



MEMORANDUM

TO: Bruce Harrell, Seattle Department of Transportation, Pioneer Square Historic Board
FROM: Urban Villages
RE: RailSpur- Street and Sidewalk Activation Plan
DATE: July 25th, 2023

After nearly a decade of acquisitions, planning, and construction, our team is excited to collaborate with Seattle Department of Transportation and the Pioneer Square Historic Preservation Board to create a thoughtful and effective activation strategy. Activated alleys are nothing new to Seattle. The Alliance for Pioneer Square sees an opportunity to better utilize Seattle's alleys to achieve its walkability and accessibility goals, as well as to fuel continued economic recovery, small business prosperity, and community development throughout Pioneer Square and many other Seattle neighborhoods. This work began several years ago, with Seattle Department of Transportation projects in Nord Alley and Pioneer Passage, which were developed around the original vision of the Alliance. Post Alley, Nord Alley, and Pioneer Passage fueled the inspiration of the RailSpur project, and Urban Villages is excited to have the opportunity to continue that tradition.

Last July, Urban Villages partnered with Forest for the Trees for RailSpur's first blockwide activation. The event was attended by over 15,000 people over four days where over 200 artists and 30+ musical performances added an exciting local flare to Seattle Art Fair Weekend. With the completion of the renovation of the Fisher Building located at 115 South Jackson, construction is now isolated to the Westland Hotel project. This will allow for over two thirds of our alley system to be open this summer and used by the public. RailSpur is excited to present the attached alley activation plan, which we hope to be an ongoing collaboration with Seattle Department of Transportation and Pioneer Square Historic Preservation Board that will bring a new wave of activation to the incredible historic fabric of Pioneer Square.

This summer, RailSpur has partnered with Forest for the Trees once again for additional activations including MLB All Star Week and another block wide art show as a satellite location for Seattle Art Fair from July 27th-30th. Through these activations, we plan to fully activate our alleyway with art, music, and food.

In response Mayor Harrell's Downtown Activation Plan and the SDOT Directors Rule draft for Street and Sidewalk Activation, Urban Villages proposes a pilot program closure of the north/south alley located between South Jackson Street and King Street starting on August 3rd for the Pioneer Square Art Walk. The alley would remain open to pedestrians and coordinate with adjacent property owners for utilities/loading services. The pilot would run for one year through the duration of the Westland Construction project with an expected completion of August 2024. We have the support of the Alliance for Pioneer Square and neighboring property owners. We request the City's support with this pilot project.



As part of the pilot program, Urban Villages will commit to funding a summer concert series three days per week through the fall as well as a series of events in collaboration with Forest for the Trees. Event/music times would comply with neighborhood noise ordinance running from 5:00-10:00 PM with the goal to implement morning activations like street markets. The alley would remain open to the public, while allowing businesses with alley frontage to overlay sidewalk café permits.

This July, RailSpur worked in collaboration with the Historic Preservation board to create an open-air art gallery in the alley way. This gallery will change art out regularly, and had its first rendition for MLB All Star Week. The gallery was widely celebrated by baseball and art enthusiasts alike. One piece was even used as a backdrop for Bruce Harrell's press conference announcing the highly anticipated event. With the frames now in place, RailSpur received approval from the board to allow future rotations of the art to be approved administratively.

Potential Benefits

- **A cleaner, safer, and more inviting street-level experience** – the activation and regular movement of people through otherwise uninviting alley spaces can facilitate improvements, both real and perceived, to public health and safety in the downtown environment.
- **Placemaking and community building** – alleys can often become iconic spaces for public gathering, art, events, tourism, and lingering, and contribute to the social capital of a community.
- **Accountability** – as the permit holder, RailSpur management becomes accountable for the regular maintenance, security, cleaning, and compliant use of the alley, thereby relieving city agencies/staff from performing those functions. Our current staffing includes 24/7 onsite security officers, janitorial and day porter staff, onsite property management and maintenance personnel, as well as restaurant and café management/staff to ensure the appropriate usage and care of the alley spaces.
- **Streamlined administration** – similar to the benefits of the Festival Street designation at Nord Alley, this year-round permit will reduce the volume of permit applications to SDOT, Special Events Office, and other agencies that would otherwise be required for individual one-off events throughout the year.
- **Economic opportunity for businesses** – like sidewalks, alleys provide an additional public resource that can be deployed to help businesses succeed via increased seating and/or sales capacity.

