

# 1305 STEWART SEATTLE CITY COUNCIL TRANSPORTATION COMMITTEE

APRIL 02, 2024

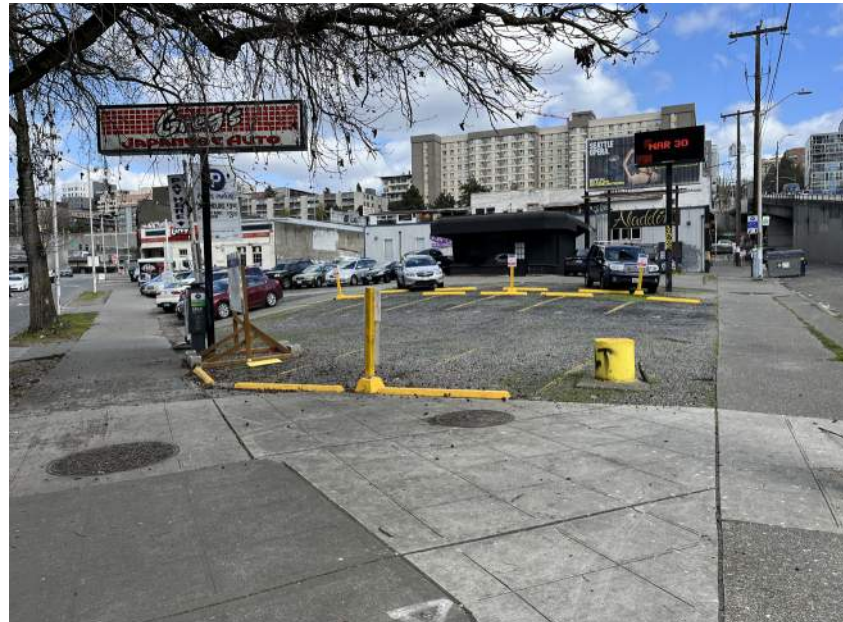


# site context



# parcels within property line

## existing conditions



① **1305 Stewart Street**  
Parcel #: 684970-0305  
Present Use: Parking Lot with Retail Store



② **101 Eastlake Avenue East**  
Parcel #: 684970-0325  
Present Use: Music Venue and Offices

