

TRAILSIDE

4801 24TH AVE NE



URBAN DESIGN MERIT PRESENTATION

SEATTLE DESIGN COMMISSION | SDCI#3027312 | 18 JANUARY 2018

SiteWorkshop

WEBER THOMPSON





CONTENTS

BACKGROUND & COMMENTS

URBAN DESIGN ANALYSIS REFRESH

VACATION / NO-VACATION REVIEW

SUMMARY

An aerial photograph of a city, showing a dense residential area with many houses and trees on the left, and a more commercial or industrial area with larger buildings and parking lots on the right. The entire image is covered with a semi-transparent blue overlay. The text "BACKGROUND & COMMENTS" is centered in the middle of the image in a large, white, bold, sans-serif font.

BACKGROUND & COMMENTS

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	Feb 15, 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

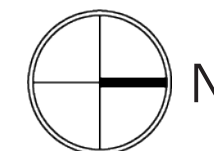
PROJECT LOCATION

Project Address:
4801 24th Avenue NE

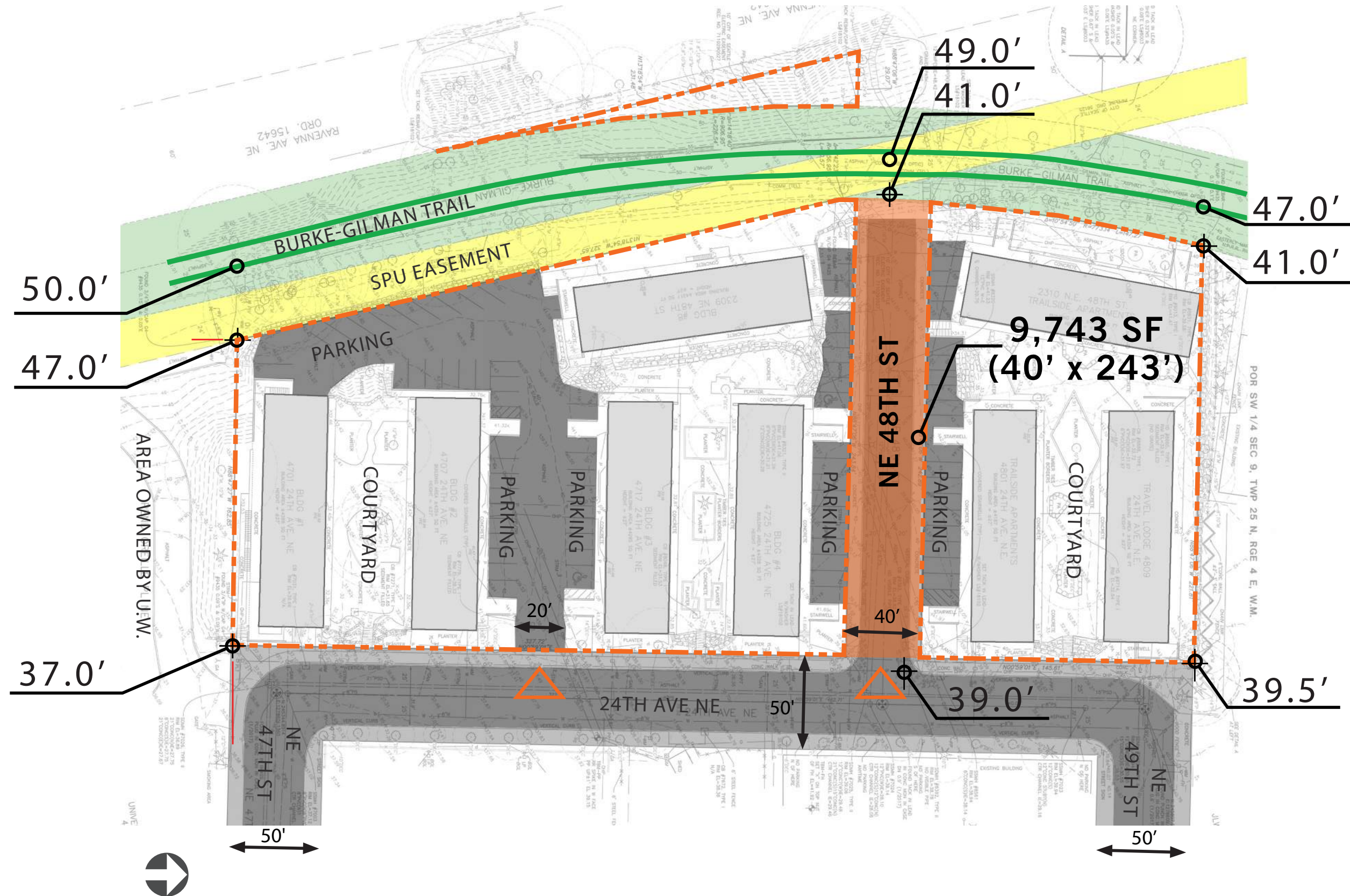
Neighborhood Planning Area
University Community Urban Center

Zoning
Current = LR3
Interim Rezone = NC-85
Anticipated HALA Zoning = NC2-75

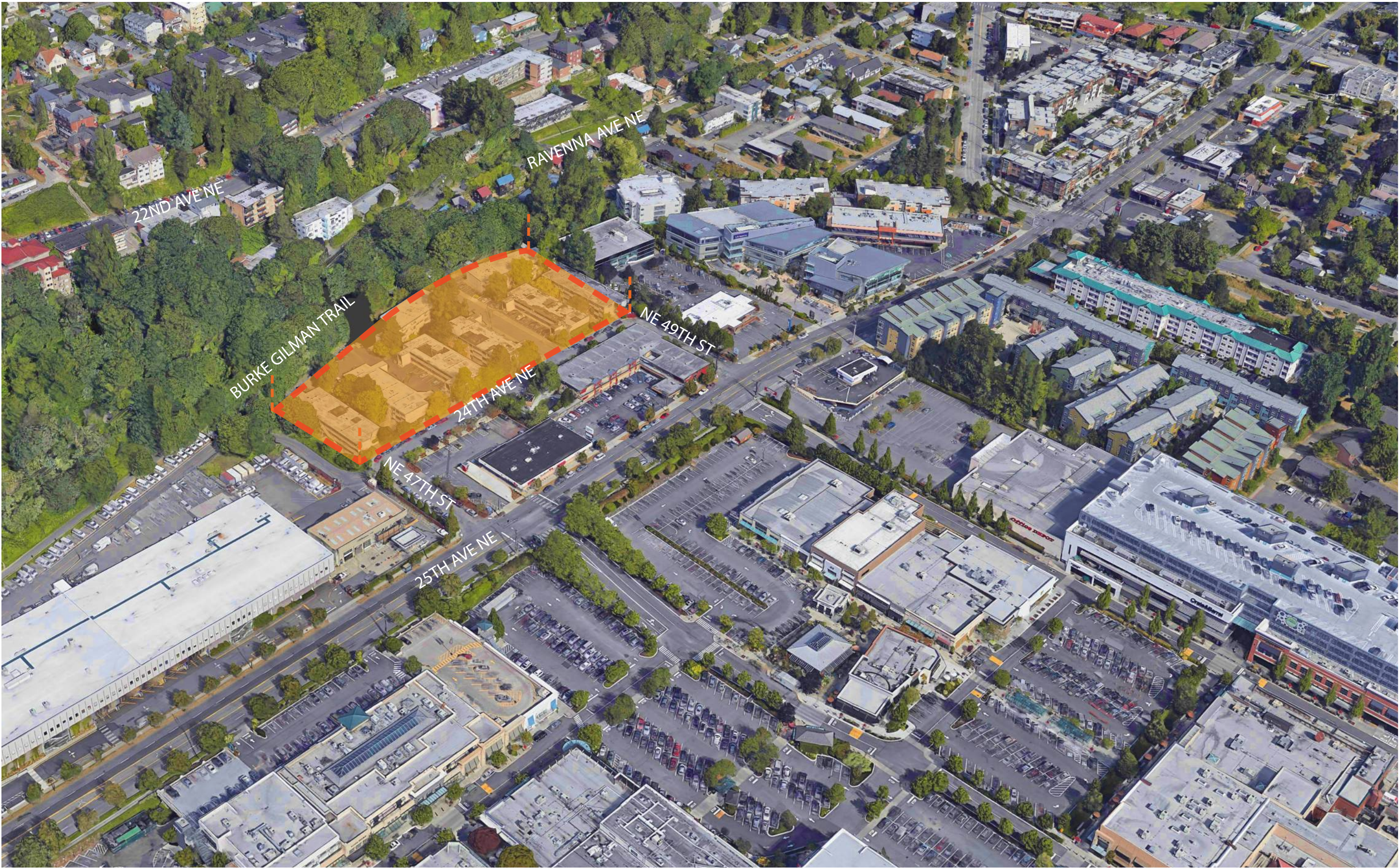
Zoning Overlays
Ravenna Urban Center Village



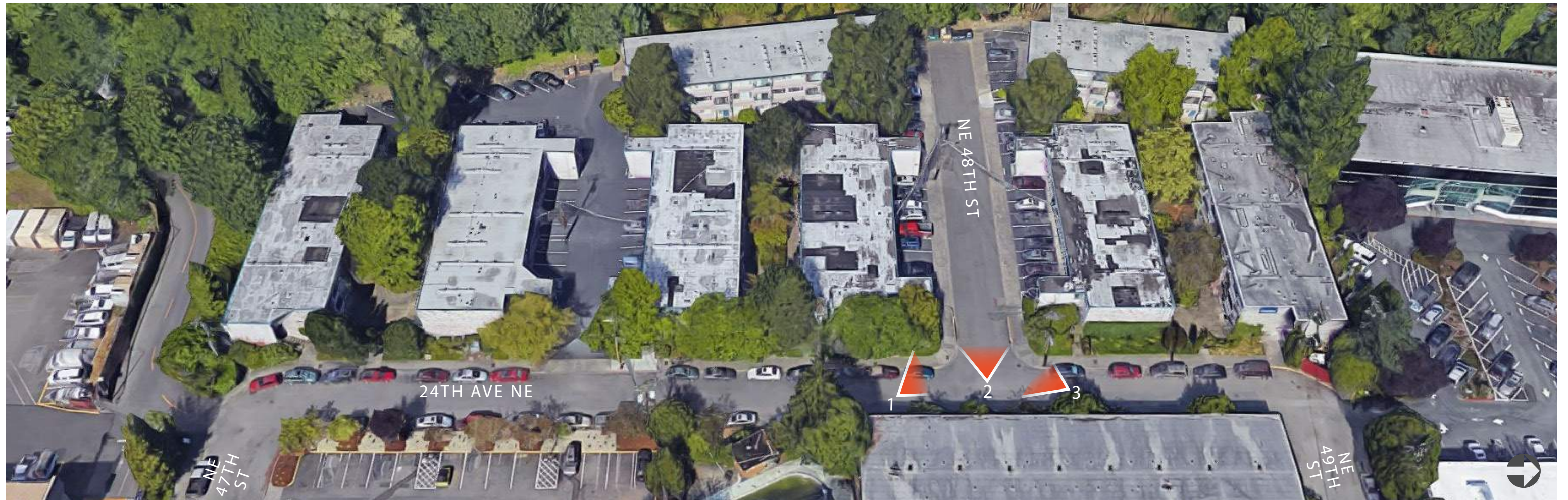
PROJECT SITE & VACATION REQUEST



NEIGHBORHOOD CONTEXT



SITE AERIAL - LOOKING WEST



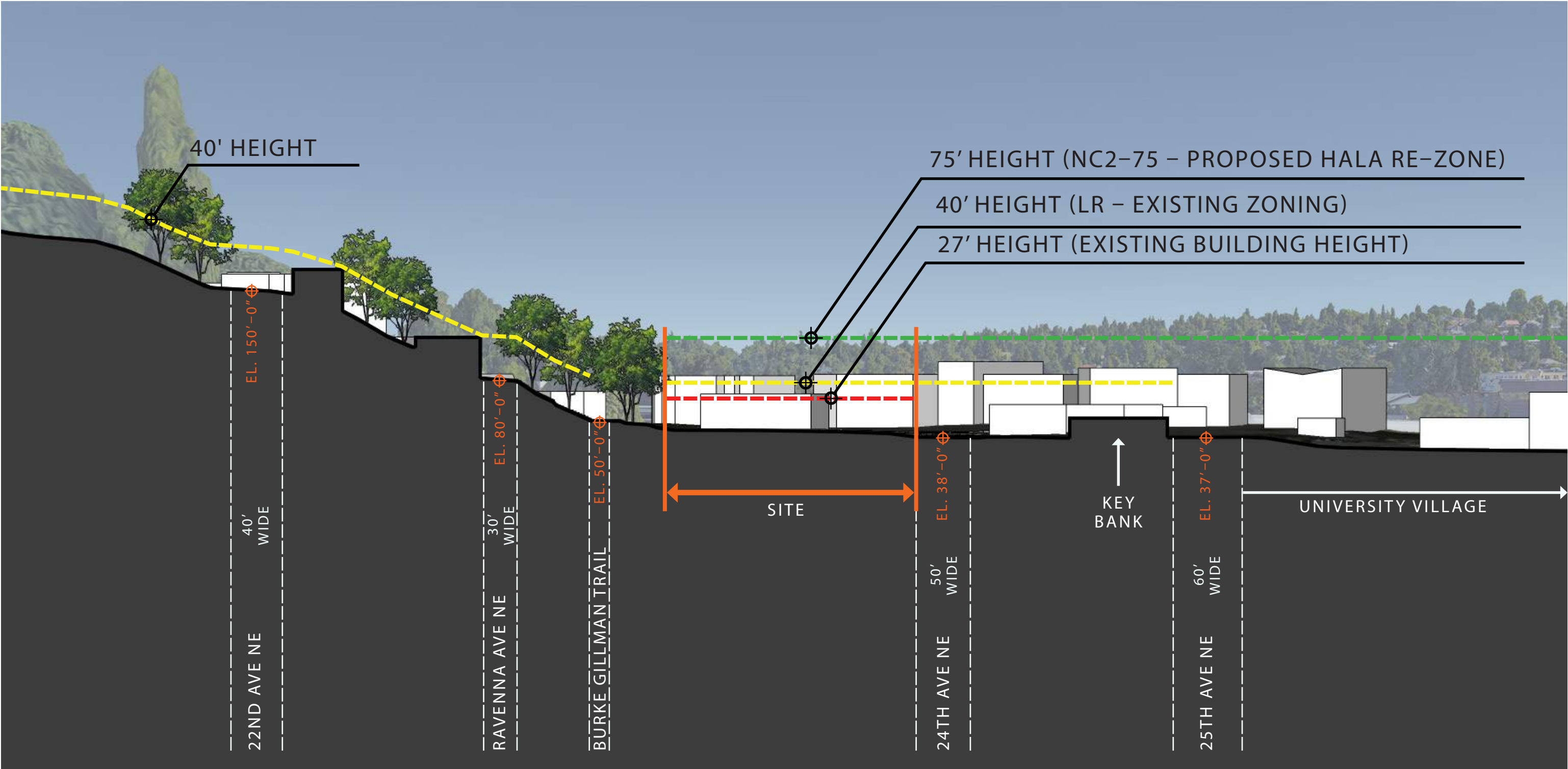
SITE AERIAL - LOOKING EAST



SITE PHOTOS - BURKE GILMAN TRAIL



SITE SECTION - LOOKING NORTH



NOVEMBER 16, 2017 RECOMMENDATIONS:

1. Provide more information about public access between the right-of-way and Burke-Gilman Trail. Specifically, show how the project will provide accessible connections and public spaces that would not occur otherwise without vacating the street.
2. Put more thought into the No Vacation scenario plans.
3. Study the idea of providing a connection to the Burke-Gilman Trail midway through the site.
4. Provide demographic information on the surrounding area to explain who the project will be serving.

CASCADE BICYCLE CLUB & FEET FIRST:

1. Support more direct route in the Vacation Alternative
2. Allow for a smooth transition from the BGT to the trail connection. Connector design needs more discssion: shared use or seperated per the new BGT standard.
3. Provide amenities (seating, water, fix it station) at BGT connection
4. Consider trail connection design: shared use vs. separating bikes and peds
5. Trail connection should be lighted for year round use.
6. Include wayfinding at appropriate locations
7. Consider off-site public benefits to support bikes and peds

An aerial photograph of a city, showing a dense urban area with numerous buildings, streets, and green spaces. The image is overlaid with a semi-transparent blue filter. The text "URBAN DESIGN ANALYSIS" and "REFRESH" is prominently displayed in white, bold, sans-serif capital letters across the center of the image.

