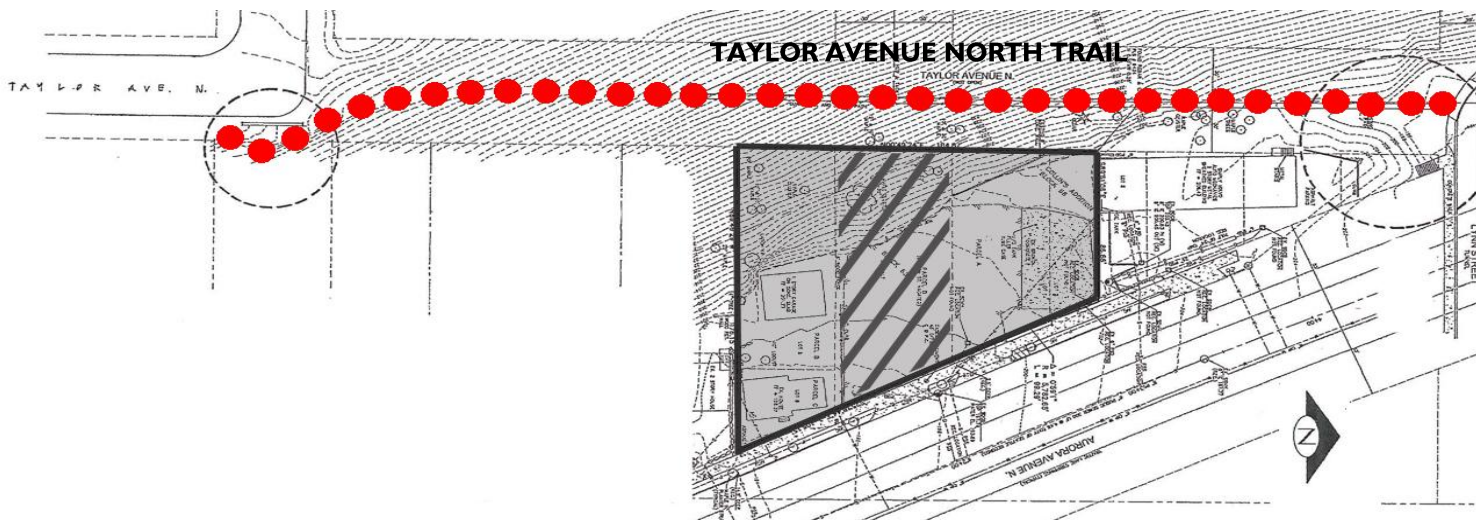
GATEWAY AT LYNN STREET

- 2,200 square foot work area
- “Gateway” constructed of recycled SDOT granite curbstones
- Remove blackberries and debris from area
- Amelanchier alnifolia / Serviceberry
Ribes Sanguineum / Flowering Currant
Cornus Stolonifera “Isanti” / Redtwig Dogwood
Vaccinium ovatum / Huckleberry
Mahonia aquifolium “Compacta” / Oregon Grape
Polystichum munitum / Sword Fern
Digitalis purpurea / Foxglove
Gaultheria shallon / Salal



TAYLOR AVENUE NORTH TRAIL

- 630 feet long x 4 feet wide = 2,520 square feet
- Laid with 1/4"-minus crushed rock, with polymer-resin soil stabilizer top dressing
- 100 liner feet new solid-sawn pressure-treated railings



- **Queen Anne Community Council, Land Use Committee**
 - Voted in favor
- **Queen Anne Community Council, Parks Committee**
 - Favorable response
- **Seattle Police Department**
 - No issues
- **Seattle Department of Transportation**
 - No impact
- **Seattle Public Utilities**
 - No issues, recommends vacation
- **Seattle Department of Parks and Recreation**
 - No issues
- **Puget Sound Energy**
 - No impacts to existing or proposed facilities
- **Seattle City Light**
 - No issues
- **Qwest**
 - No objections
- **Public-at-large**
 - (2) negative responses



- **Vacation of the Boston Street right-of-way has no loss of public function or benefit (i.e. street grid, light, air, utilities)**
- **Opportunity to create truly public off-site benefit that contributes to the Queen Anne Greenbelt Master Plan and provides connectivity to bus stops and Lake Union**
- **Street vacation will enable the applicant to develop a feasible project. Without vacation, any development is highly unlikely, and results in no public benefit**

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Questions?