Alley Activation Expansion

The grid plan roads of Pioneer Square uniquely positions the neighborhood to expand alley activations across the neighborhood. With the southern portion of the RailSpur alley closed through next spring due to construction of the Westland Hotel, creates an opportunity for a hands on case study that can be used to expand alley activation efforts across Pioneer Square.





Potential Challenges

- Deliveries and services – closing an alley to vehicles could cause interruptions to regular deliveries or services that depend on alley access (e.g., food and beverage deliveries, linen service, trash service, meter reading, movers, etc.)
- Emergency access – accommodations may need to be made to allow for police, fire, or EMT access during periods when the alley is otherwise closed to vehicles.

Addressing These Challenges

- A 10' driving lane will be maintained at all times allowing for local access to drive down the alley.
- Waste Collection and Disposal - landfill, recycling, and compostable waste will be collected and stored in trash rooms located inside of 115/119 S. Jackson, and 419 Occidental. RailSpur staff will transport all waste receptacles to the designated trash collection area on Occidental Ave S (see map below) each night for collection by commercial waste haulers the following morning. Once waste has been collected, RailSpur staff will transport the receptacles back into the trash rooms. The three active buildings on the block (111 Jackson, 115 Jackson, and 419 Occidental) all use the same janitorial group allowing for easier coordination for hauling trash to and from the buildings.

Due to the current construction closure in the southern half of the alley, this process has already been successfully implemented with the waste haulers and operations have been issue-free.

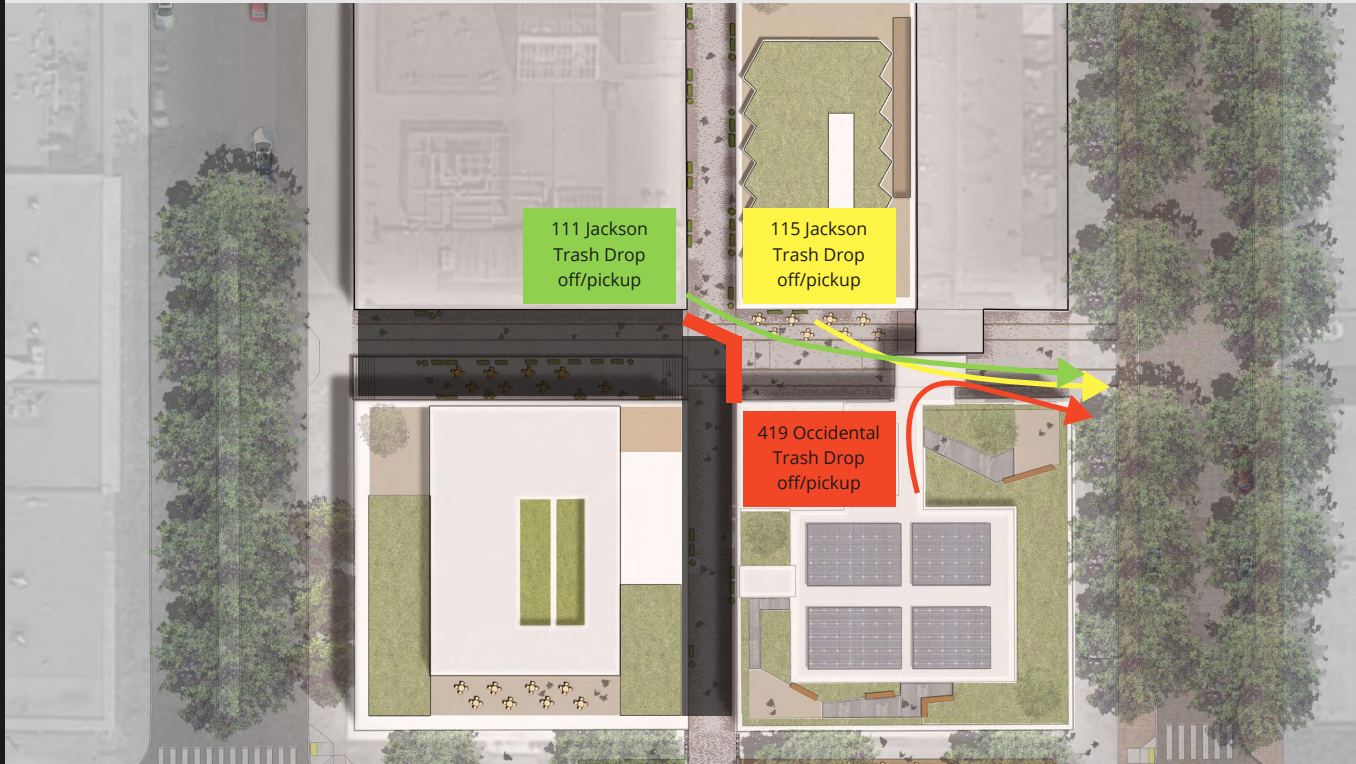
- Utilities and City Alley Maintenance - most utility meters for the project can be read remotely and will not require alley access. Water meters are located on King St., First Ave., and Jackson St. Gas meters are located on private property and are read by staff on foot or read remotely. Electrical meters are read by staff on foot or read remotely. Should vehicle access to utility meters become necessary, RailSpur staff will provide escorted access, as described below.
- Emergency Access - security will be on site 24/7 to assist in any emergency situation including providing emergency access and clearing the alley of pedestrians. Additionally, no permanent furniture will be allowed in the alley, allowing for immediate access when needed.