URBAN DESIGN ANALYSIS REFRESH

LAND USE

LEGEND

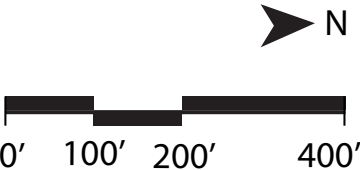
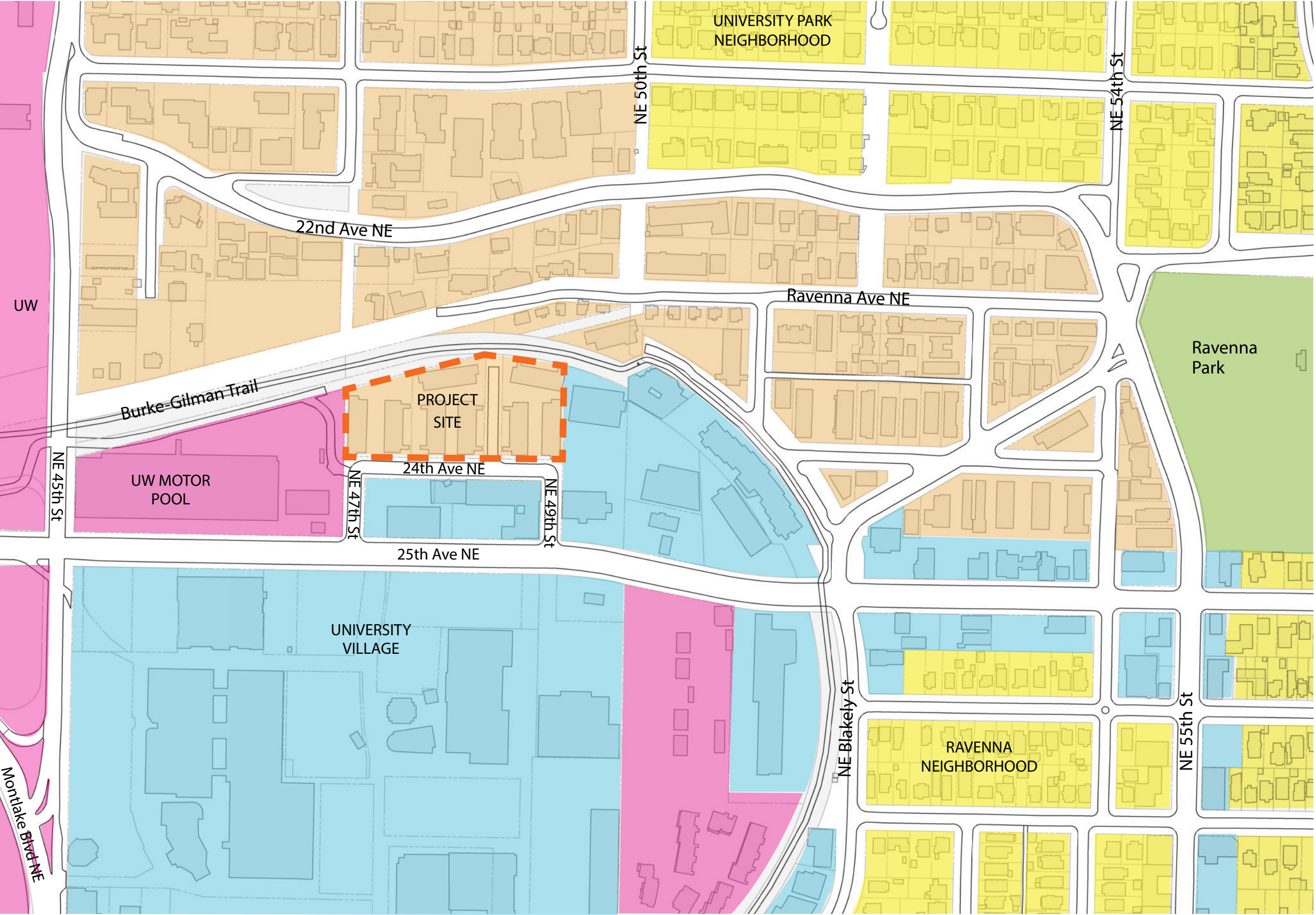
MULTI- FAMILY

SINGLE FAMILY

NEIGHBORHOOD
COMMERCIAL

MAJOR
INSTITUTION

PARK



SUBMARKET DEMOGRAPHICS

(Source: 2010 US Census Bureau, University District/Ballard Sub-Market)

- Median age of 34.4 years and average household size of 2.13 persons
- 50/50 distribution of owner versus renter-occupied housing units
- The typical college-aged population (15 to 24 years) makes up approximately 18% of the households in this submarket
- The typical renter population age groups (25 to 44 years) comprise approximately 35% of the households in this submarket

BURKE GILMAN TRAIL STATISTICS

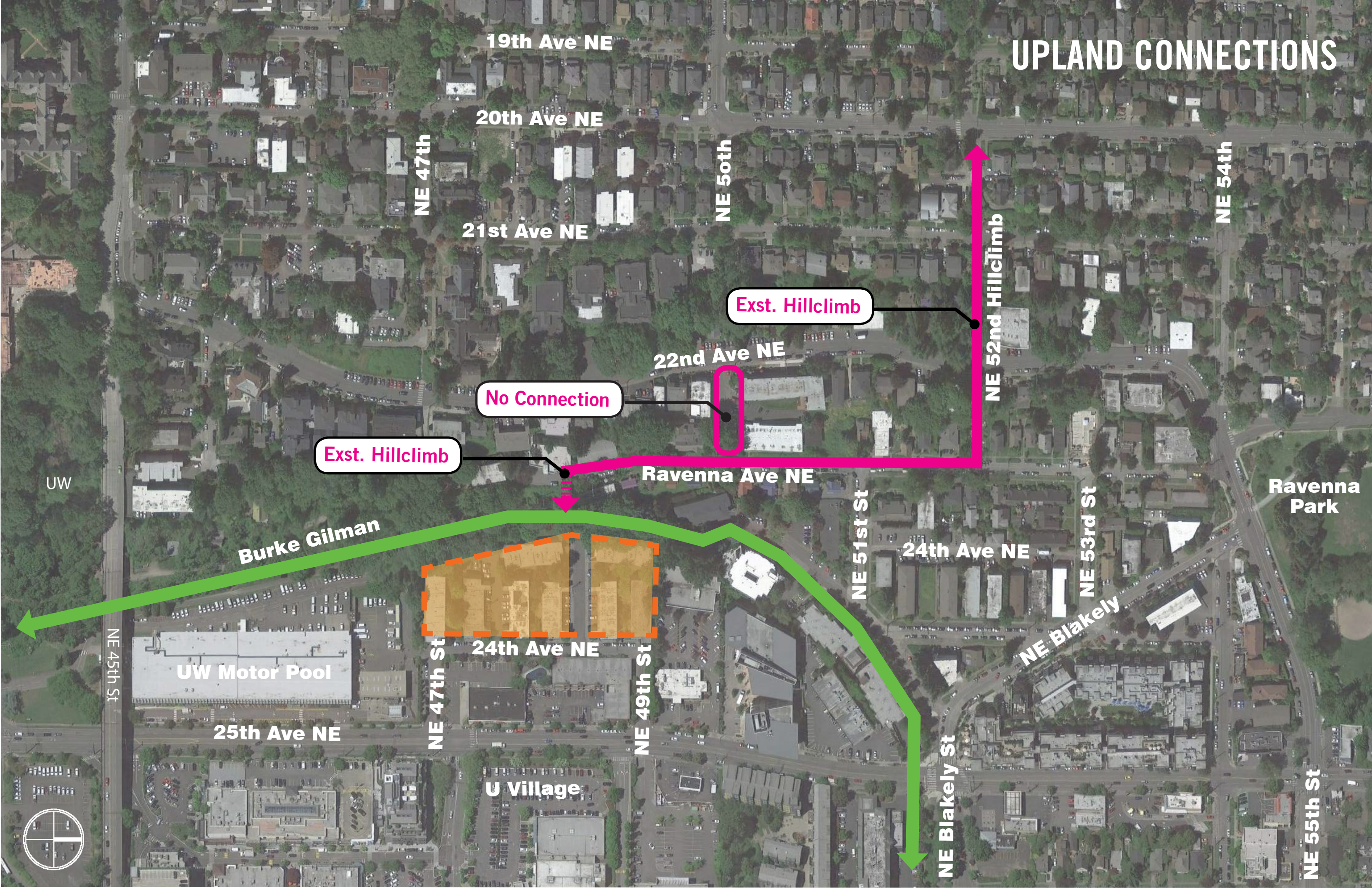
(Source: 2011 UW Burke-Gilman Trail Corridor Study)

- BGT counts at Pend Oreille intersection @ PM Peak Hour:
 - Bikes: 305/hr
 - Peds: 89/hr

PROJECT STAKEHOLDERS

- UW Students north of 45th Ave NE
- Residential neighbors of University Park, Ravenna Springs, and Ravenna / Bryant
- U-Village shoppers traveling to/from other neighborhoods
- Citywide cyclists and pedestrians using the BGT

UPLAND CONNECTIONS



UPLAND CONNECTIONS



Hillclimb from BGT to Ravenna Ave NE



52nd Ave NE Hillclimb from Ravenna Ave NE to 20th Ave NE

An aerial photograph of a city, showing a dense residential area with many houses and trees. In the foreground, there are larger commercial or industrial buildings, including a large warehouse-like structure on the left. The entire image is covered with a semi-transparent blue overlay. The text "VACATION ALTERNATIVE" is centered in the middle of the image in a bold, white, sans-serif font.

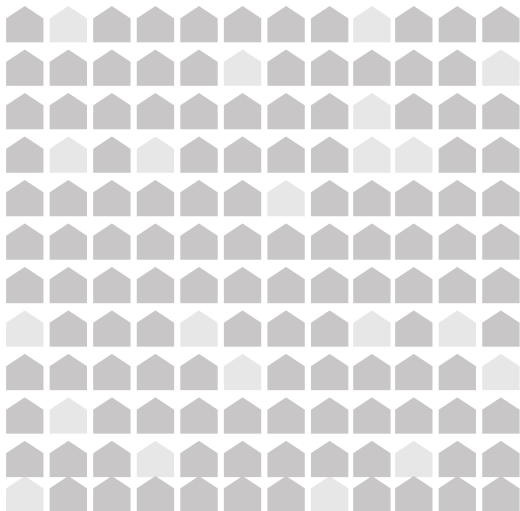
VACATION ALTERNATIVE

DEVELOPMENT PROGRAM

FAR=4.5
384,783 SF
(Allowed 455,553SF)



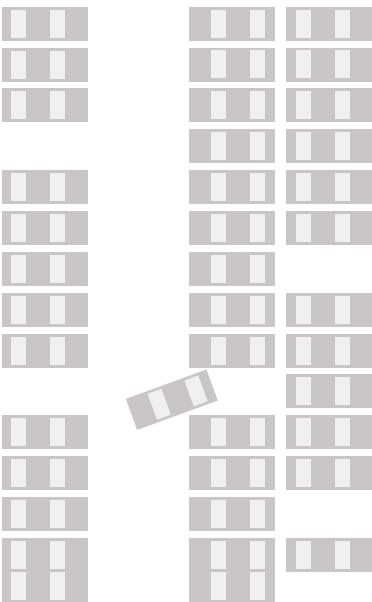
268 Units



724 Beds



258 Vehicle Stalls
303 Bike Stalls



Note: Development program is the same for both Vacation and No Vacation alternatives

CONTEXT PLAN



BURKE-GILMAN TRAIL

PROJECT SITE

MEDICAL
OFFICE
BUILDING

24TH AVE NE

DEVELOPMENT SITE
(FUTURE)

TRAVELODGE MOTEL

KEY BANK

CHASE
BANK

NE 49TH ST

25TH AVE NE

UNIVERSITY VILLAGE
PARKING GARAGE
(FUTURE)

NE 49TH ST

NORDHEIM
COURT

UW MOTOR
POOL

PEND OREILLE PL NE

FUTURE CROSSWALK

SITE PLAN



BURKE-GILMAN TRAIL

+49

+47

+50

TRAIL
CONNECTION

TRILSIDE
COMMONS

+38

+38

STUDY
COURTYARD

+40

ARRIVAL
COURT
+40

+38

+39.5

+39.5

+39

+40.25

+37.5

24TH AVE NE

NE 47TH ST

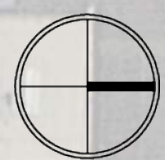
NE 49TH ST

FUTURE DEVELOPMENT SITE

MEDICAL
OFFICE
BUILDING

CHASE
BANK

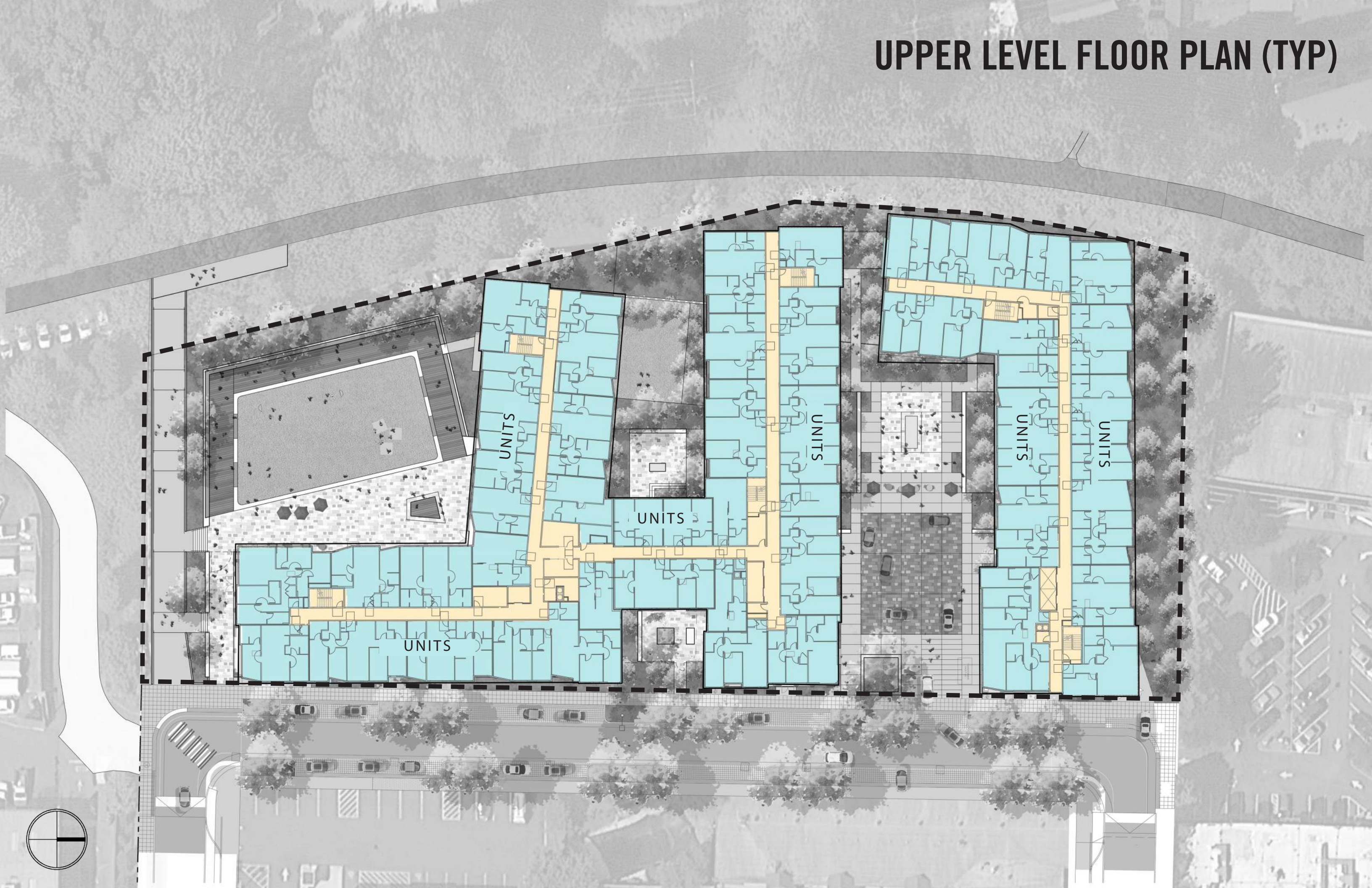
UW
MOTOR
POOL



LEVEL 1 FLOOR PLAN



UPPER LEVEL FLOOR PLAN (TYP)



