

# TRAILSIDE

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## NE 48TH STREET VACATION

SEATTLE CITY COUNCIL | SUSTANABILTY & TRANSPORTATION | MAY 21, 2019

SiteWorkshop

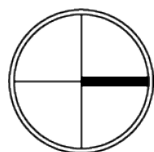
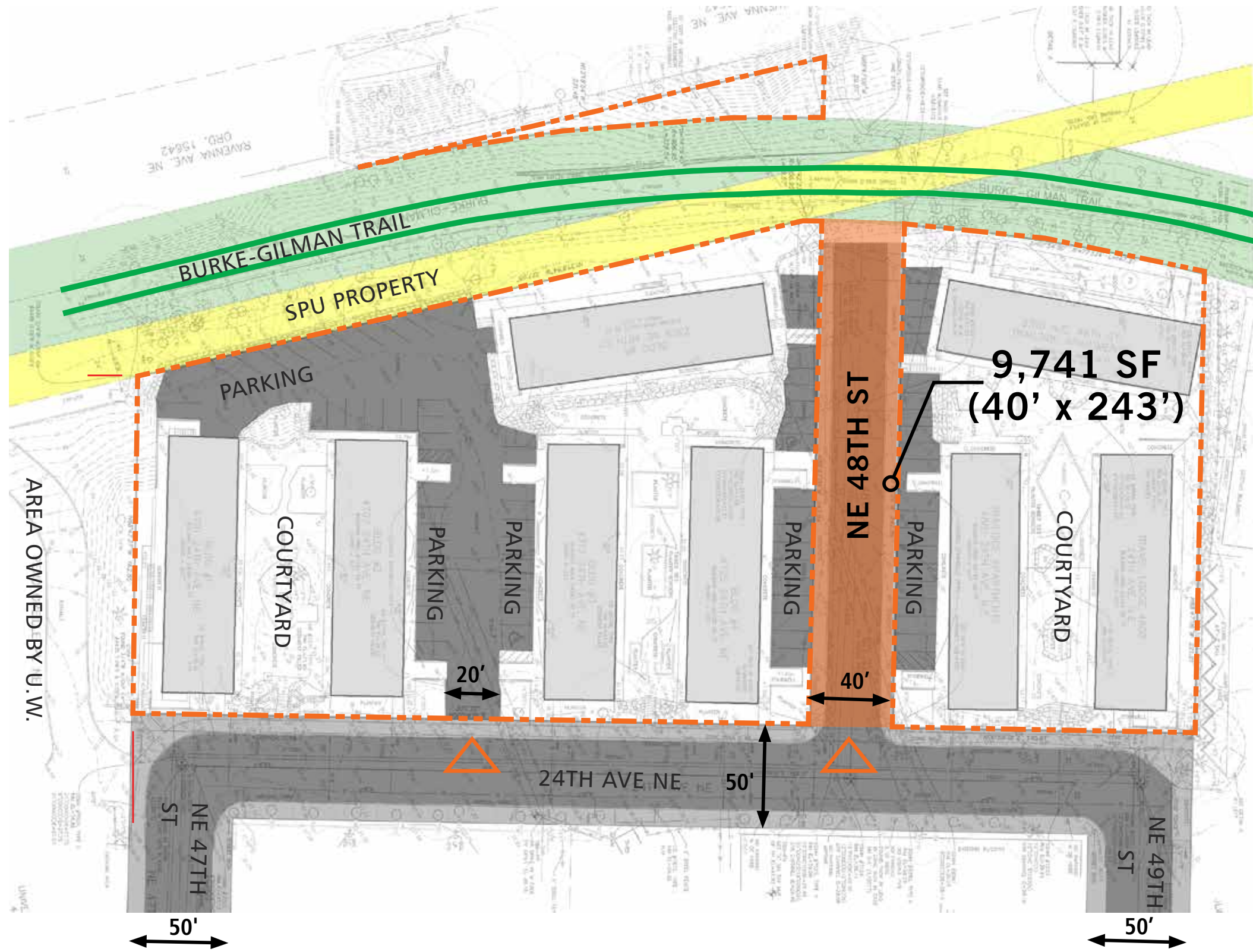
WEBER THOMPSON



PHOENIX  
PROPERTY COMPANY

Pioneering neighborhoods  
for over 20 years.