In addition, the planters placed in the alley will be set on lockable casters allowing them to be moved easily.

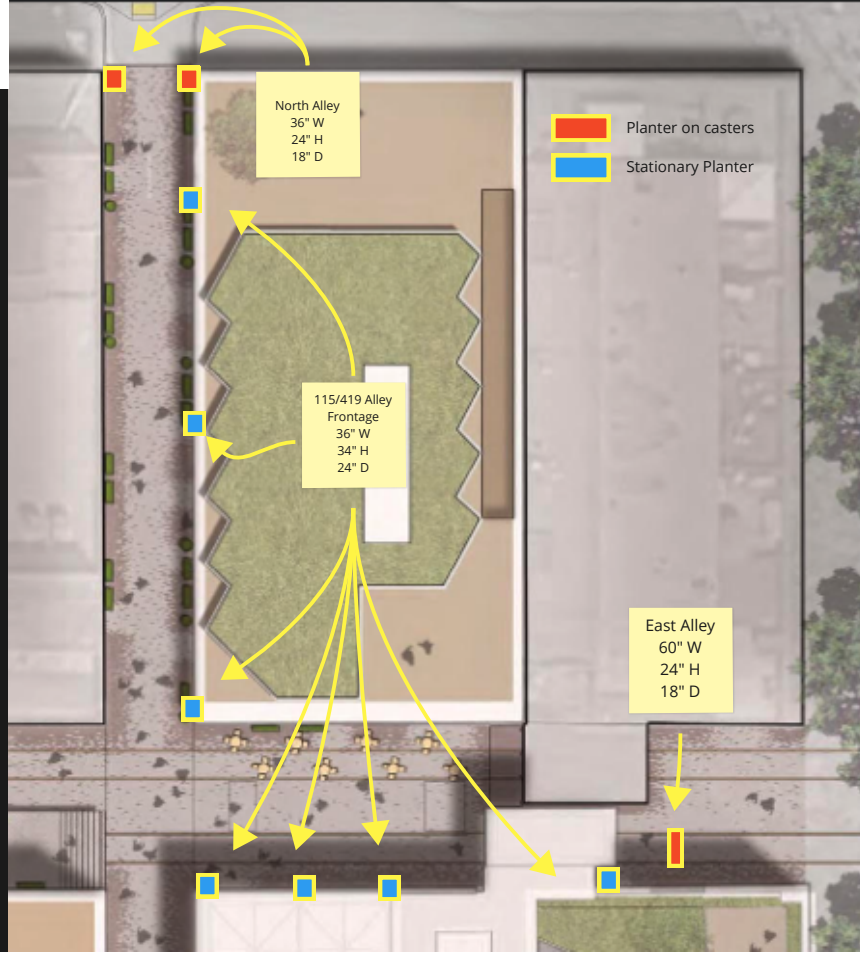




Trash



Landscaping Map

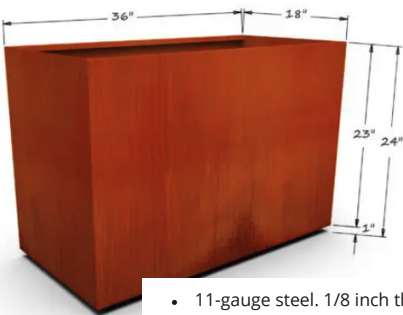


Alley Barricade/Local Vehicle Access- North End



- 36" planters set on East and West sides of alley creating a buffer allowing for pedestrian seating while maintaining a 10' clearance for local vehicular traffic.
- Increases pedestrian safety while greening up the alleyway.
- Lockable casters allow for planters to be moved easily should more space be needed.
- 24" height with low height plants allow for visibility down the alley for businesses and pedestrians

North Alley Landscaping



- 11-gauge steel. 1/8 inch thick.
- Weather resistant - built to patina over time



115 Jackson Alley Frontage

- 3X: 36" W x 34" H x 24" D
- Stationary Planter
- Existing planters to be replaced with matching corten planters previously shown
- See next slide for locations