SITE SECTION - LOOKING NORTH



PERSPECTIVE VIEWS



View from Southeast

PERSPECTIVE VIEWS



View looking North along 24th Ave

PERSPECTIVE VIEWS



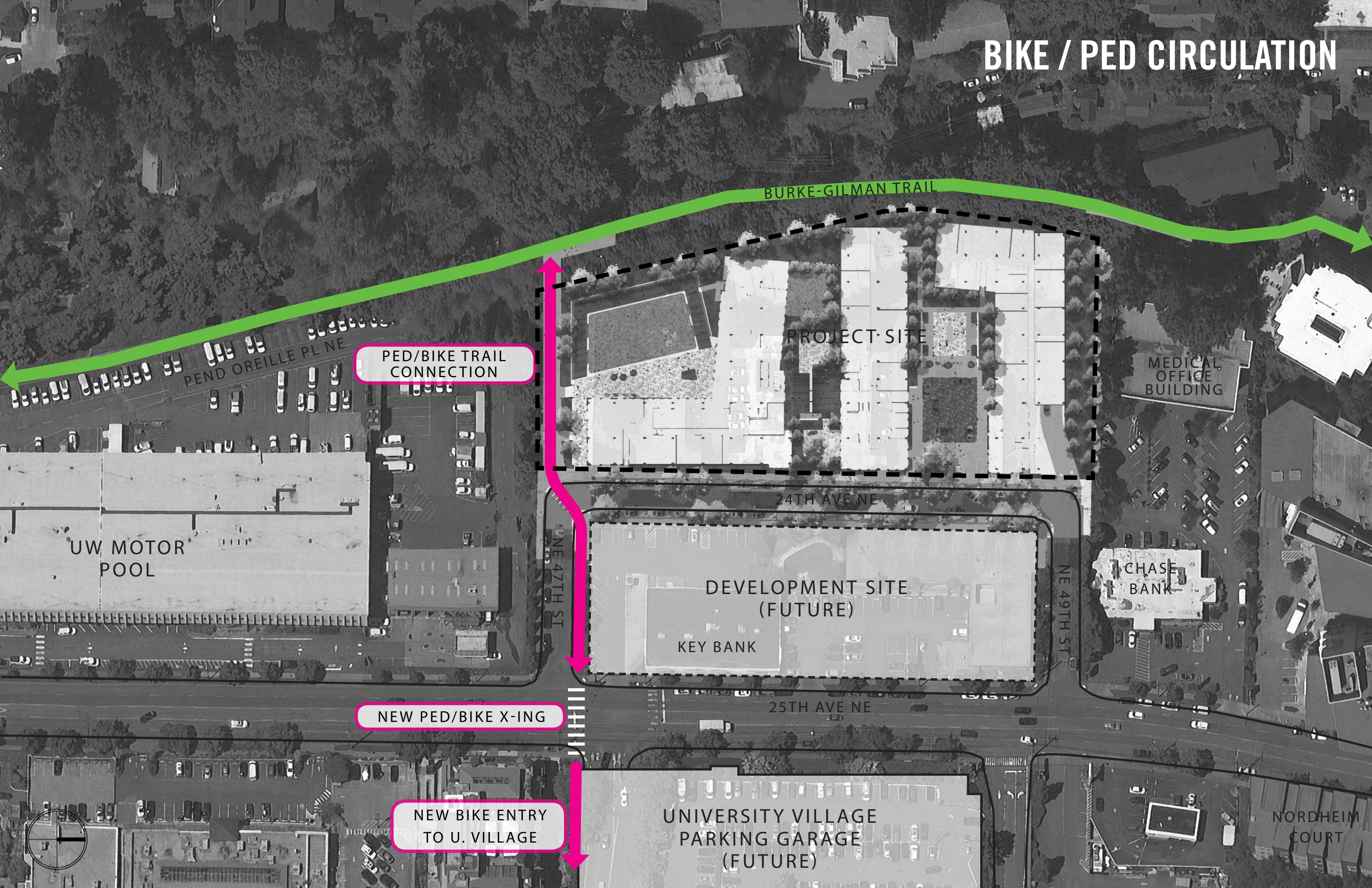
View from BGT

PERSPECTIVE VIEWS



View looking South along 24th Ave

BIKE / PED CIRCULATION



BURKE-GILMAN TRAIL

PED/BIKE TRAIL CONNECTION

PROJECT SITE

MEDICAL OFFICE BUILDING

UW MOTOR POOL

24TH AVE NE

DEVELOPMENT SITE (FUTURE)

KEY BANK

CHASE BANK

NE 49TH ST

25TH AVE NE

NEW PED/BIKE X-ING

NE 47TH ST

NEW BIKE ENTRY TO U. VILLAGE

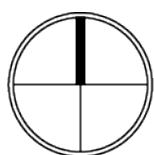
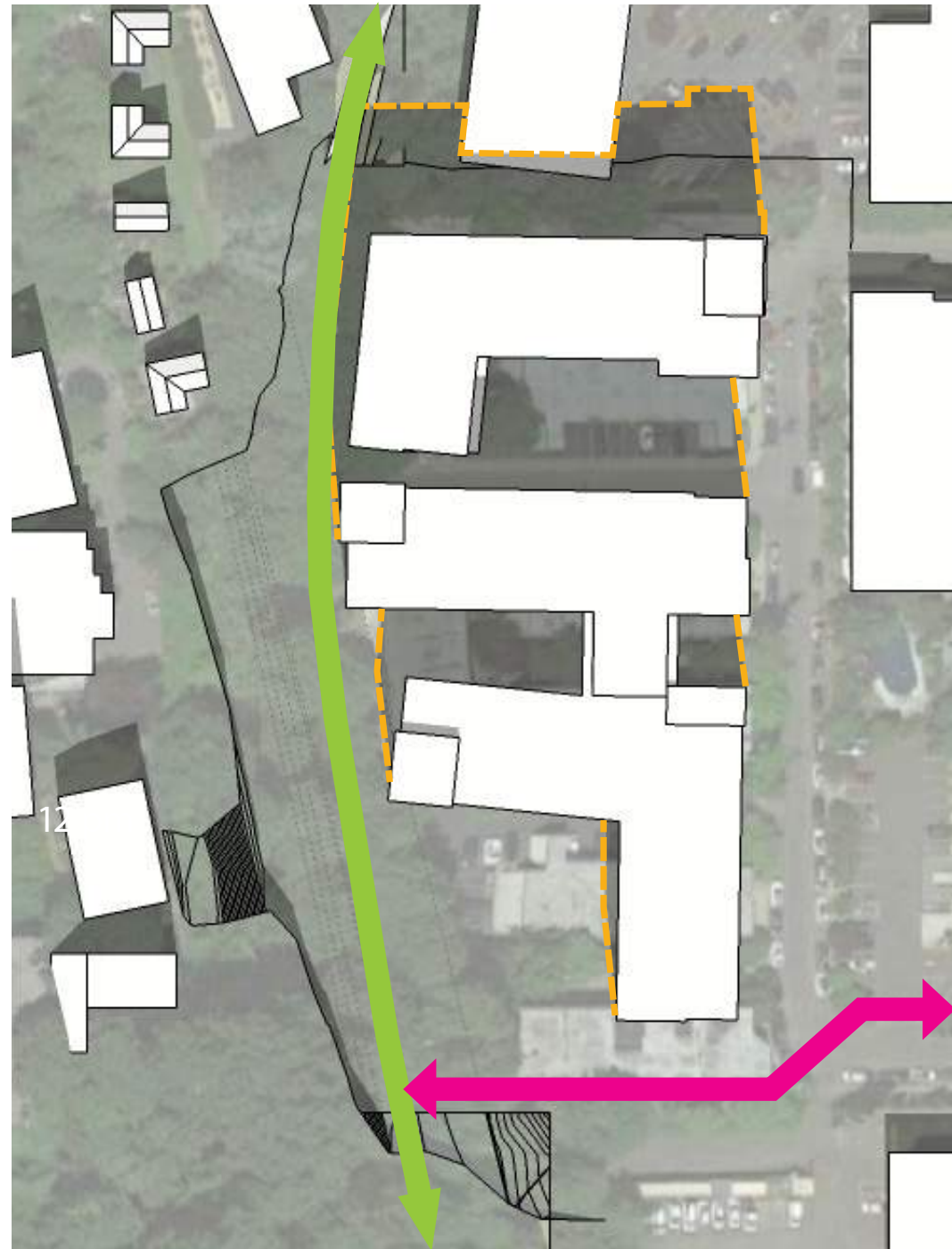
UNIVERSITY VILLAGE PARKING GARAGE (FUTURE)

NORDHEIM COURT



SHADOW STUDY

FALL / SPRING EQUINOX



BGT CONNECTION



BGT CONNECTION



BURKE-GILMAN TRAIL

BGT
Amenity
Zone

24th Ave NE

NE 47th St

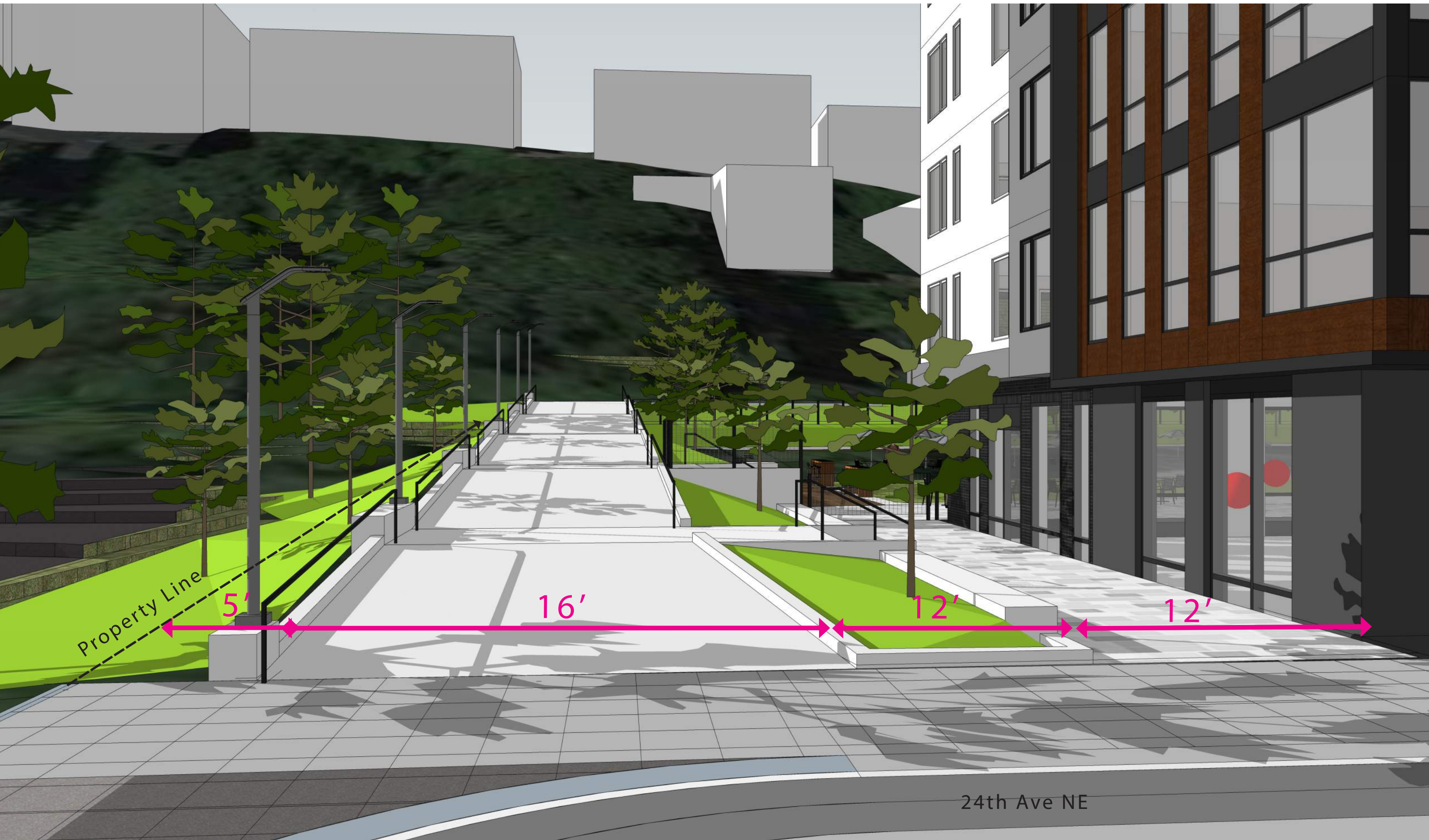
+50

8%
Typ

16'

37.5+

BGT CONNECTION



BGT CONNECTION



Property Line

BGT Amenity Zone

Burke-Gilman Trail

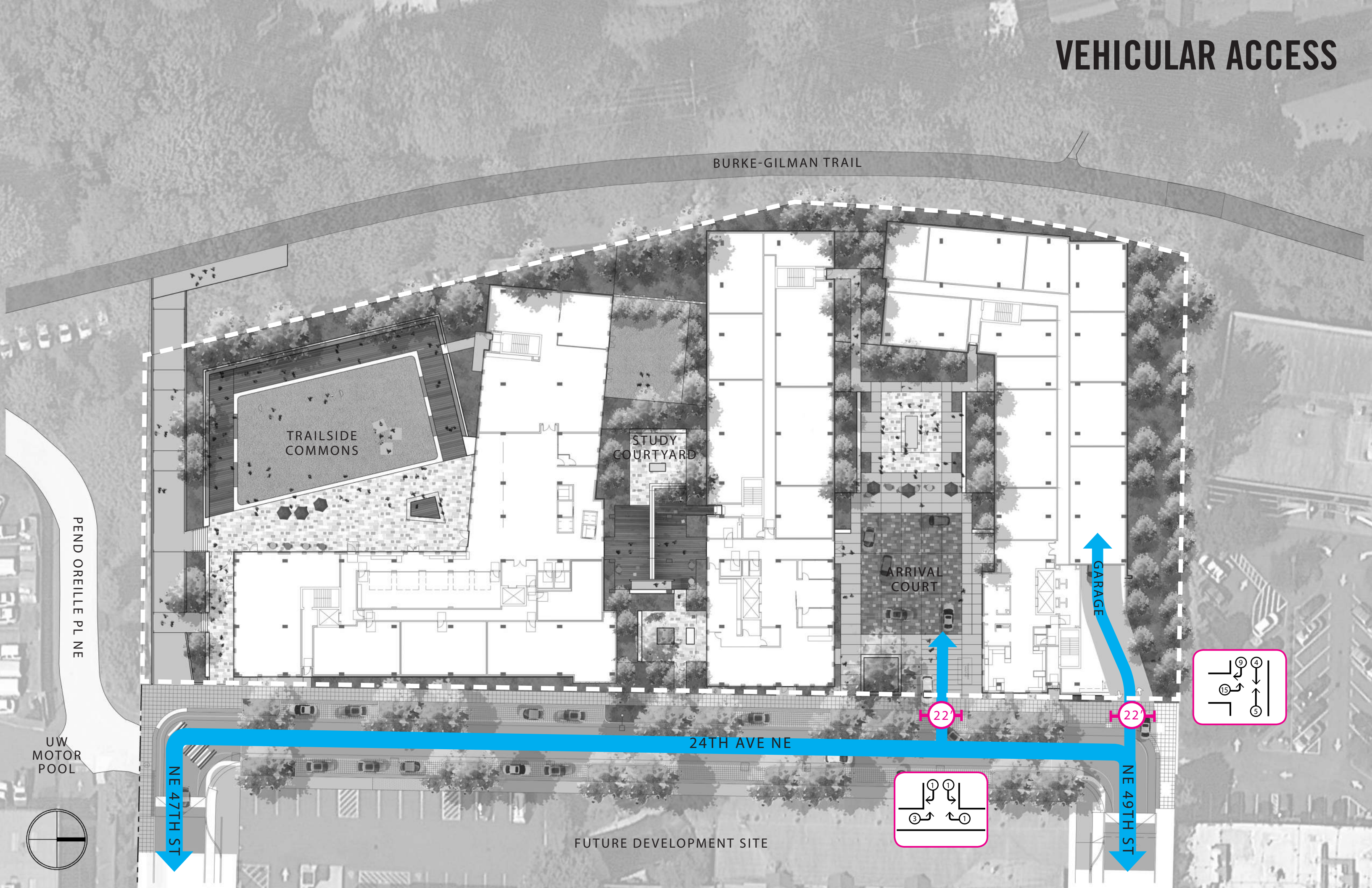
BGT CONNECTION



BGT AMENITY ZONE

BURKE-GILMAN TRAIL

VEHICULAR ACCESS



BURKE-GILMAN TRAIL

TRAILSIDE
COMMONS

STUDY
COURTYARD

ARRIVAL
COURT

GARAGE

24TH AVE NE

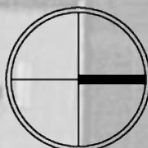
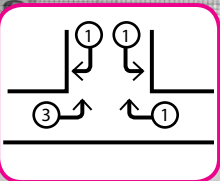
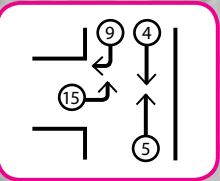
FUTURE DEVELOPMENT SITE