# PROJECT SITE & VACATION REQUEST

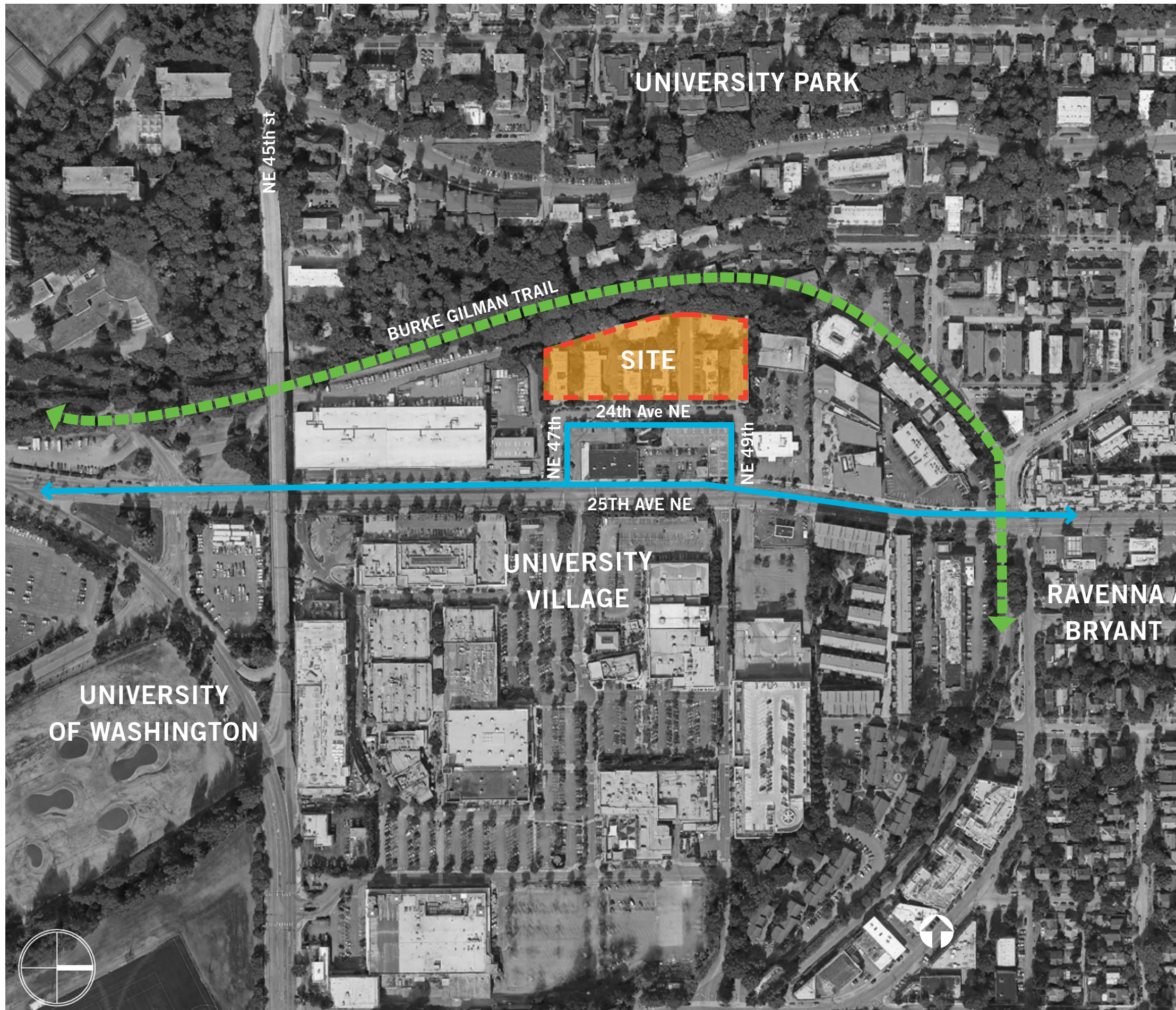


# REASON FOR VACATION

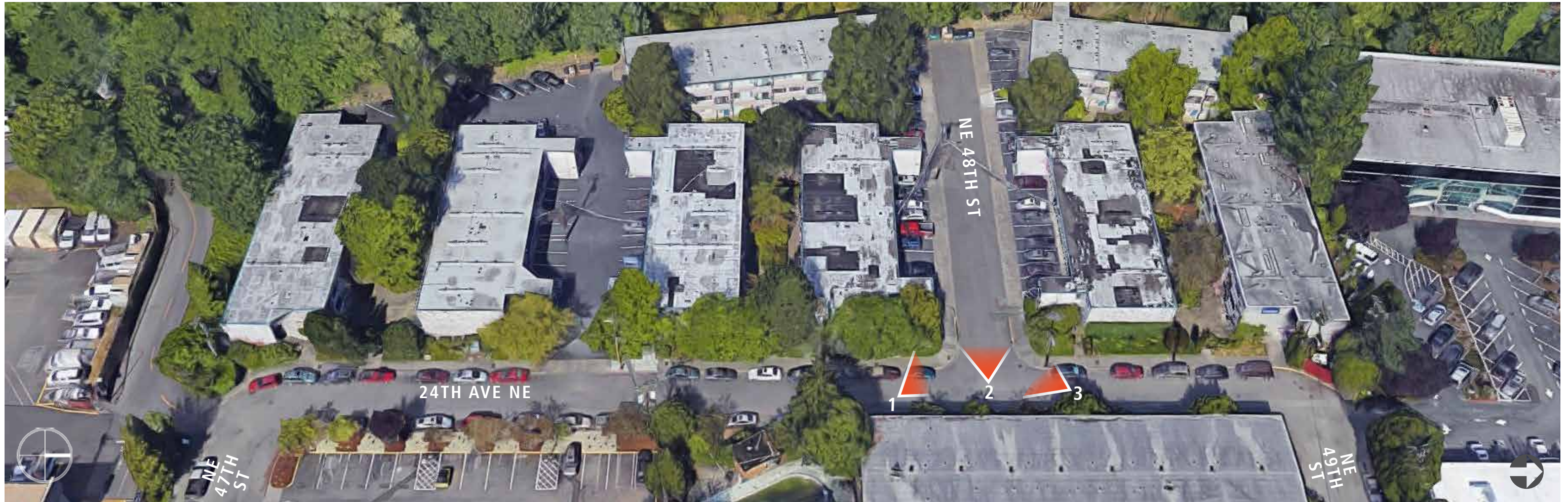
NE 48th St is an existing dead end street and serves two parcels under the same ownership. An informal stair connection to the Burke Gilman Trail exists at the street end.

The street vacation will permit:

- » superior building massing options to that create stronger physical and visual connections to the Burke Gilman Trail and street ROW
- » enhanced pedestrian and bicycle access to the Burke Gilman Trail
- » additional publicly accessible open space
- » improved site access, a reduction in vehicular entries and efficient parking below grade



# SITE AERIAL - LOOKING WEST



# SITE PHOTOS - BURKE GILMAN TRAIL



Connection to  
NE 48th St

Connection to  
Ravenna Ave NE



## Community Organizations:

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

## Others:

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

# VACATION / NO VACATION SUMMARY

## VACATION

**ACCESS:** direct and safe access from BGT to signalized crossing at 25th 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 building mass along BGT and 24th Ave NE providing light and visual porosity through site