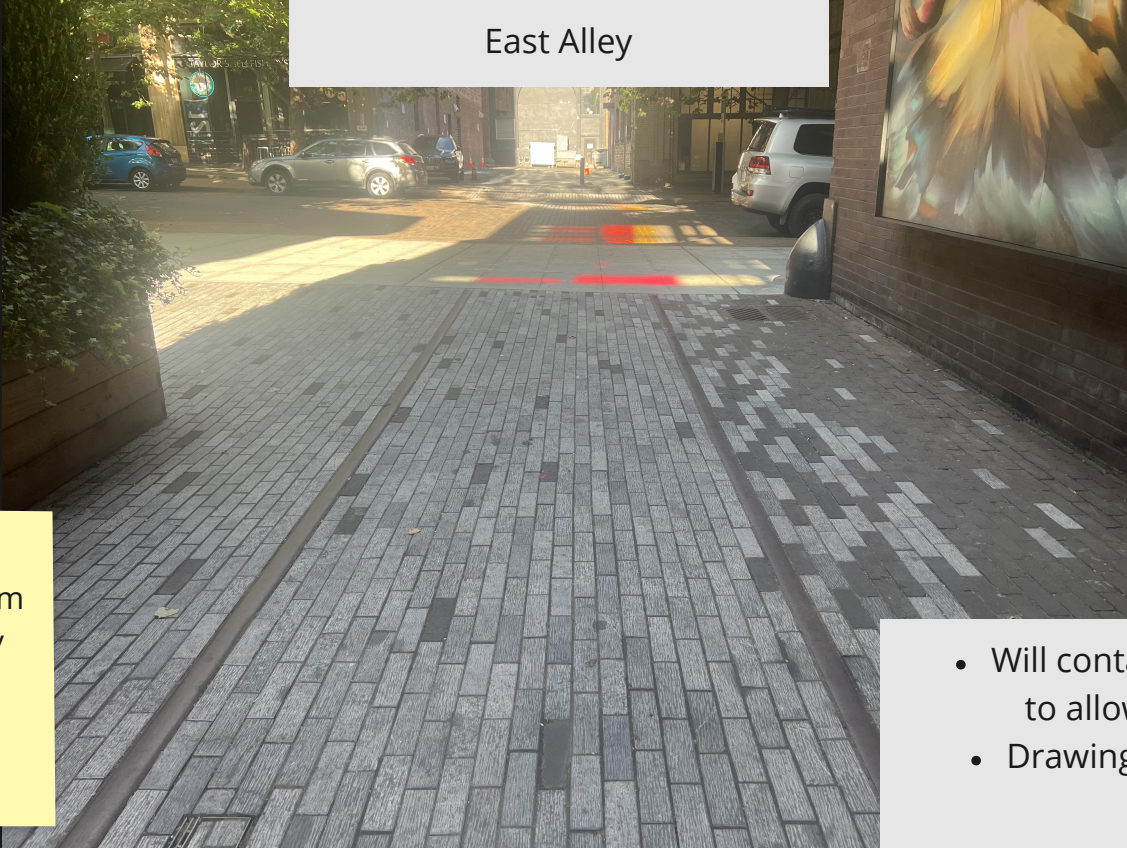


419 Occidental Alley Frontage



3x Stationary
Planter
36" W
34" H
24" D

East Alley



On casters to
prevent cars from
parking in alley

60" W

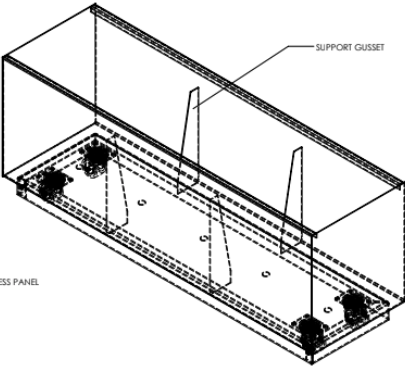
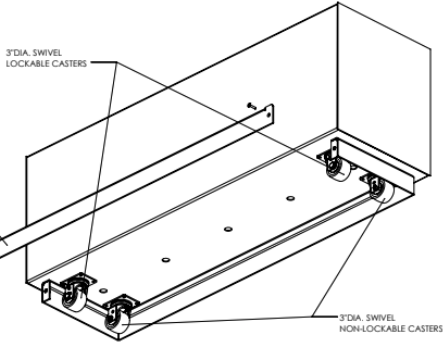
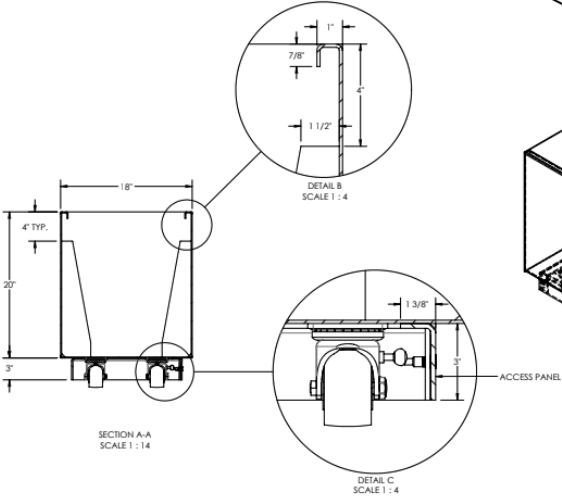
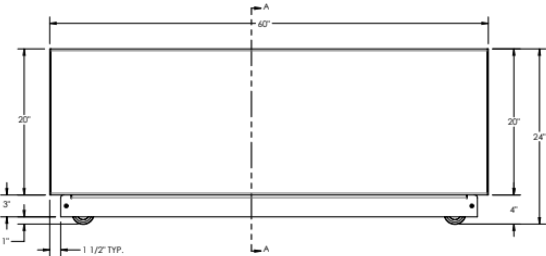
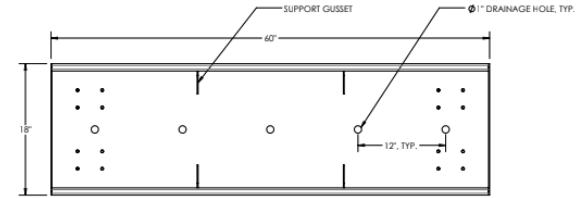
24" H

18" D

- Will contain short plants to allow for visibility
- Drawings on following slide

Planters with casters

Detail



NOTE:
1. MATERIALS: PLANTER BODY - CORTEN STEEL 1/8" THICK.
SKIRTING AND ACCESS PANEL - CORTEN STEEL 3/16" THICK.