PEND OREILLE PL NE

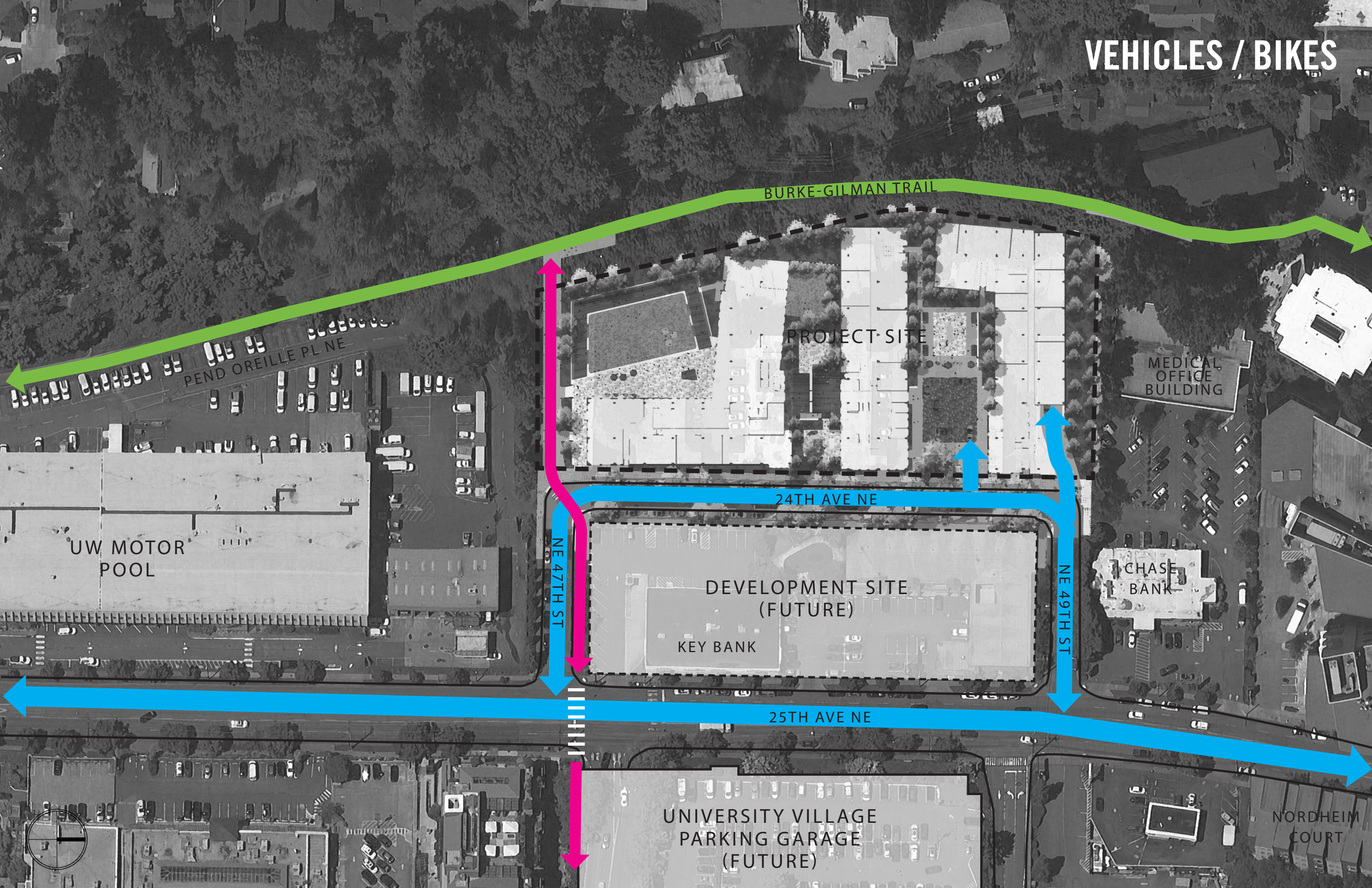
UW
MOTOR
POOL

NE 47TH ST

NE 49TH ST



VEHICLES / BIKES



BURKE-GILMAN TRAIL

PROJECT SITE

MEDICAL
OFFICE
BUILDING

UW MOTOR
POOL

PEND OREILLE PL NE

24TH AVE NE

DEVELOPMENT SITE
(FUTURE)

KEY BANK

CHASE
BANK

NE 47TH ST

NE 49TH ST

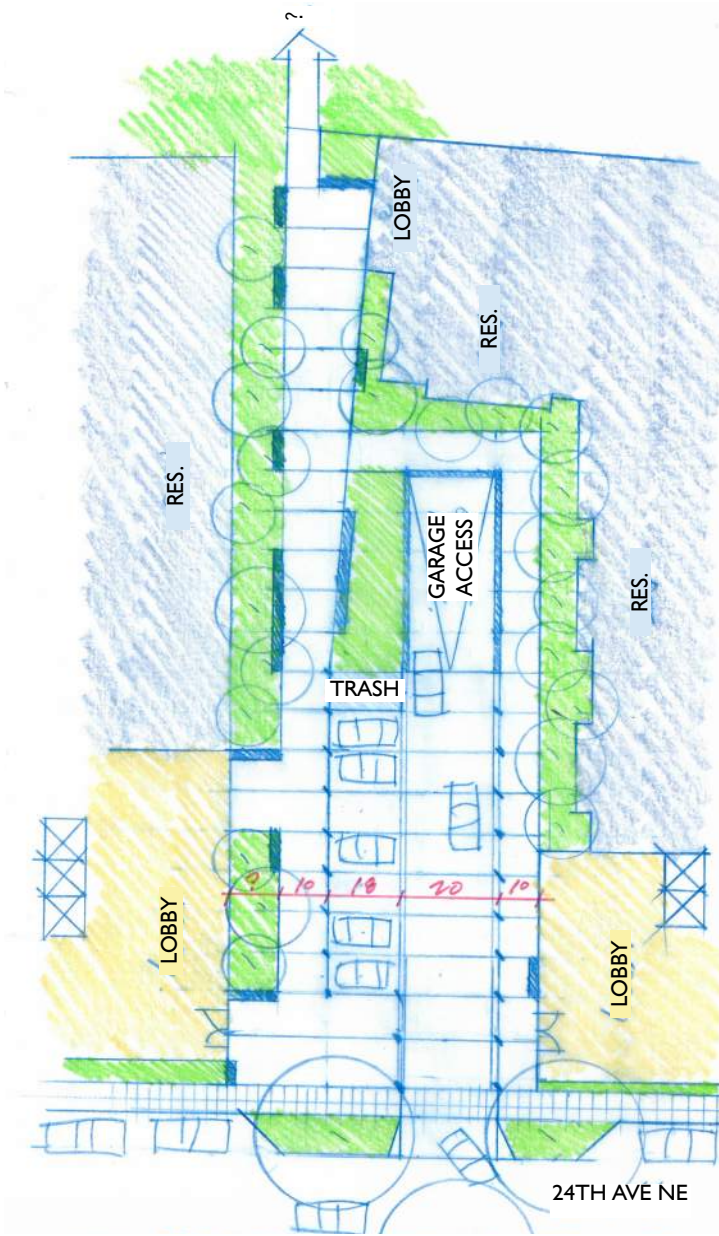
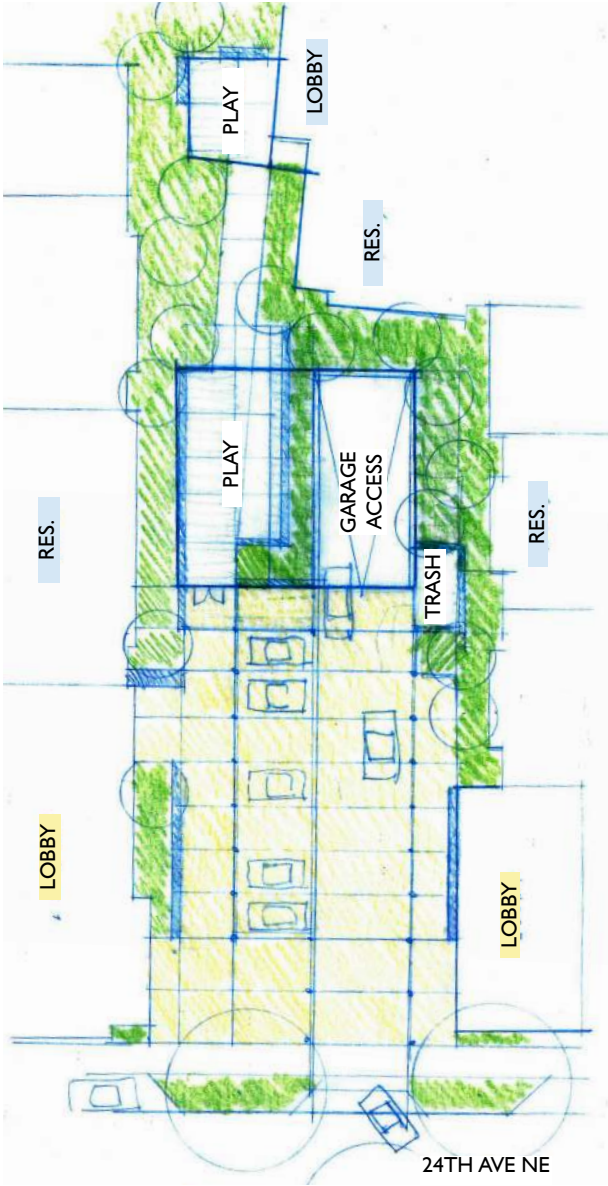
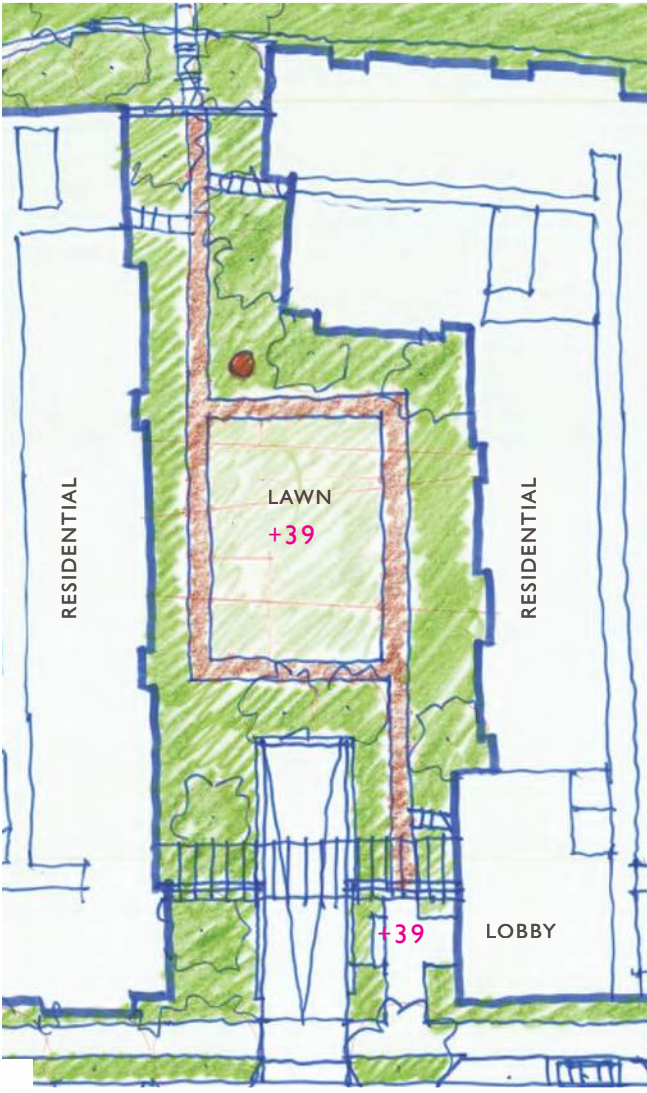
25TH AVE NE

UNIVERSITY VILLAGE
PARKING GARAGE
(FUTURE)

NORDHEIM
COURT



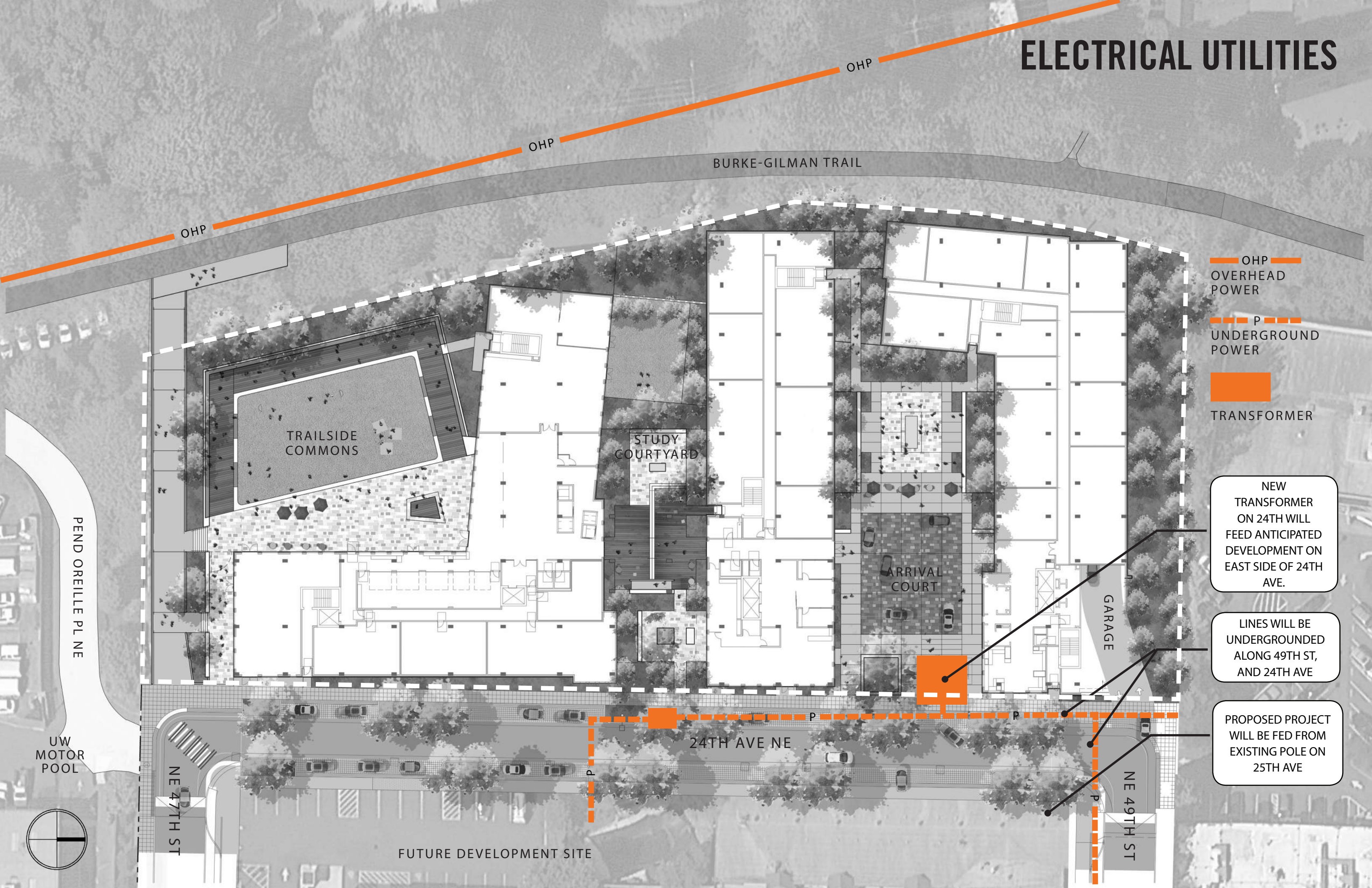
ARRIVAL COURT / PARKING GARAGE ACCESS STUDIES



OPEN SPACE



ELECTRICAL UTILITIES



- OHP
OVERHEAD
POWER
- P
UNDERGROUND
POWER
- TRANSFORMER

NEW
TRANSFORMER
ON 24TH WILL
FEED ANTICIPATED
DEVELOPMENT ON
EAST SIDE OF 24TH
AVE.