## NO VACATION

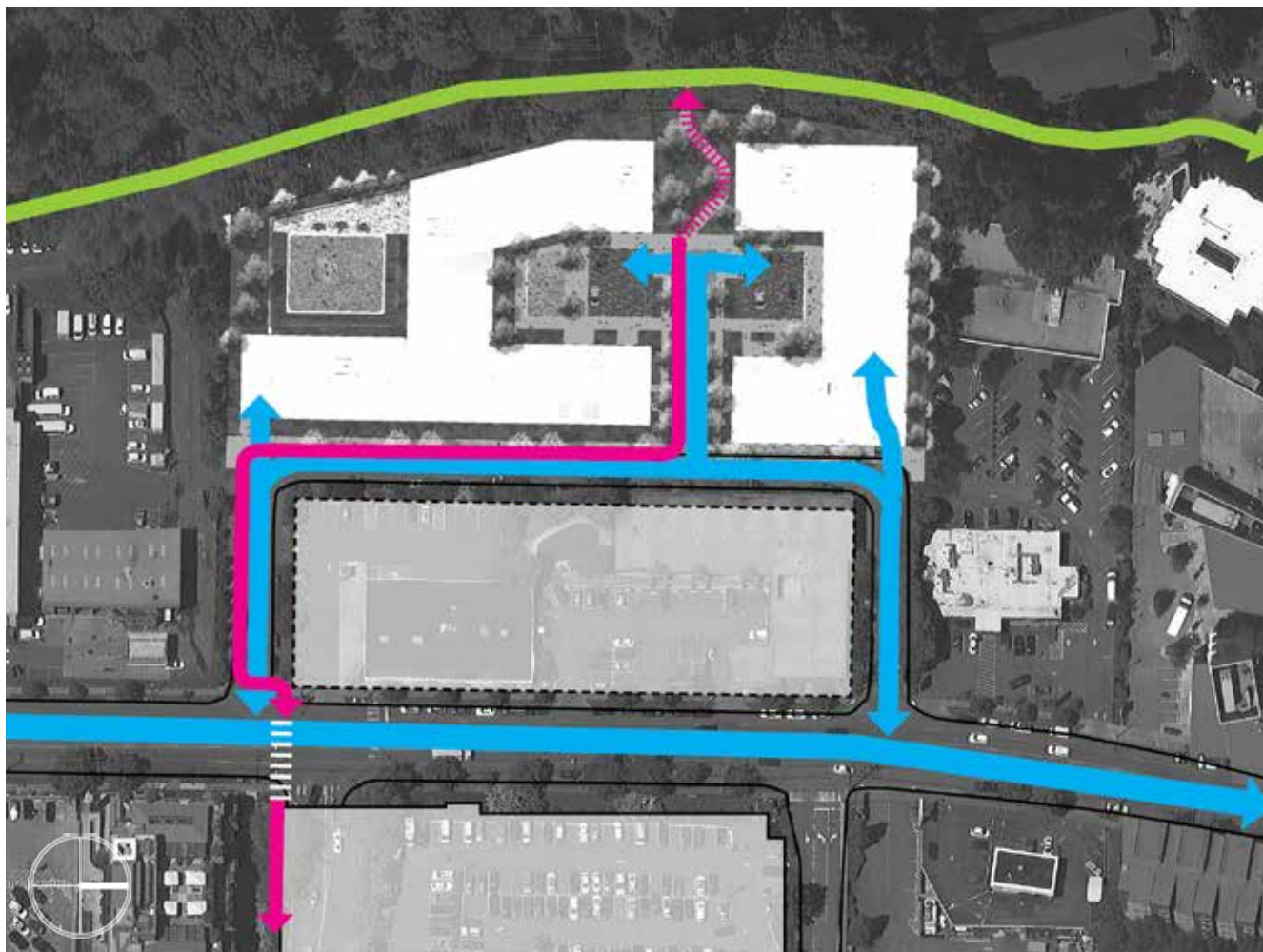
**ACCESS:** BGT access is not required

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

**OPEN SPACE:** not required, very little usable public open space provide

**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



# PROPOSED DEVELOPMENT - VACATION



BURKE-GILMAN TRAIL

+47

+50

TRAIL CONNECTION

TRILSIDE COMMONS

STUDY COURTYARD

ARRIVAL COURT

MEDICAL OFFICE BUILDING

PEND OREILLE PL NE

+37.5

+41

UW MOTOR POOL

24TH AVE NE

NE 47TH ST

NE 49TH ST

FUTURE DEVELOPMENT SITE

CHASE BANK





# PROPOSED DEVELOPMENT - VACATION



Proposed BGT Connection

UW Motor Pool  
Access Road

24th Ave NE

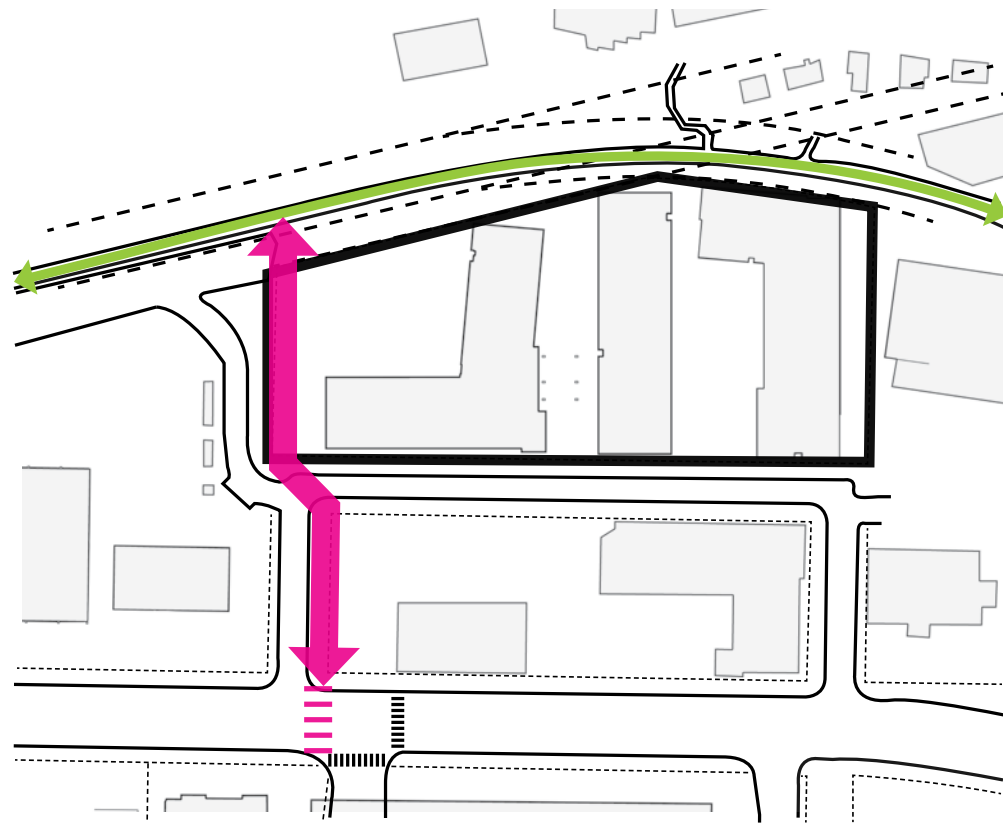
NE 49th St

25th Ave NE

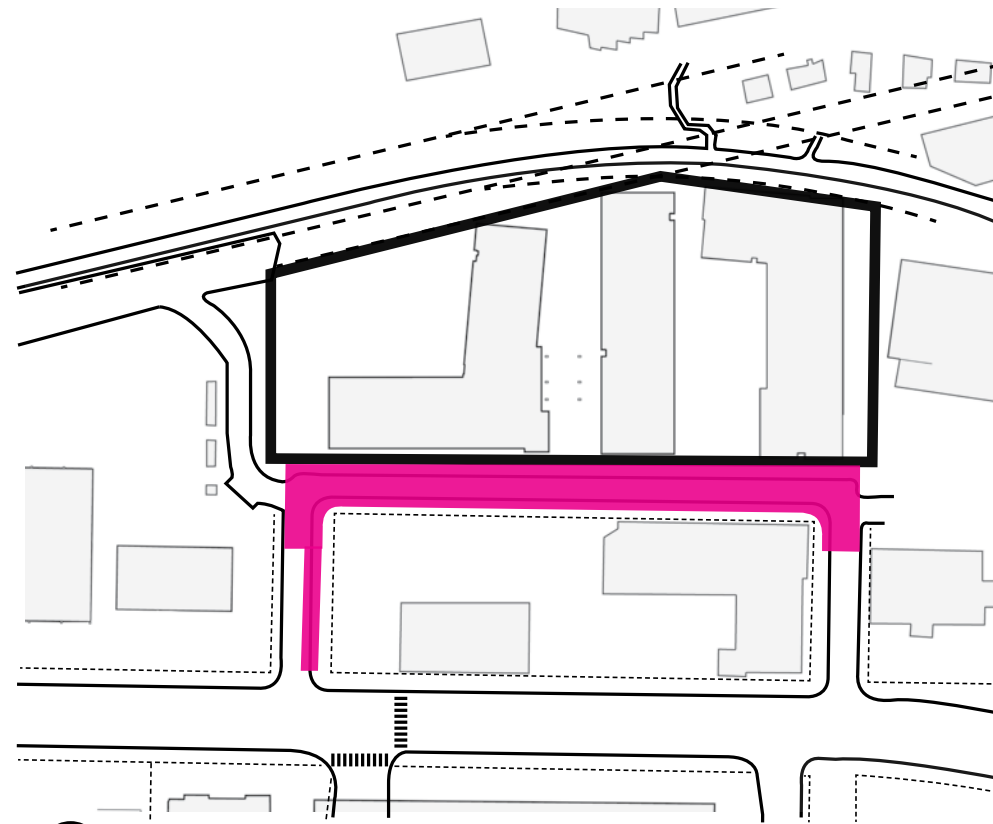
An aerial photograph of a city, showing a dense residential and commercial area with numerous buildings, streets, and green spaces. The image is overlaid with a semi-transparent dark grey filter. The text 'PUBLIC BENEFITS' is centered in the middle of the image in a large, bold, white, sans-serif font.