Seating



Sage Green



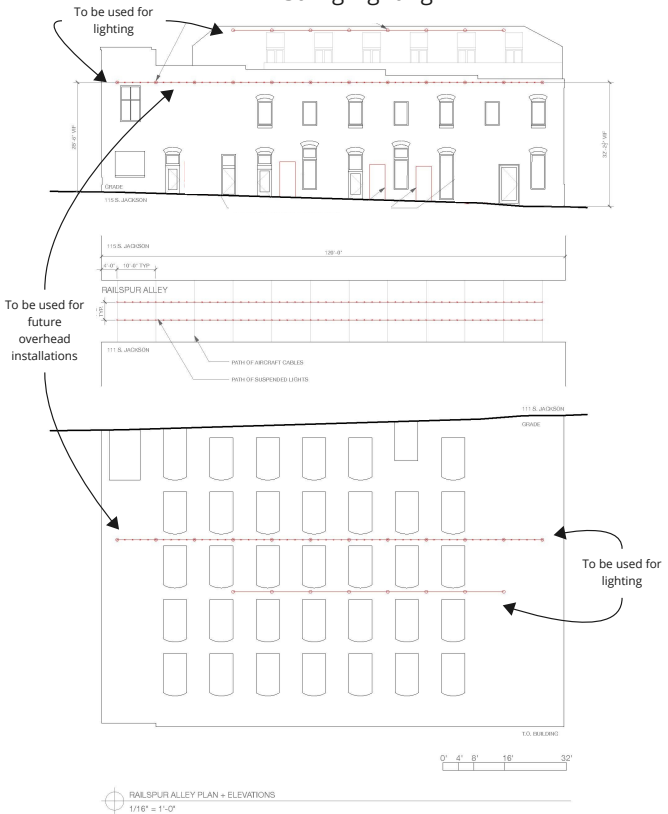
Black



Red

- Seating use is open to the public
- Manufacturer- Grand Patio
- Table: 23.5"(DIA) X 27.75"(H).
- Chair: 18.5"(L) X 16.5"(W) X 32.25"(H).
- Powder coated steel frame structure, rust-resistant.

Overhead Installations String Lighting



URBAN VILLAGES
1530 16TH ST MALL, STE 350
DENVER, CO 80202

JACK COBLE
JACK.COBLE@URBAN-VILLAGES.COM

SUBMITTED BY:
HENRY WATSON
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RAILSPUR ALLEY PLAN + ELEVATIONS

A-101



52FT Outdoor String Lights SUPERDANNY UL Listed Edison Patio Cafe Lights with 11W Incandescent Bulb, Decorative Patio Porch Beer Garden Backyard Decor Market Lights 24 Sockets 30 Bulbs

Visit the SUPERDANNY Store

4.7 ★★★★★ 713 ratings | 87 answered questions

Price: \$72.98

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Color	52ft Incandescent Glass Bulb
Brand	SUPERDANNY
Indoor/Outdoor Usage	Outdoor
Special Feature	(IP55)Waterproof, Wind-proof, Snow-proof, Sun-proof
Light Source Type	Incandescent
Power Source	Corded Electric
Light Color	Warm White
See more	

Roll over image to zoom in



2 VIDEOS

Polyfab Pro™ Eye Bolt With Shoulder, Nut & Washer 3/8" x 6" (10mm) (Stainless Steel)

★★★★★ SKU: 120271

\$16.95/EA

8 Available

1

Add to Cart

Wishlist

[Like 0](#) [f](#) [p](#)

1x19 Wire Rope 3/16" x 50' (Stainless Steel)

★★★★★ SKU: 122710

\$57.95/EA

17 Available

1

Add to Cart

Wishlist

[Like 0](#) [f](#) [p](#)