LINES WILL BE
UNDERGROUNDED
ALONG 49TH ST,
AND 24TH AVE

PROPOSED PROJECT
WILL BE FED FROM
EXISTING POLE ON
25TH AVE

WET UTILITIES



An aerial photograph of a city, showing a dense residential area with many houses and trees on the left, and a more commercial or industrial area with larger buildings and parking lots on the right. The entire image is covered with a semi-transparent blue overlay.

NO VACATION ALTERNATIVE

CONTEXT PLAN



BURKE-GILMAN TRAIL

POND OREILLE PL NE

UW MOTOR
POOL

PROJECT SITE

MEDICAL
OFFICE
BUILDING

24TH AVE NE

DEVELOPMENT SITE
(FUTURE)

TRAVELODGE MOTEL

KEY BANK

CHASE
BANK

FUTURE CROSSWALK

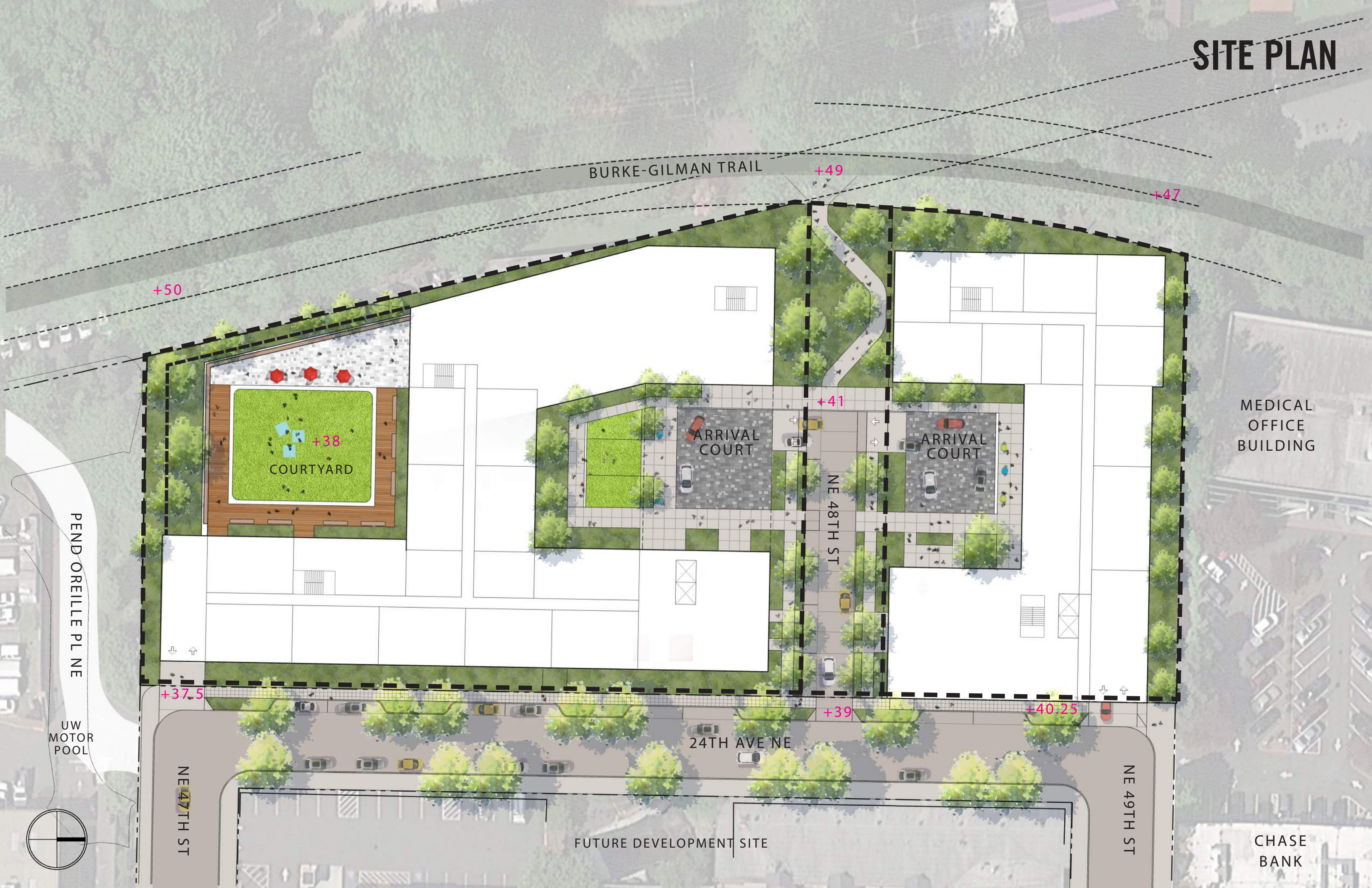
25TH AVE NE

UNIVERSITY VILLAGE
PARKING GARAGE
(FUTURE)

NORDHEIM
COURT



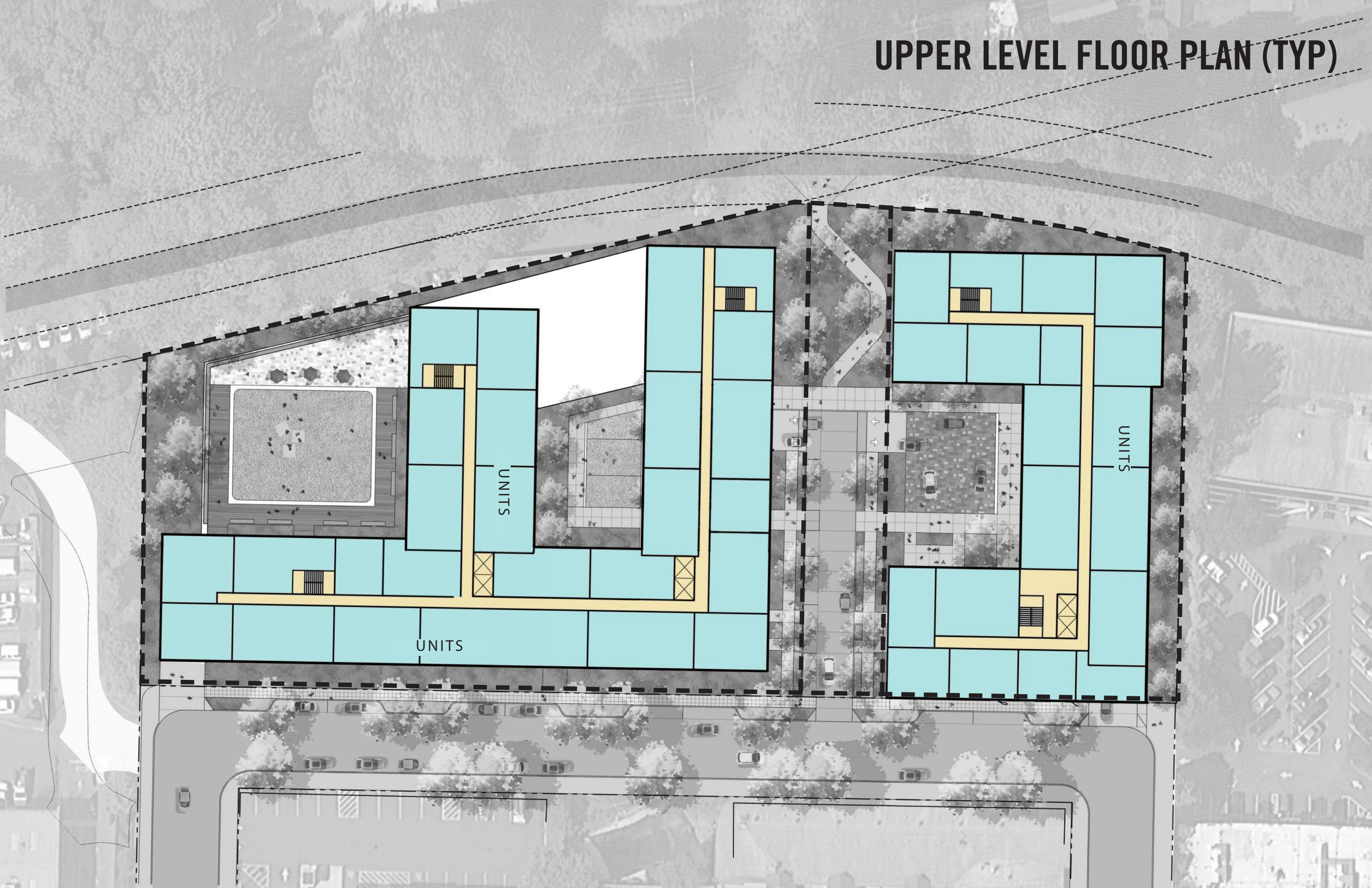
SITE PLAN



LEVEL 1 FLOOR PLAN



UPPER LEVEL FLOOR PLAN (TYP)



SITE SECTION - LOOKING NORTH



PERSPECTIVE VIEWS



View from Southeast

PERSPECTIVE VIEWS



View looking North along 24th Ave

PERSPECTIVE VIEWS



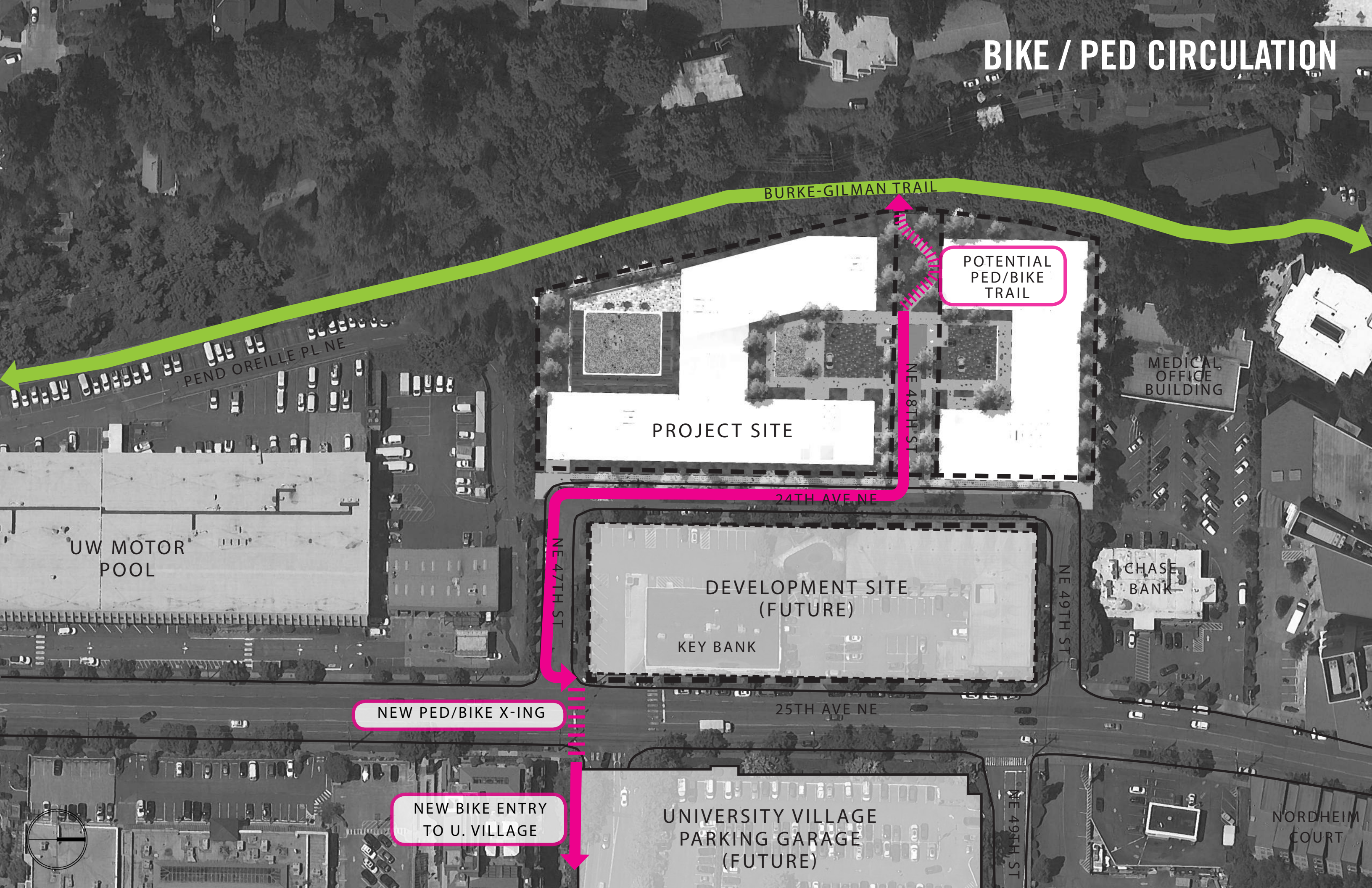
View from BGT

PERSPECTIVE VIEWS



View looking South along 24th Ave

BIKE / PED CIRCULATION



BURKE-GILMAN TRAIL

POTENTIAL
PED/BIKE
TRAIL

PROJECT SITE

24TH AVE NE

DEVELOPMENT SITE
(FUTURE)