# PUBLIC BENEFITS

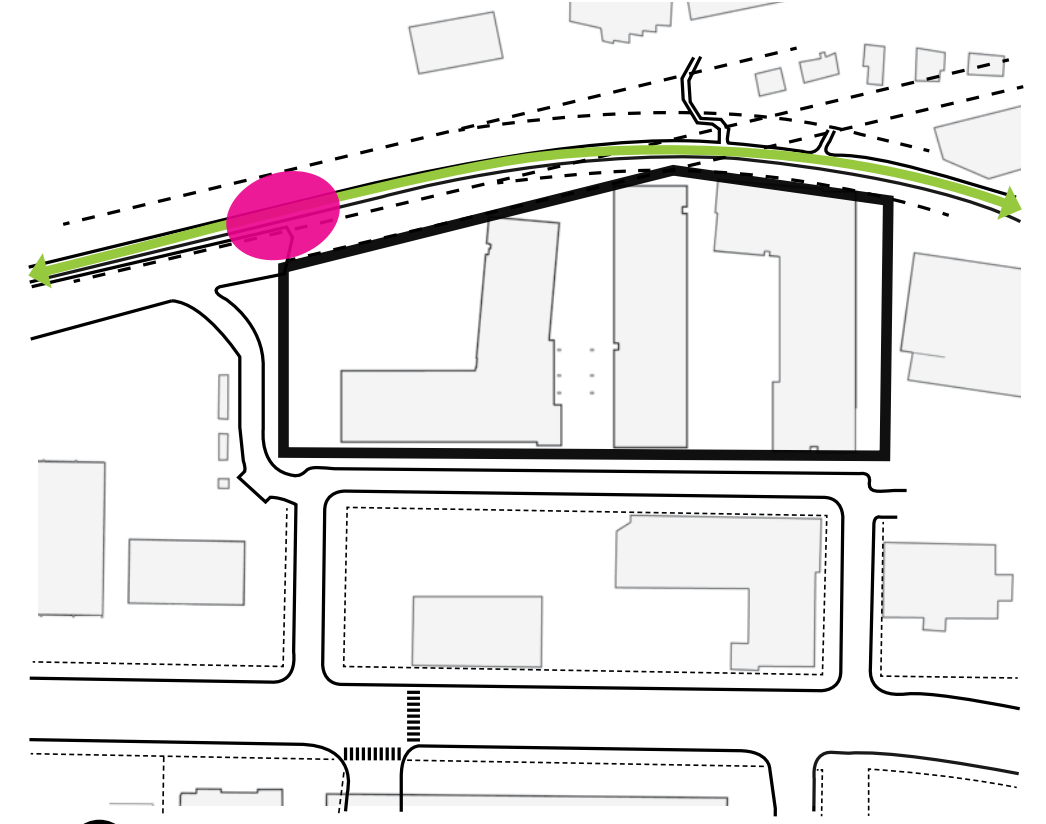
# PUBLIC BENEFIT REVIEW



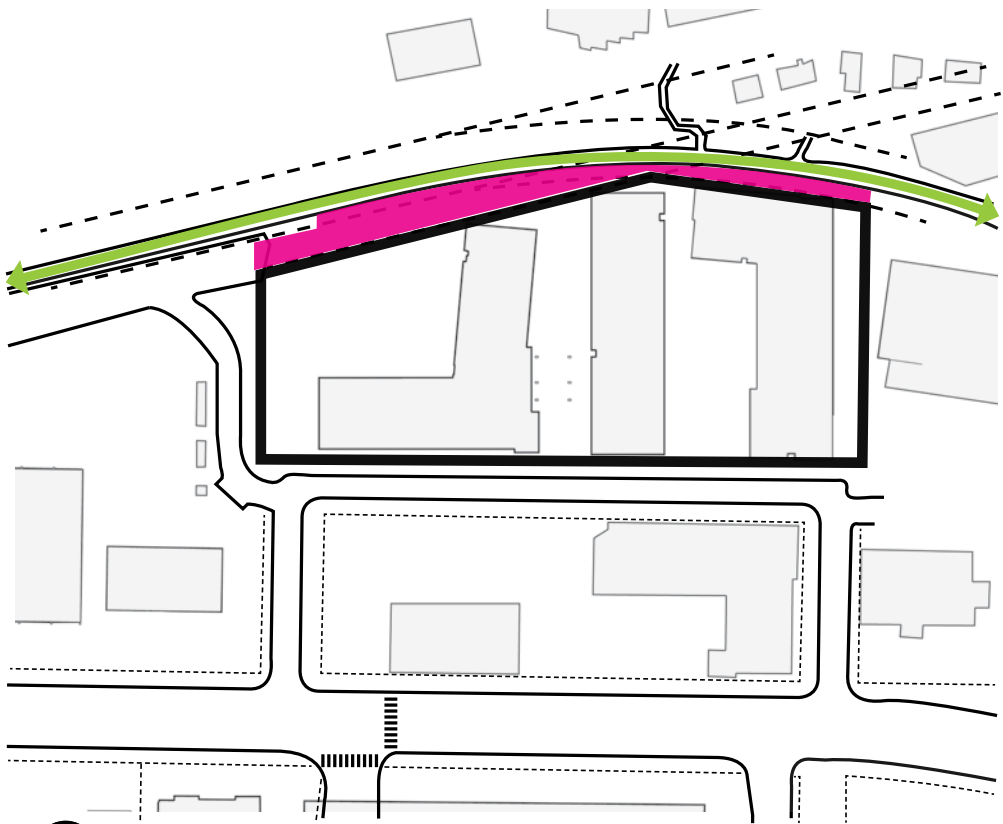
① Enhanced Burke-Gilman Trail Connection