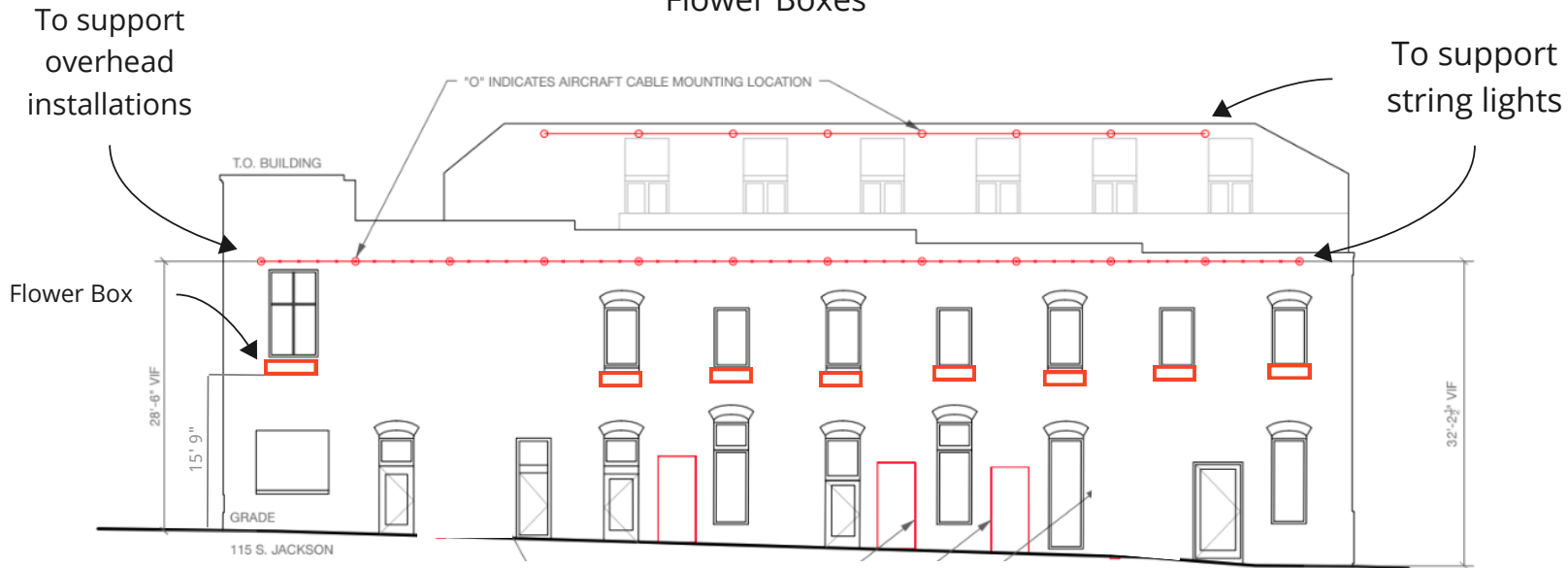
Attachment Method

- Anchor holes are pre drilled into brick mortar
- Holes are filled with epoxy
- SS bolt is set
- Cable is pulled across alley to another anchor



Overhead Installation Inspiration
(Installs to be applied for
separately at a later date)

Overhead Installations Cont'd Flower Boxes



ACHLA DESIGNS

12 in. W Black Powder Coat Iron Wall Mounted Flower Box Brackets (Pair)



Details

Color Family	Black	Color/Finish	Black
Indoor/Outdoor	Indoor, Outdoor	Kits & Accessories Type	Brackets
Material	Iron	Mounting Type	Wall
Pots & Planters Type	Kits & Accessories	Product Type	Bracket
Product Weight (lb.)	4	Returnable	90-Day
Weight Capacity (lb.)	45		

Window Box Mount Detail

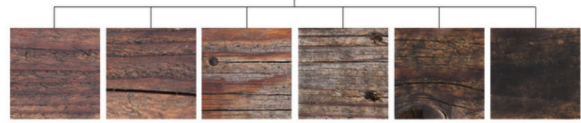


- To be drilled into mortar joints with 5mm concrete screws 2 3/4" apart
- Box to be set with shim to allow plants to drain away from building
 - To be watered with with a 20' extension pole
- Plant selection will not allow vines that will attach to the building



Hanging Baskets Locations

Aged (Rustic): Color will vary depending on the wood. For reference only.



Product ID	132514935
Manufactured By	Red Oak Road
Sold By	Red Oak Road
Size/Weight	W 40" / 12' / 12"
Color	Rustic
Materials	Wood, Oil, Iron, Paint
Assembly Required	No
Category	Outdoor Pots And Planters
Style	Rustic
Commercial-grade	Yes



40" Flower boxes x7 on residential windows



Bottom of window height 15' 8 3/4"



Piano Activation (Precedent Images)



- See slide 1 for location
- Piano to be rolled out when weather permits. Available to public to play