KEY BANK

MEDICAL
OFFICE
BUILDING

CHASE
BANK

NORDHEIM
COURT

UW MOTOR
POOL

PEND OREILLE PL NE

NEW PED/BIKE X-ING

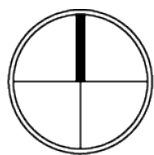
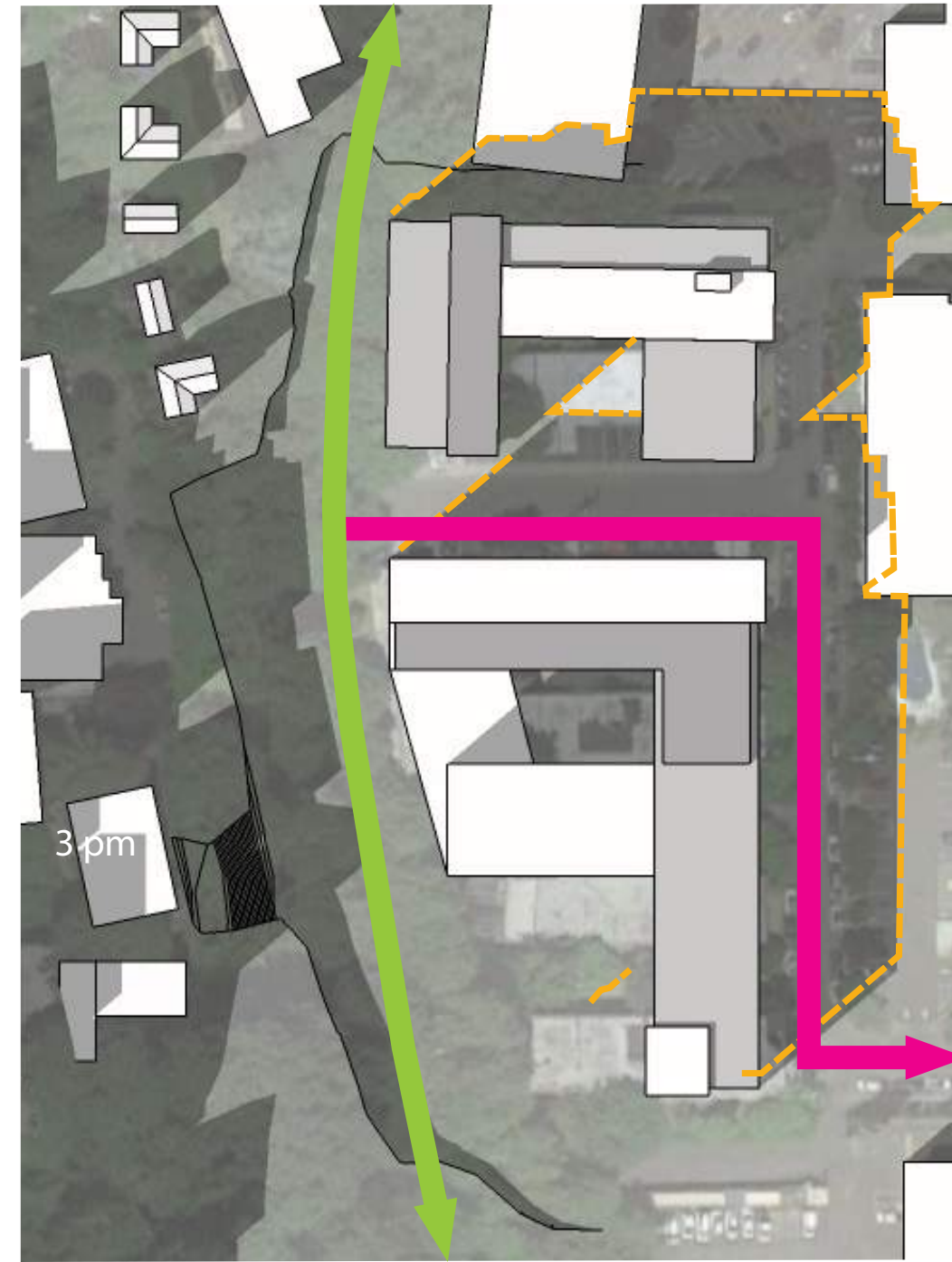
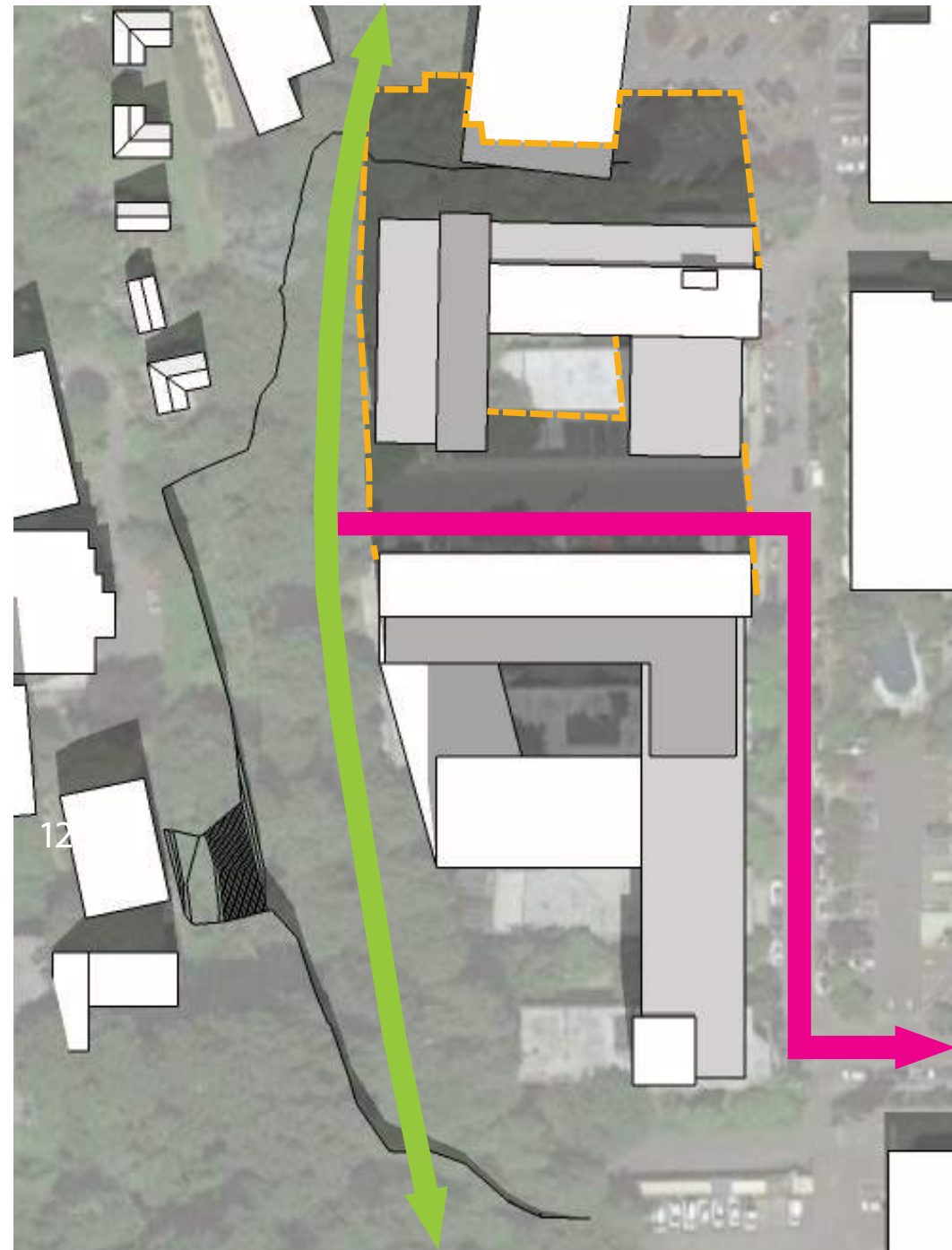
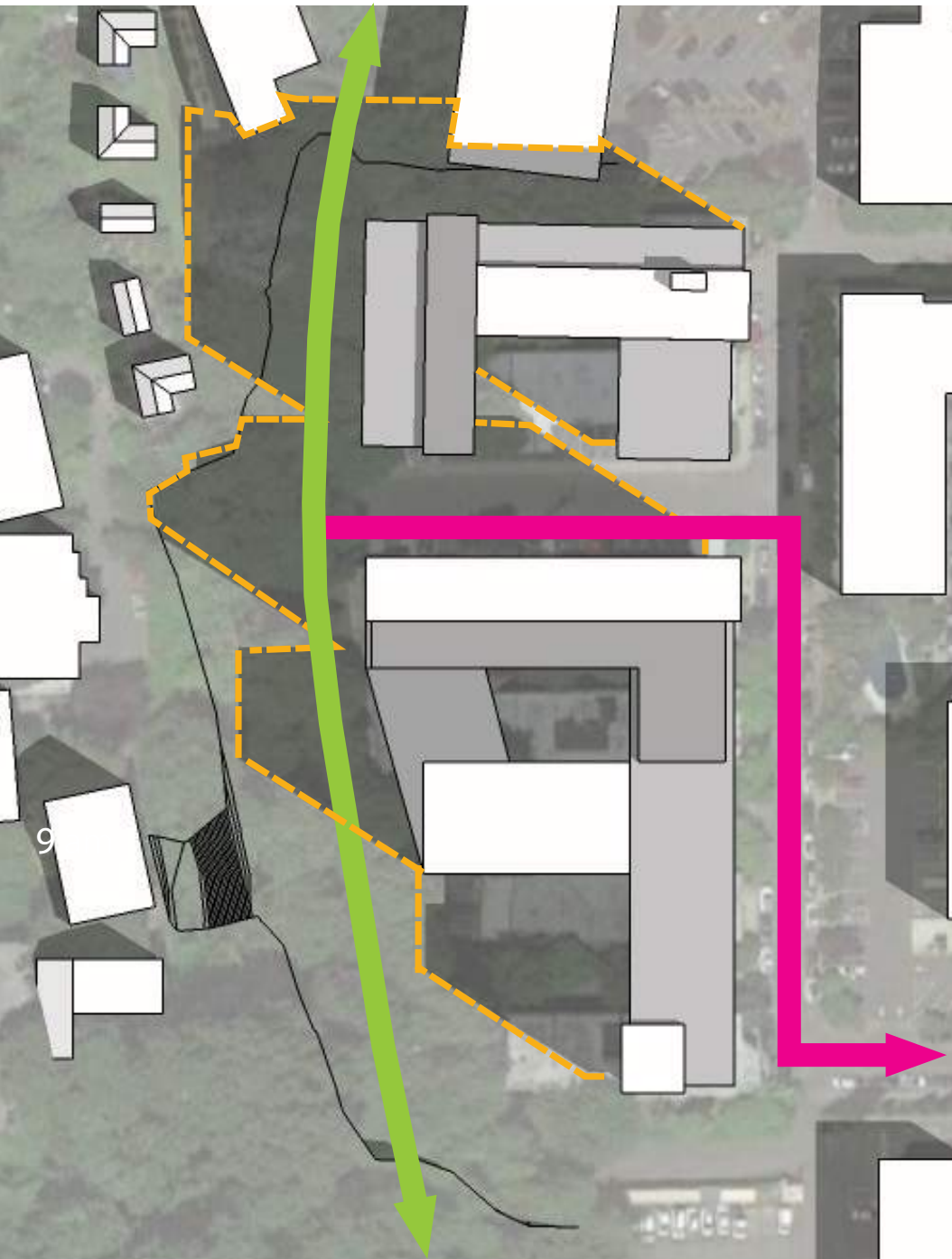
NEW BIKE ENTRY
TO U. VILLAGE

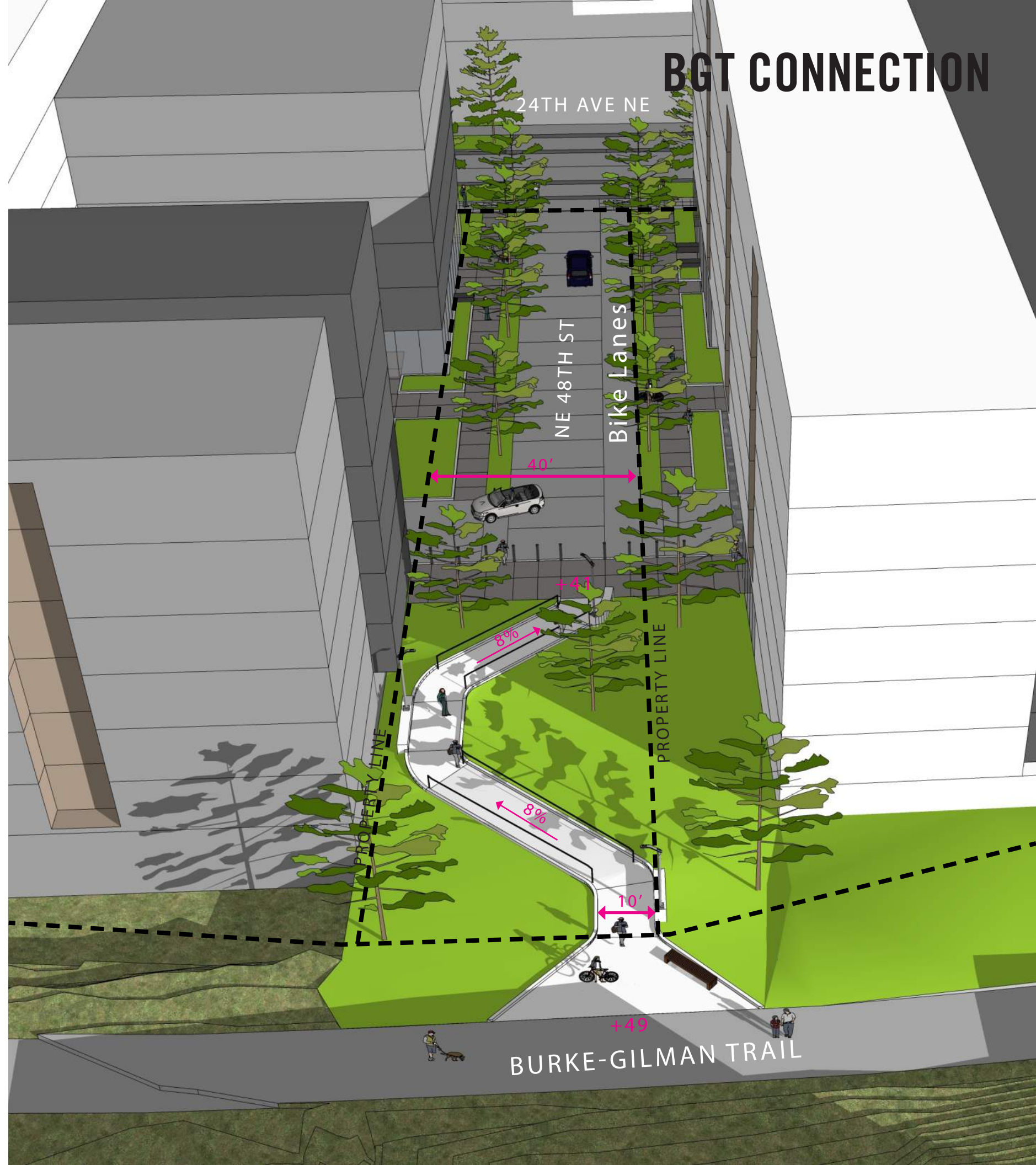
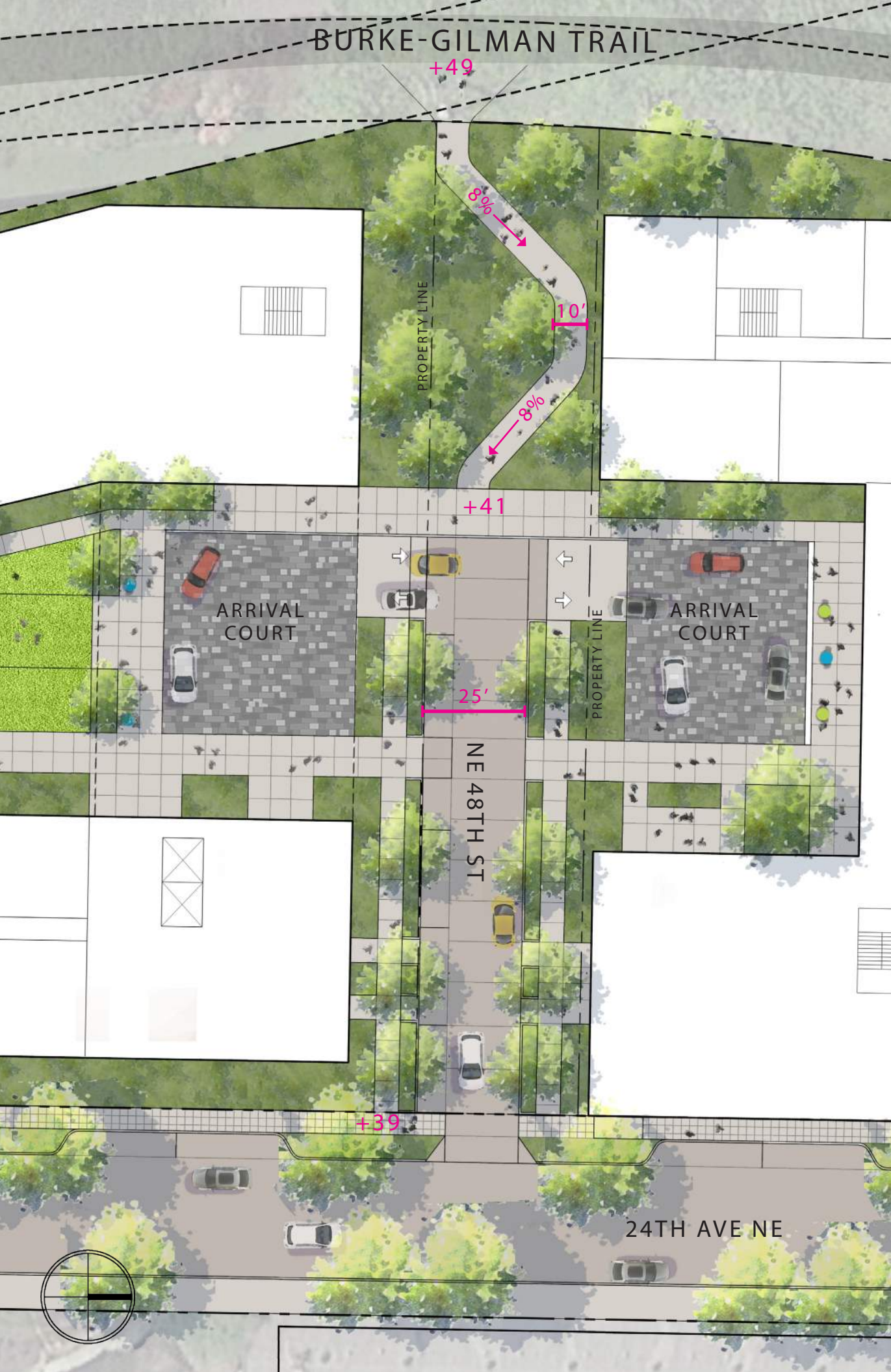
UNIVERSITY VILLAGE
PARKING GARAGE
(FUTURE)