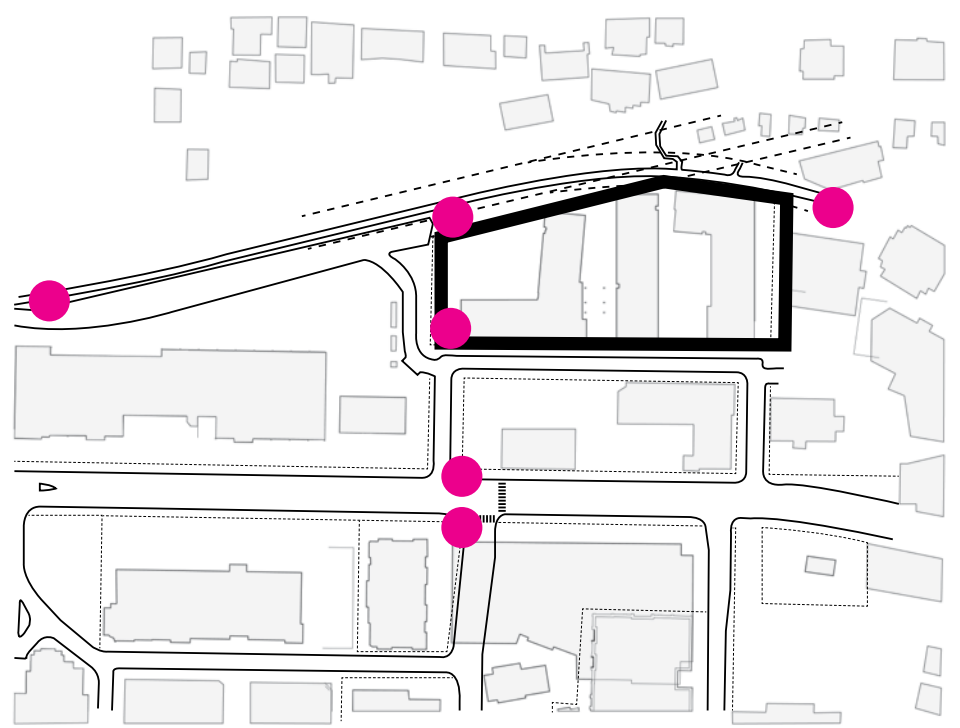
② Enhanced ROW Improvements



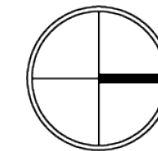
③ Burke-Gilman Trail Amenities



④ Landscape Restoration



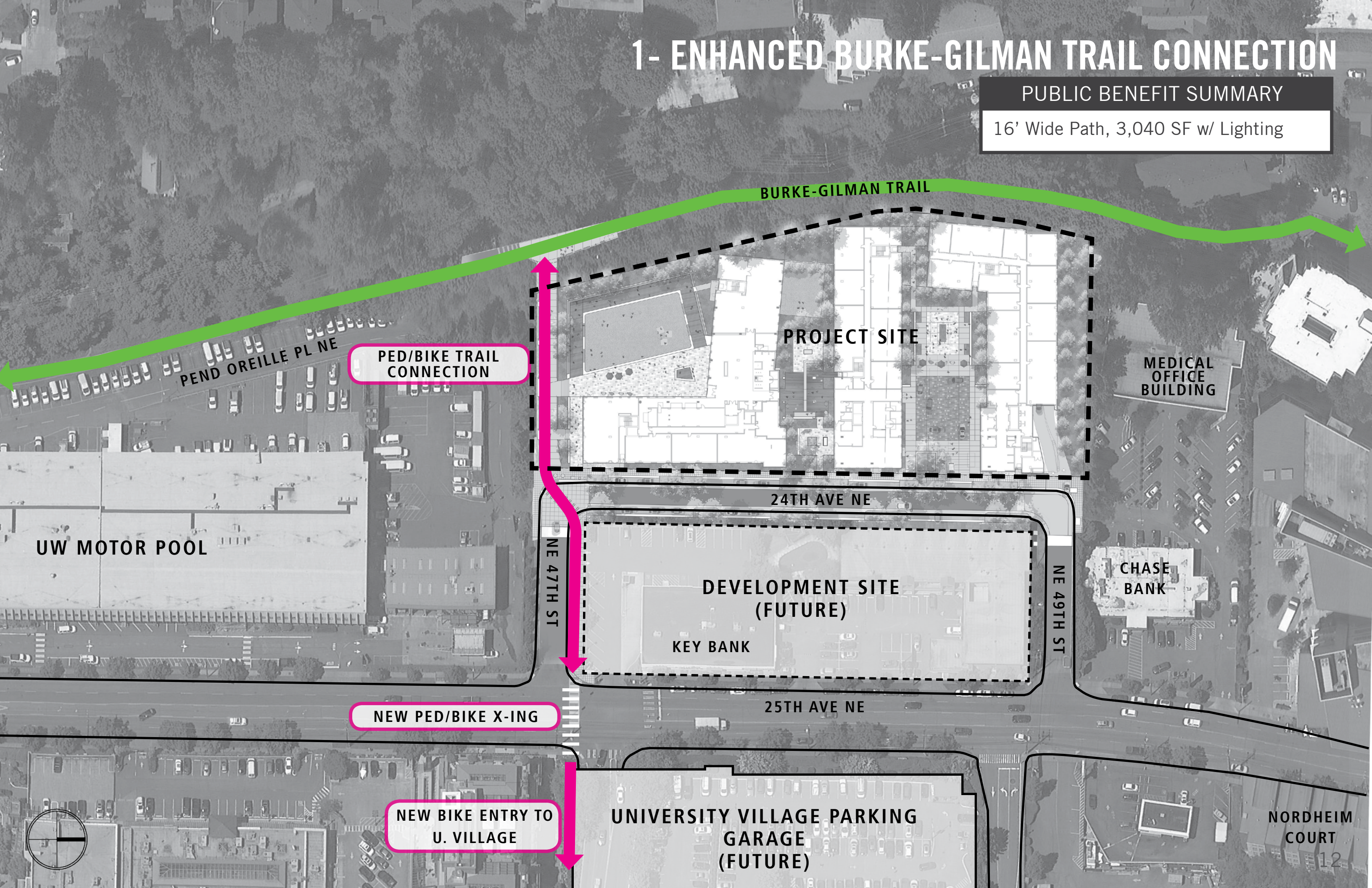
⑤ Wayfinding



# 1- ENHANCED BURKE-GILMAN TRAIL CONNECTION

PUBLIC BENEFIT SUMMARY

16' Wide Path, 3,040 SF w/ Lighting



BURKE-GILMAN TRAIL

PEND OREILLE PL NE

PED/BIKE TRAIL CONNECTION

PROJECT SITE

MEDICAL OFFICE BUILDING

UW MOTOR POOL

24TH AVE NE

NE 47TH ST

DEVELOPMENT SITE (FUTURE)  
KEY BANK

NE 49TH ST

CHASE BANK

NEW PED/BIKE X-ING

25TH AVE NE

NEW BIKE ENTRY TO U. VILLAGE

UNIVERSITY VILLAGE PARKING GARAGE (FUTURE)

NORDHEIM COURT



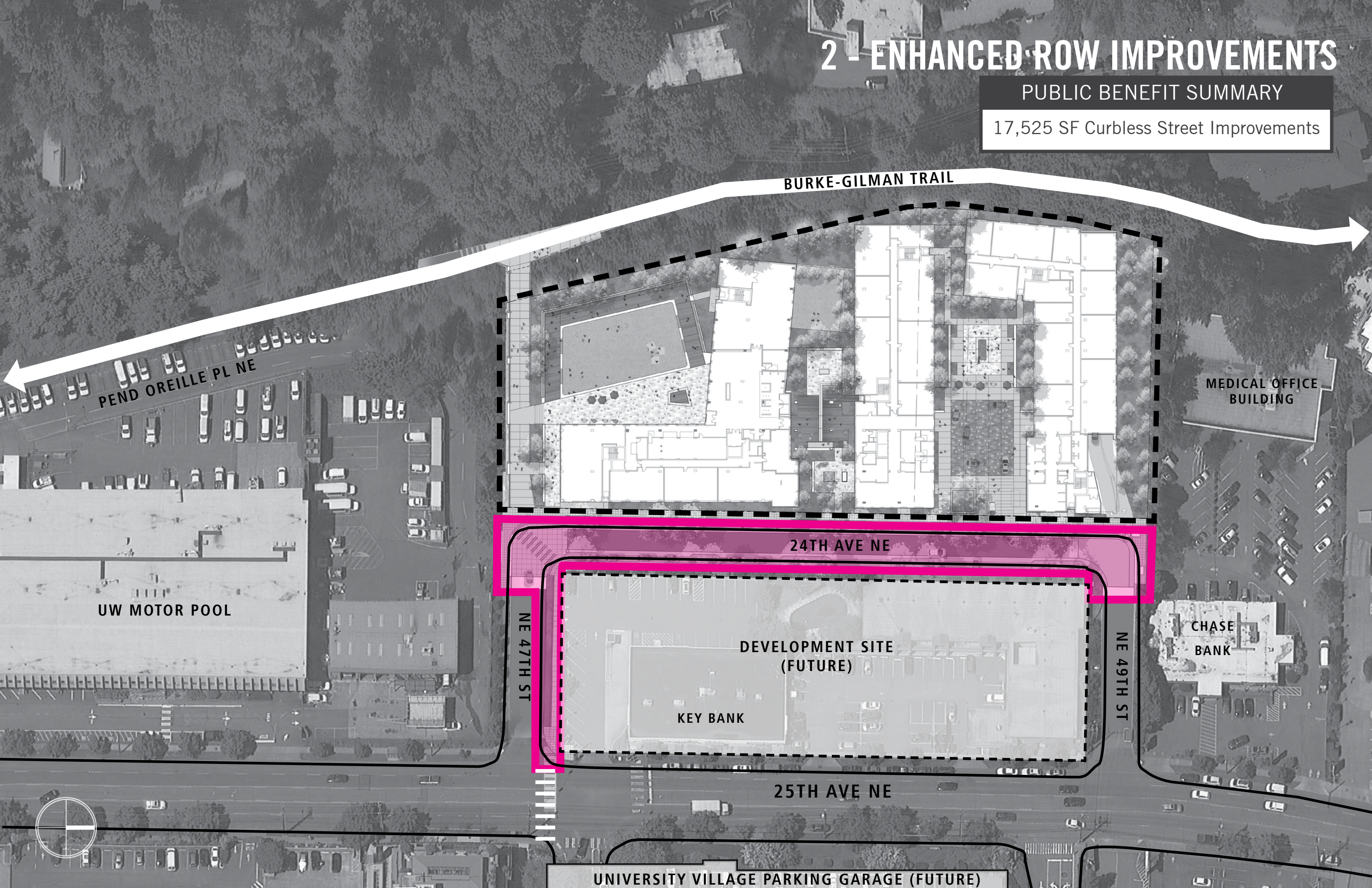
# 1- ENHANCED BURKE-GILMAN TRAIL CONNECTION



# 2 - ENHANCED ROW IMPROVEMENTS

PUBLIC BENEFIT SUMMARY

17,525 SF Curbless Street Improvements



BURKE-GILMAN TRAIL

PEND OREILLE PL NE

MEDICAL OFFICE BUILDING

UW MOTOR POOL

24TH AVE NE

CHASE BANK

NE 47TH ST

DEVELOPMENT SITE (FUTURE)

KEY BANK

NE 49TH ST

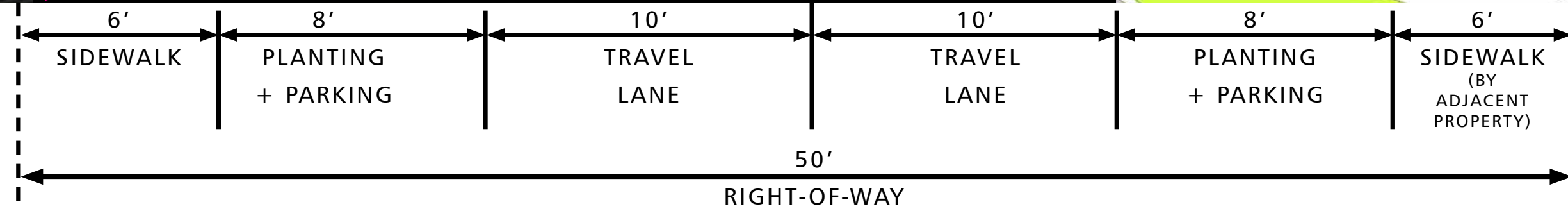
25TH AVE NE

UNIVERSITY VILLAGE PARKING GARAGE (FUTURE)