SHADOW STUDY

FALL / SPRING EQUINOX

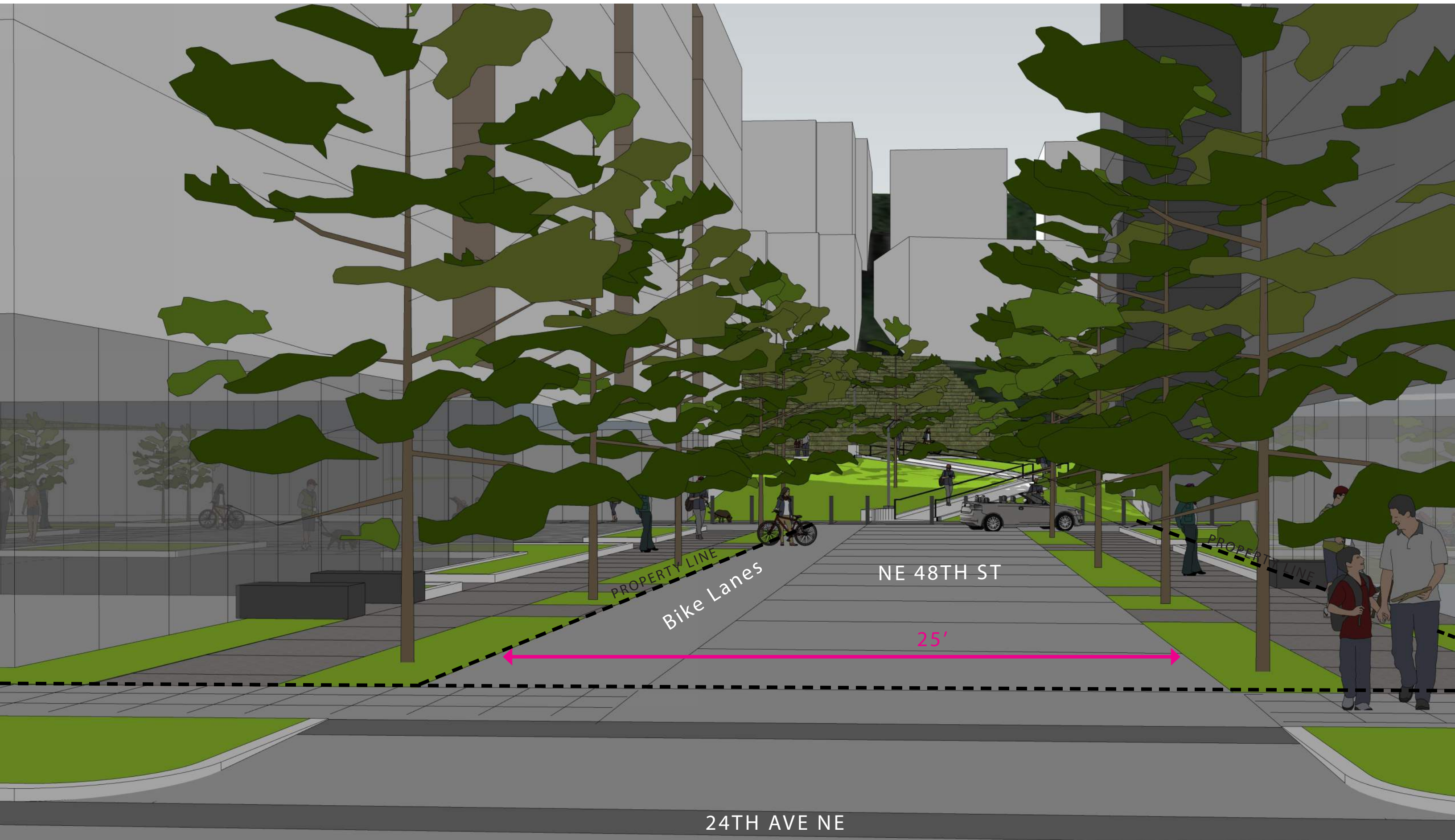




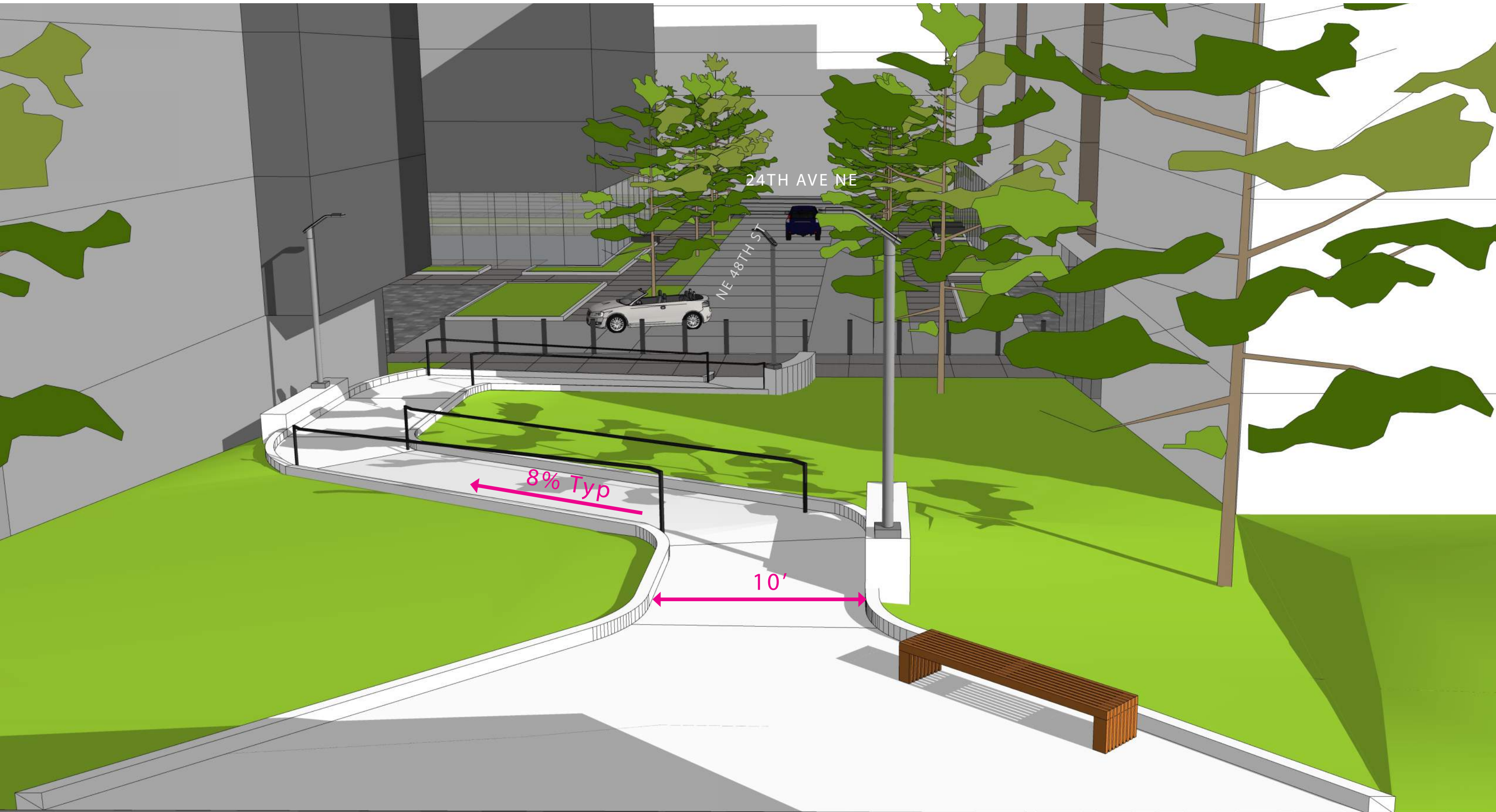
BGT CONNECTION



BGT CONNECTION

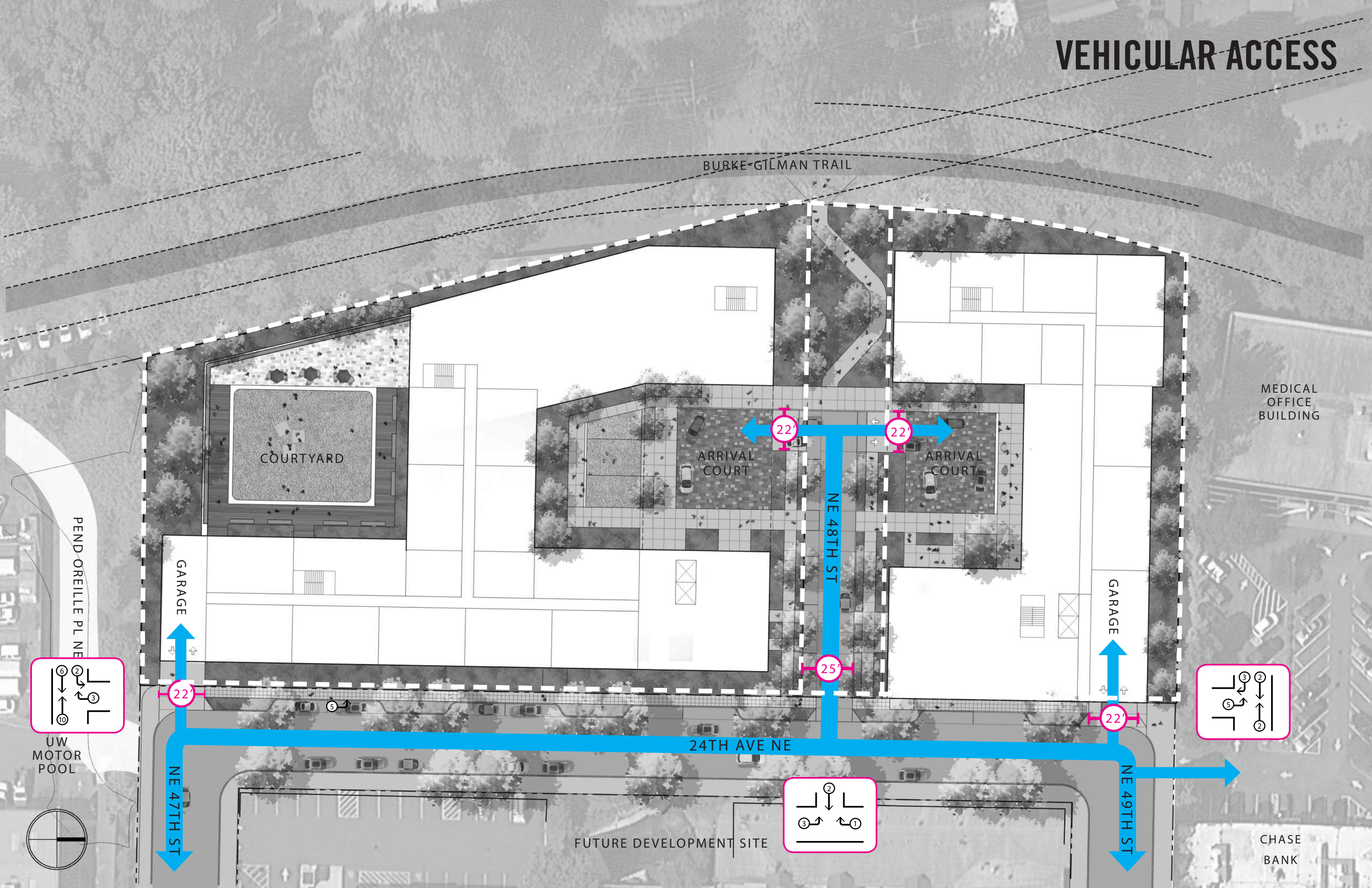


BGT CONNECTION

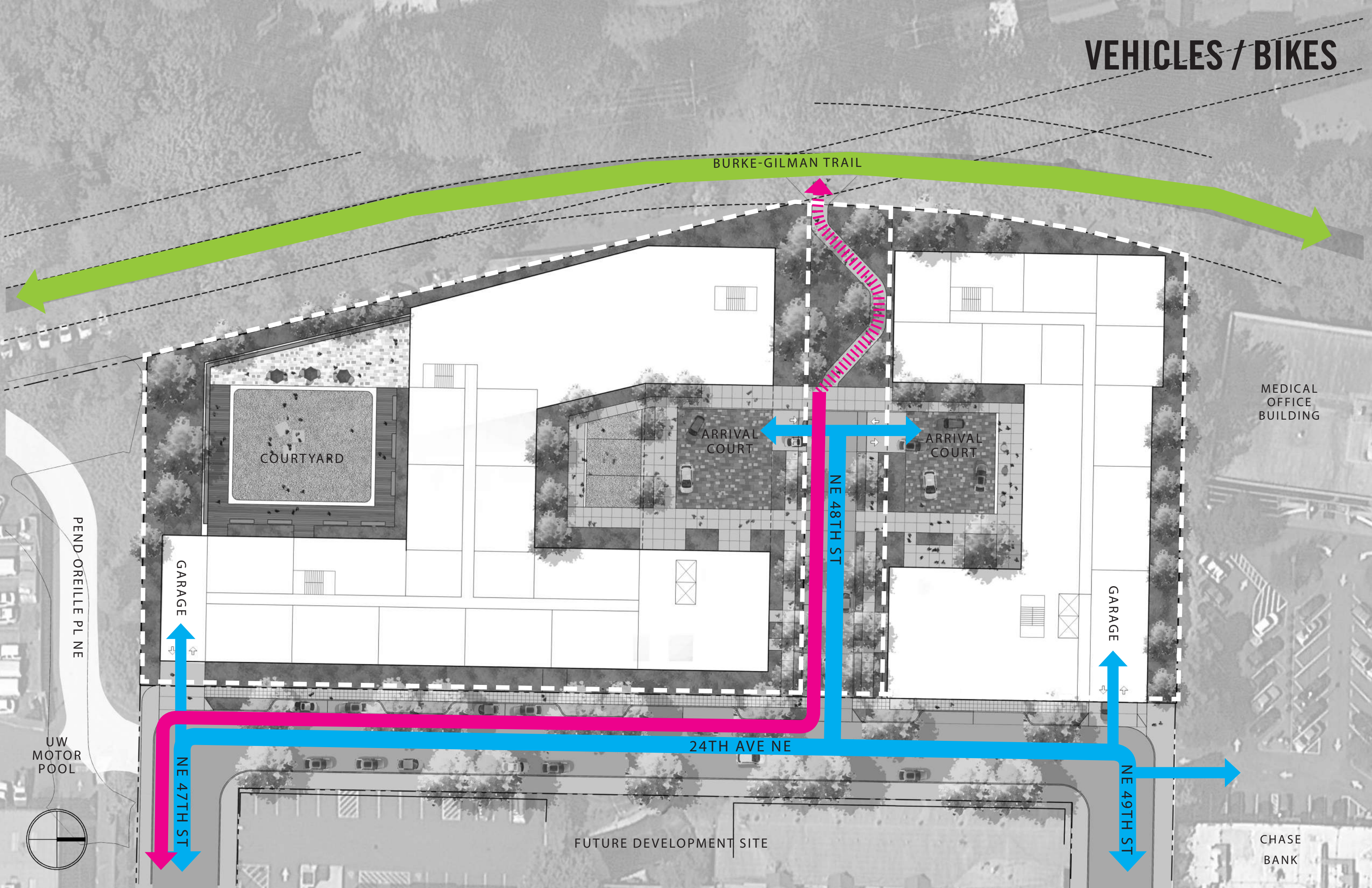


BURKE-GILMAN TRAIL

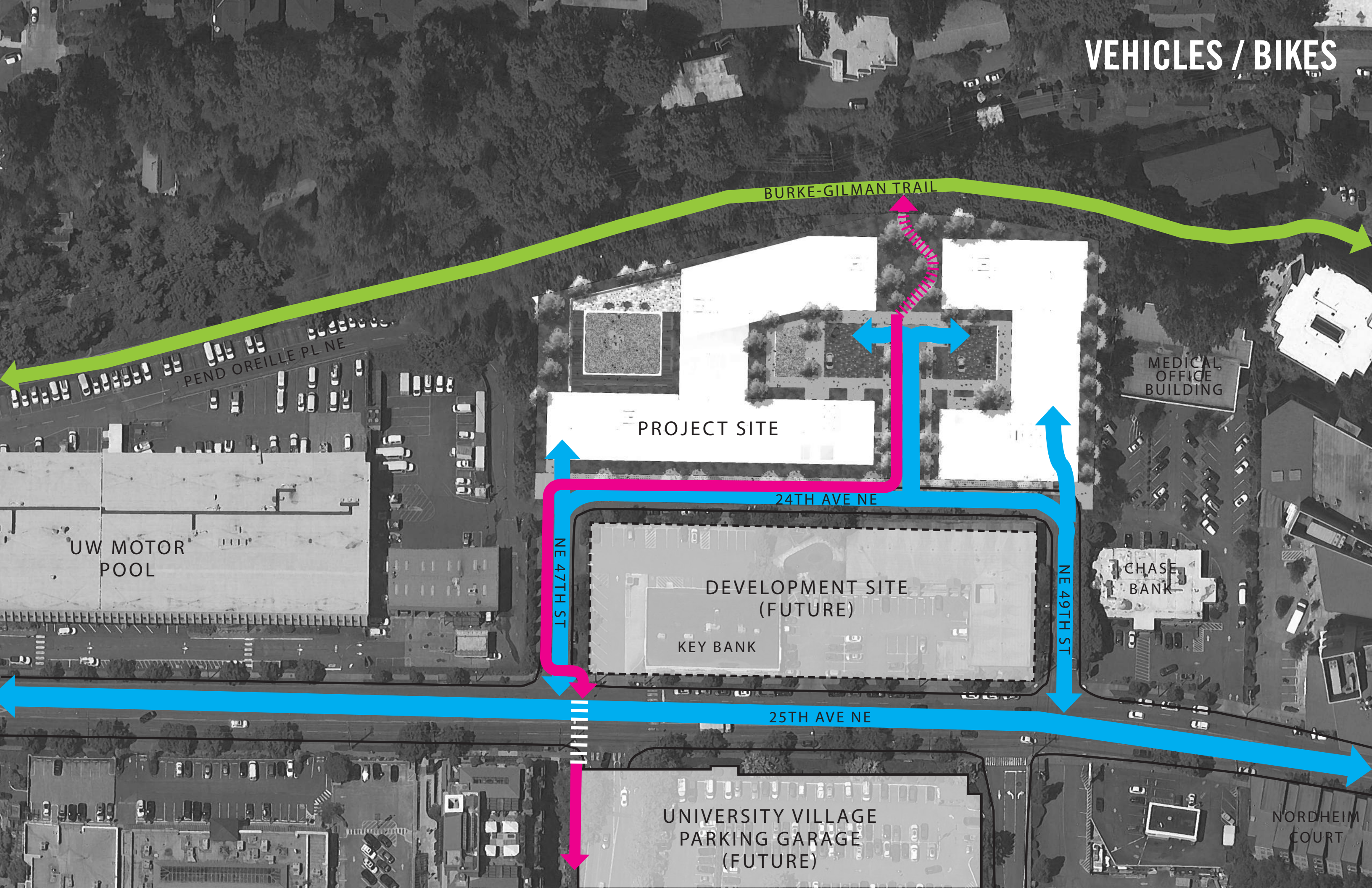
VEHICULAR ACCESS



VEHICLES / BIKES



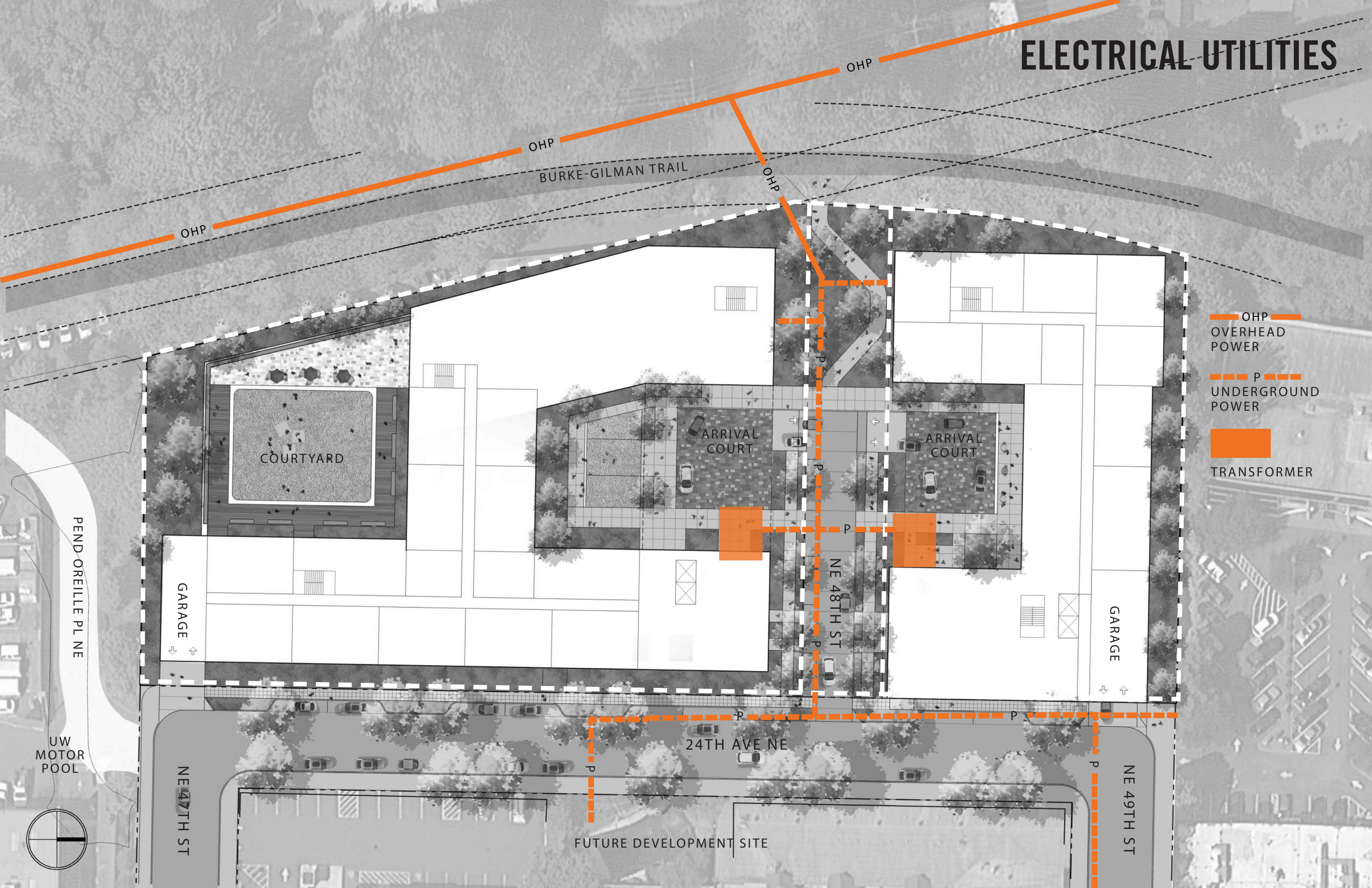
VEHICLES / BIKES



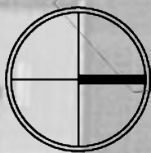
OPEN SPACE



ELECTRICAL UTILITIES



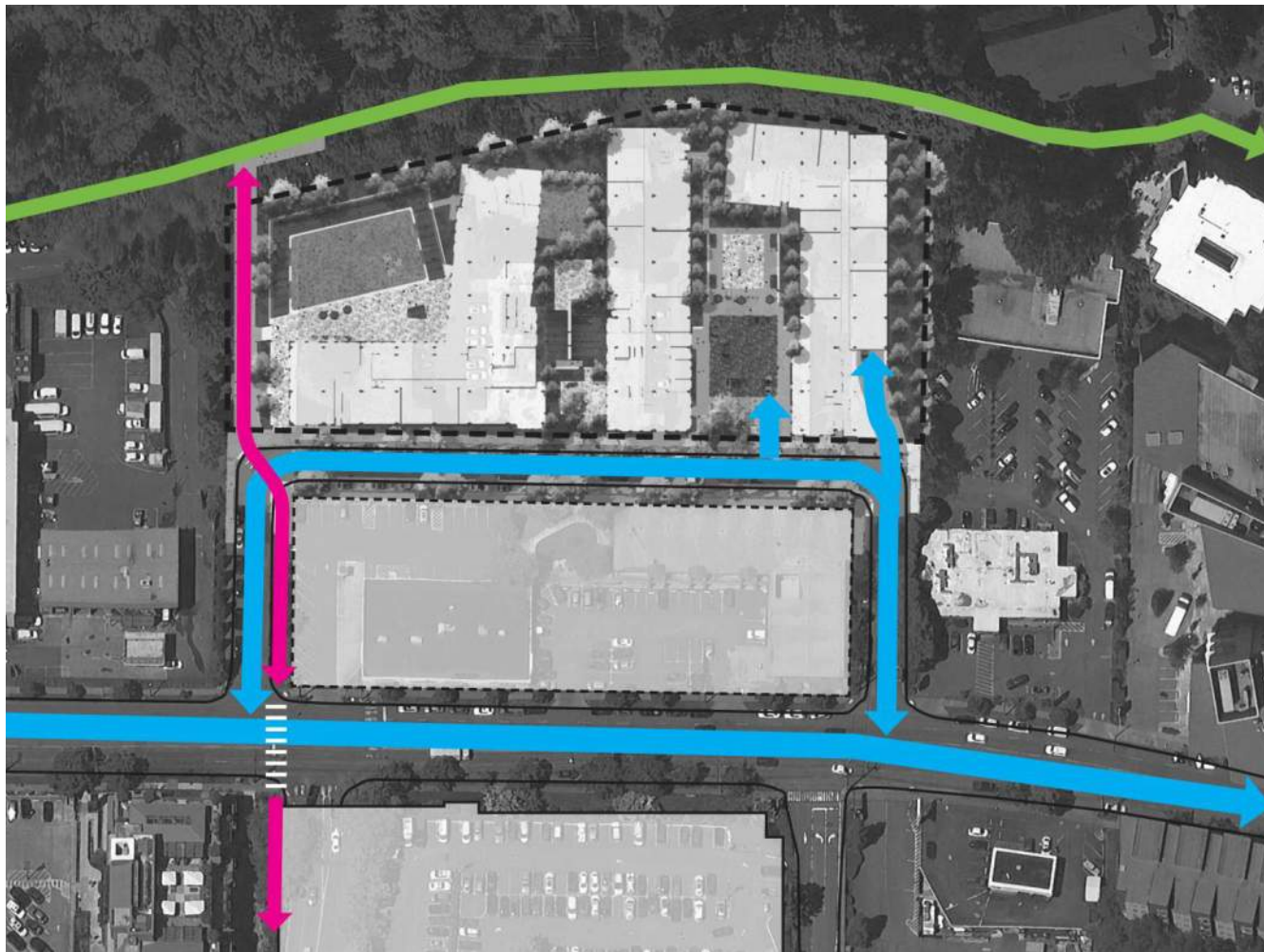
WET UTILITIES



An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with numerous buildings, streets, and green spaces. The image is overlaid with a semi-transparent blue filter. The word "SUMMARY" is prominently displayed in the center in a large, white, bold, sans-serif font.

SUMMARY

SUMMARY



VACATION

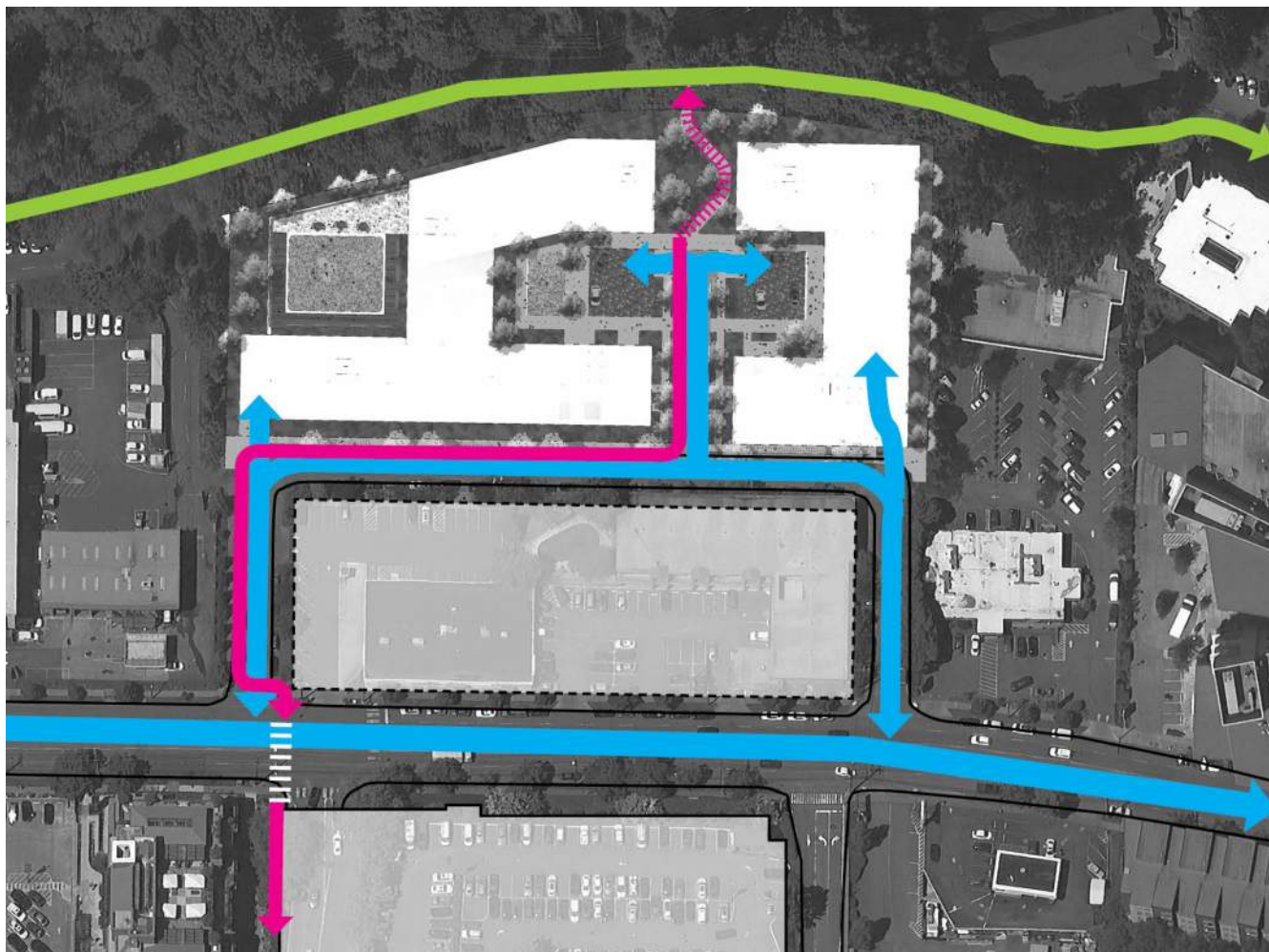
ACCESS: direct and safe access from BGT to signalized crossing at 25th Ave NE and more pedestrian oriented 24th Ave NE

CIRCULATION: fewer conflicts between vehicles, peds and bikes

OPEN SPACE: larger, more accessible public open space

UTILITIES: under grounding of all power lines, improves system reliability

AIR / LIGHT / VIEWS: no shading to BGT connection, reduced mass along BGT and 24th Ave NE providing light and visual porosity through site



NO VACATION

ACCESS: BGT access is not required and is circuitous to NE 48th St and 25th Ave NE

CIRCULATION: more conflicts between vehicles, peds and bikes and a longer, more circuitous route to 25th Ave NE signalized crossing

OPEN SPACE: very little usable public open space

UTILITIES: under grounding of some power lines, no system improvements

AIR / LIGHT / VIEWS: increased building mass along BGT and 24th Ave NE, shades public space, BGT connection and blocks views