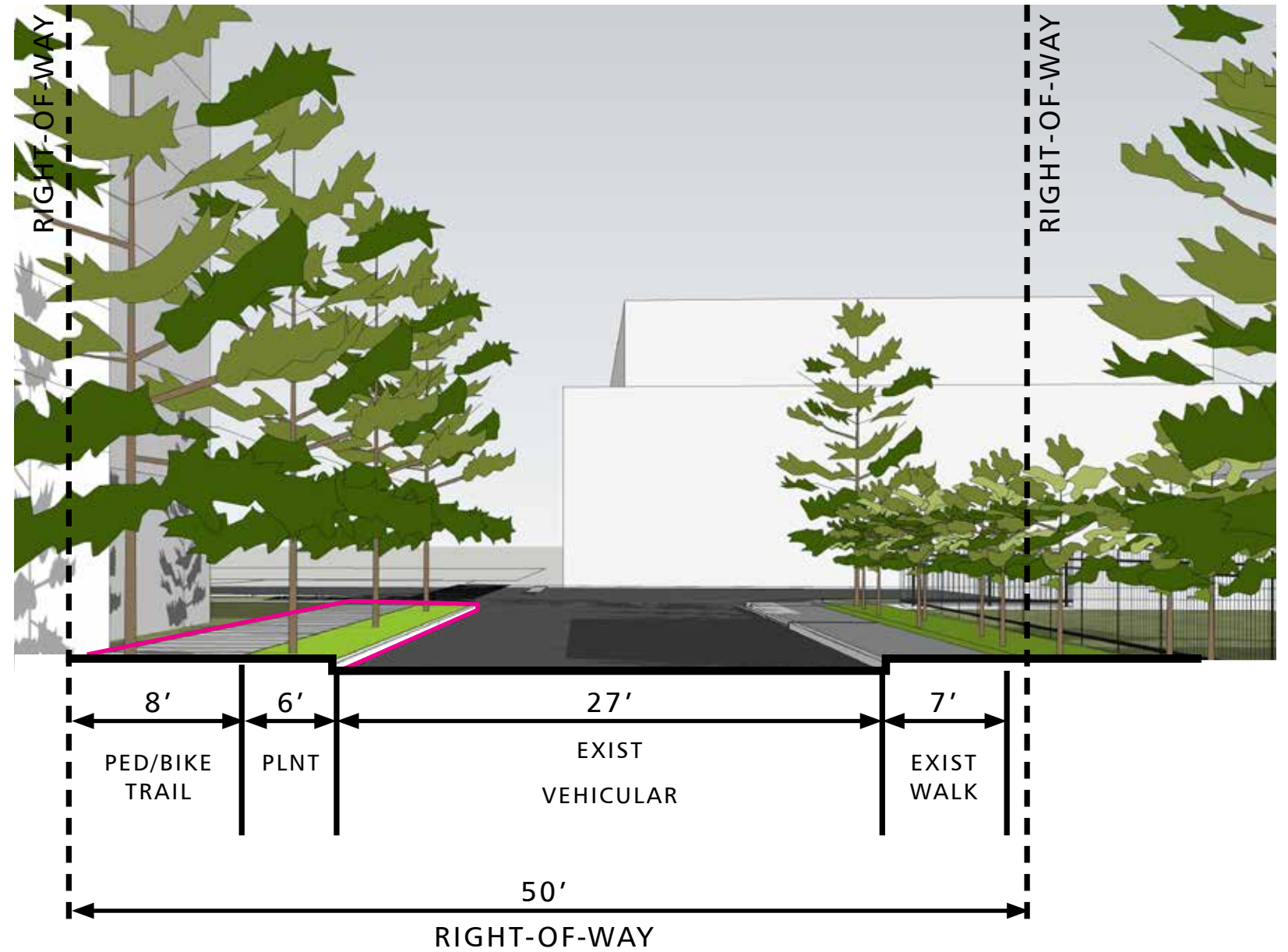
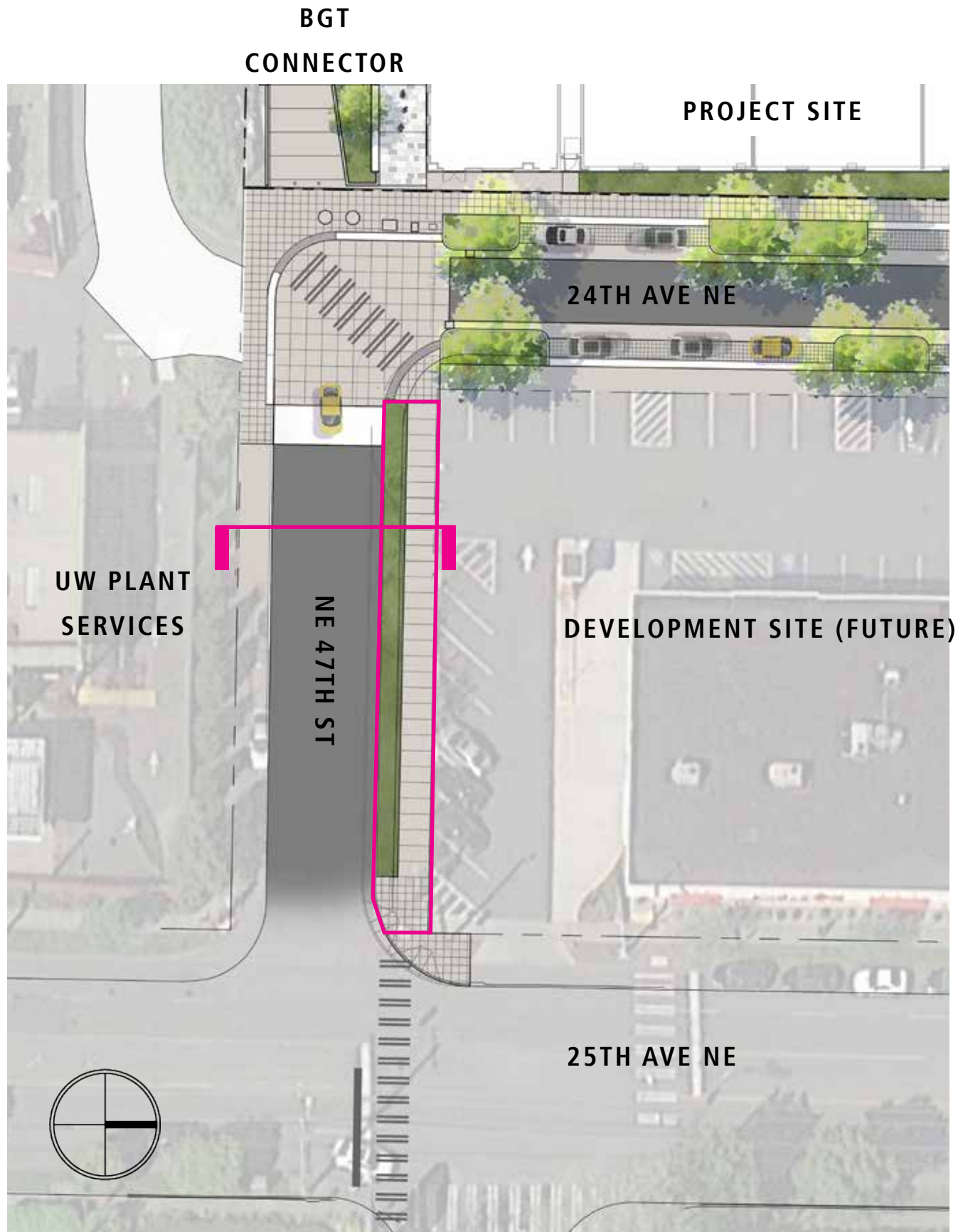
# 2 - ENHANCED ROW IMPROVEMENTS

24th Ave NE



# 2 - ENHANCED ROW IMPROVEMENTS

NE 47th St

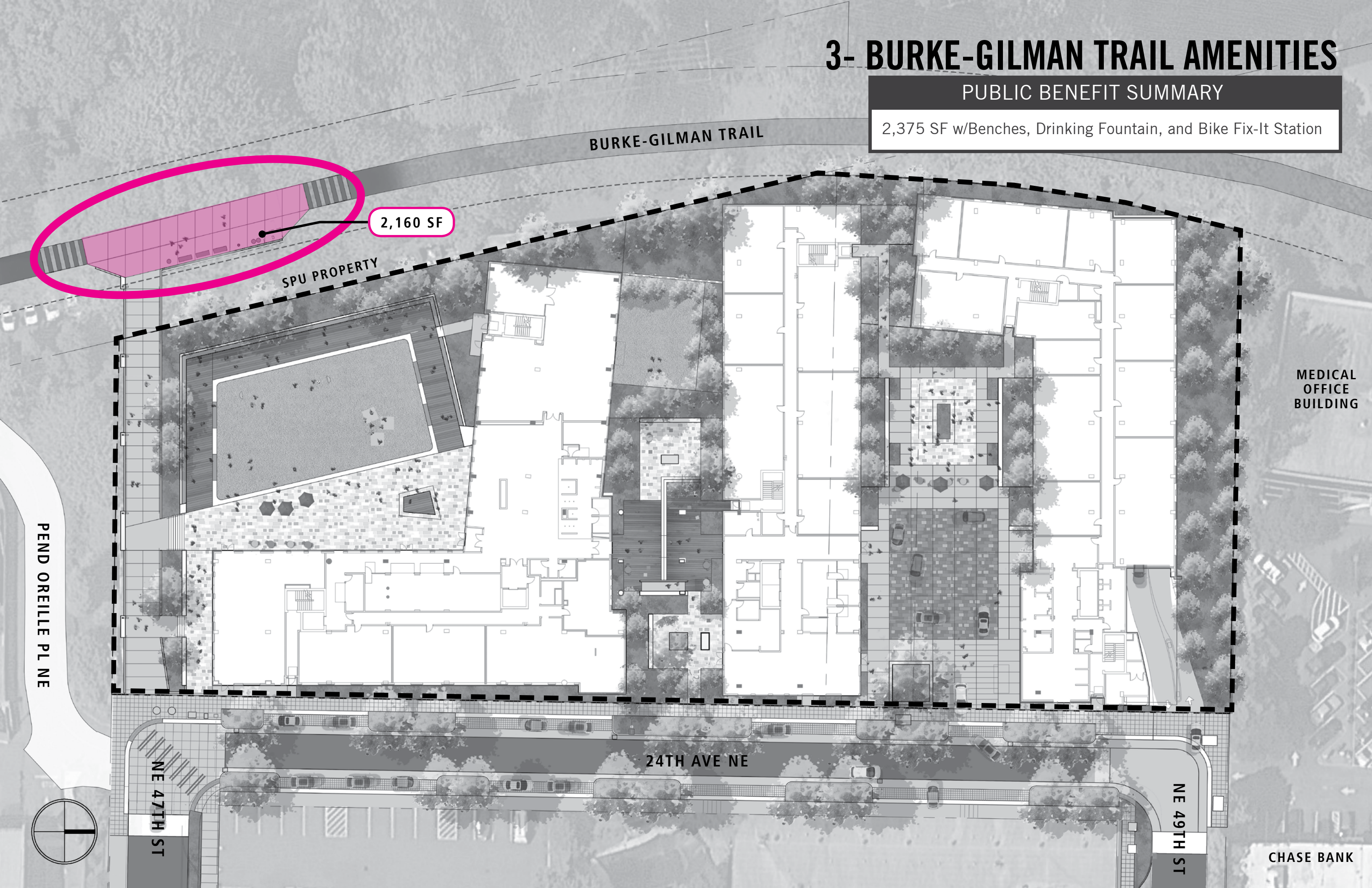




# 3- BURKE-GILMAN TRAIL AMENITIES

## PUBLIC BENEFIT SUMMARY

2,375 SF w/Benches, Drinking Fountain, and Bike Fix-It Station



2,160 SF

SPU PROPERTY

BURKE-GILMAN TRAIL

MEDICAL OFFICE BUILDING

PEND OREILLE PL NE

24TH AVE NE

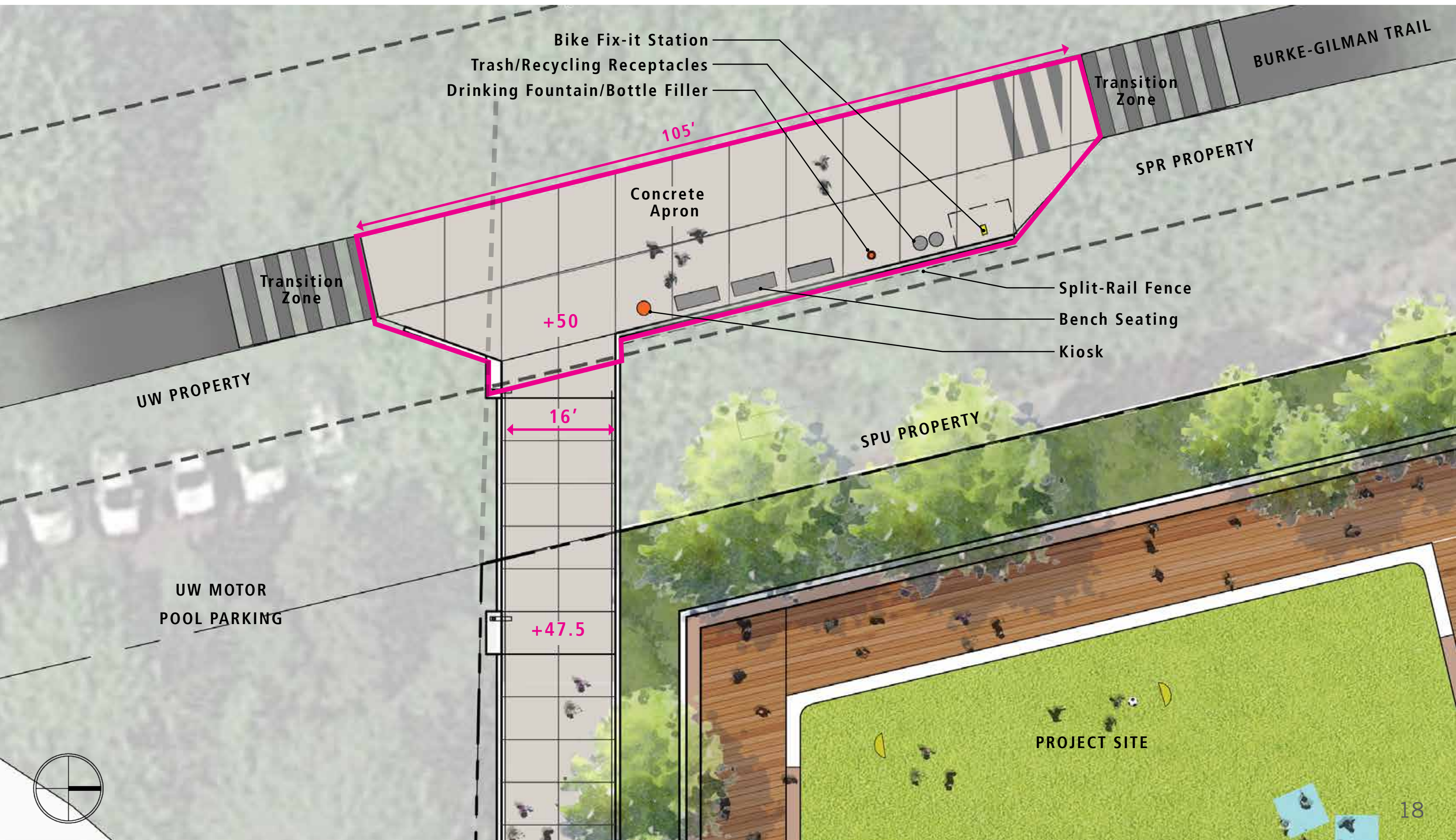
NE 47TH ST

NE 49TH ST

CHASE BANK



# 3- BURKE-GILMAN TRAIL AMENITIES



# 3- BURKE-GILMAN TRAIL AMENITIES



# 4 - BURKE-GILMAN TRAIL LANDSCAPE RESTORATION

PUBLIC BENEFIT SUMMARY

12,500 SF of Landscape Restoration

BURKE-GILMAN TRAIL

12,530 SF

MEDICAL OFFICE BUILDING

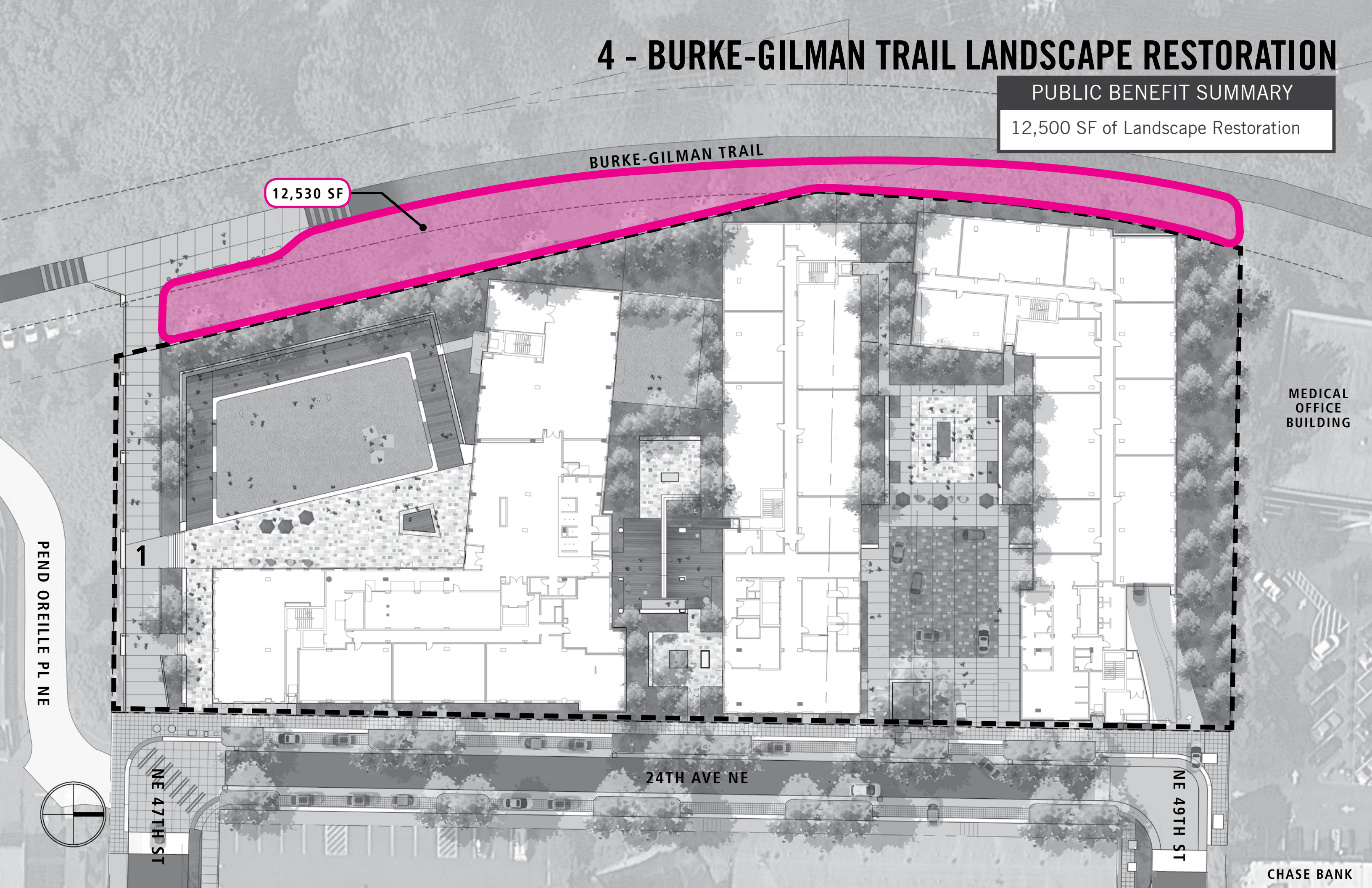
PEND OREILLE PL NE

NE 47TH ST

24TH AVE NE

NE 49TH ST

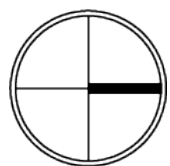
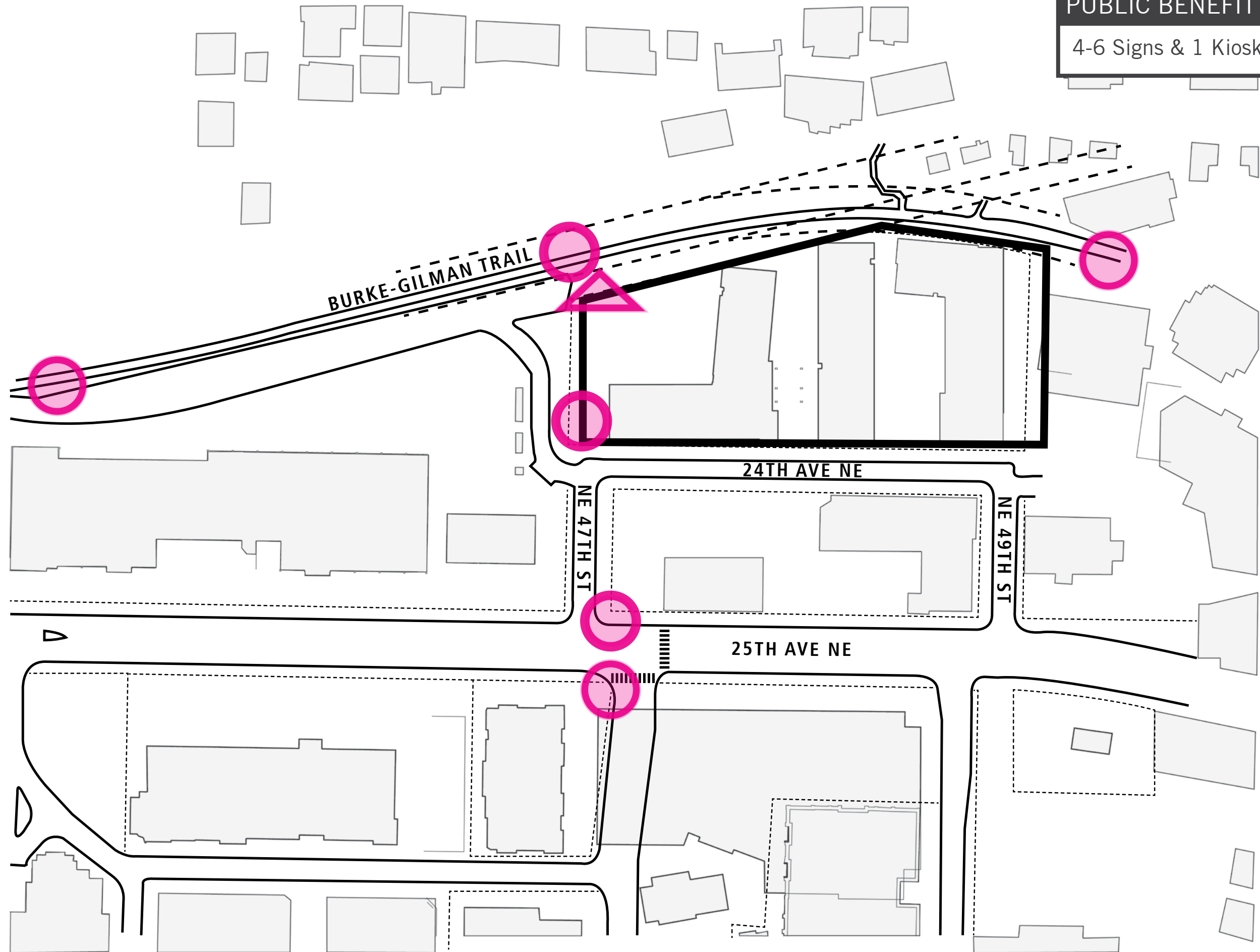
CHASE BANK



# 5 - WAYFINDING

## PUBLIC BENEFIT SUMMARY

4-6 Signs & 1 Kiosk



# PUBLIC BENEFIT MATRIX

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT	CODE REQUIRED	ESTIMATED COST
<b>1</b> Enhanced Burke-Gilman Trail Connection (including 47th Ave ROW enhancements)	Connection for bikes and pedestrian from BGT to NE 47th St to 25th Ave NE	3,040 SF	Not required	\$300,000
	Burke-Gilman Trail connection within property	3,040 SF		
	Bollards	1		
	Pedestrian scale lighting	5 Fixtures		
<b>2</b> Enhanced ROW Improvements (24th Ave NE and NE 47th St)	24th Ave NE Curbless street per SDOT's street typology	17,525 SF	Minimal 24th Ave NE Frontage Improvements	\$350,000
	Surfacing to SDOT standards	17,000 SF		
	Planting area	525 SF		
	Street trees	7		
	Street Lighting	2		
	47th Ave NE ROW enhancements (north side) for bikes/peds between NE 24th St & NE 25th St	3,630 SF		
	Sidewalk	3,000 SF		
	Planting area	630 SF		
	Street Trees	5		
<b>3</b> Burke Gilman Trail Amenities	Trailside amenities located near the south connection to the BGT	2,375 SF	Not required	\$130,000
	Concrete surfacing at amenity and trail	2,375 SF		
	Benches	2		
	Water fountain / water bottle fill station	1		
	Bike fix-it station	1		
	Split-rail Fencing	75 LF		
	Trash/Recycling Receptacles	2		
<b>4</b> Landscape Restoration	Landscape restoration adjacent to the Burke Gilman Trail	12,500 SF	Not required	\$15,000
	New native landscape plantings in SPR property	4,900 SF (Approx)		
	New native landscape plantings in SPU property	7,600 SF (Approx)		
	Maintenance agreement	1		
<b>5</b> Wayfinding	Wayfinding signs	4 - 6	Not required	\$18,000
	Information Kiosk	1		

THANK YOU!  
QUESTIONS?