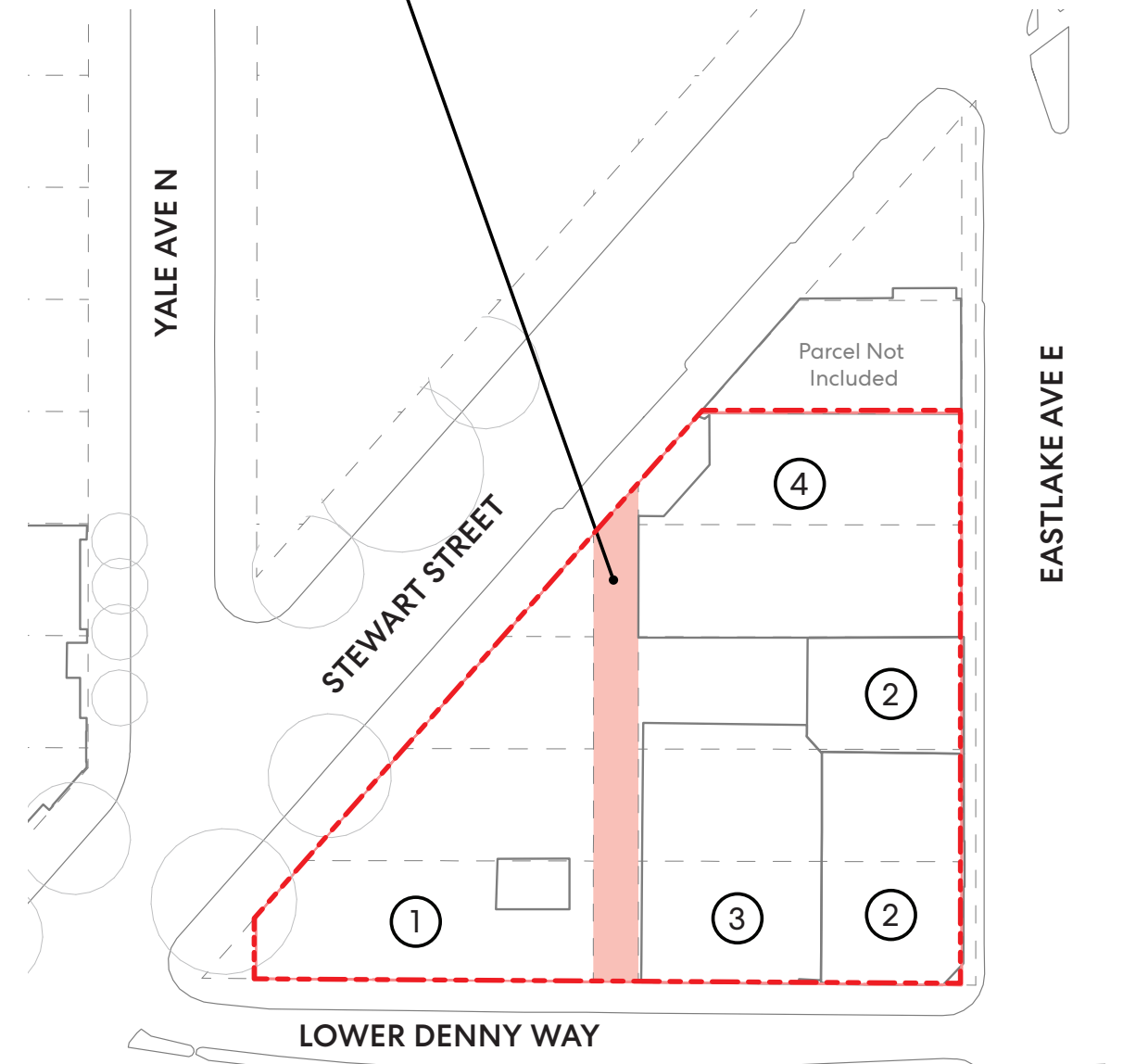


③ **1314 Denny Way**  
Parcel #: 684970-0326  
Present Use: Office Building



④ **1331 Stewart Street**  
Parcel #: 684970-0340  
Present Use: Automobile Service

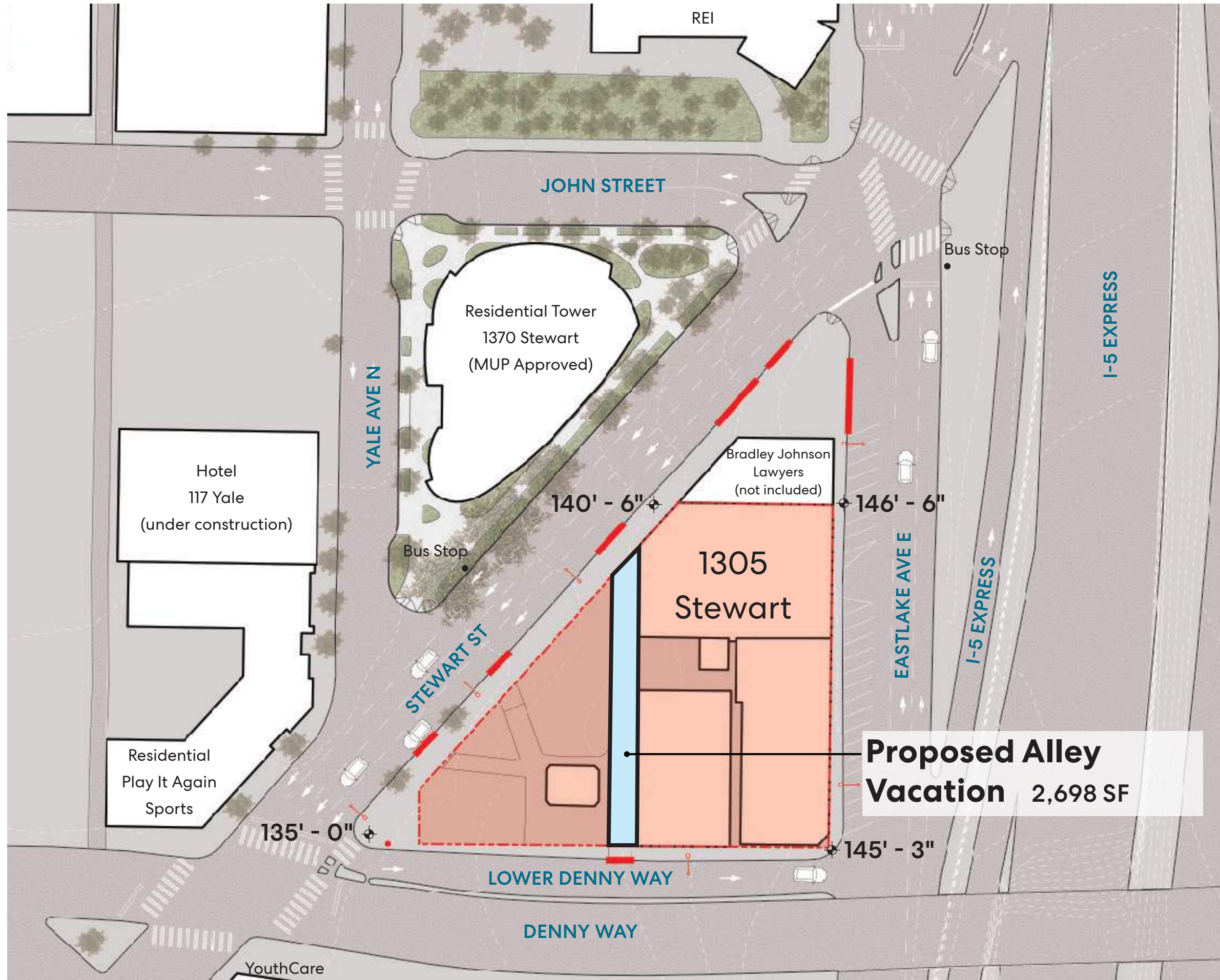
## proposed alley vacation 2,698 sf



# existing context & alley

## LEGEND

- - - Property line
- Existing curb cut



## community outreach

**South Lake Union Community Council** (February 21, 2023, virtual meeting)

**Seattle Neighborhood Greenways** (Gordon Padelford and Mark Ostrow)

**Transportation Choices Coalition** (April 20, 2023, virtual meeting with Alex Hudson in her personal capacity)

**Mirabella** (June 16, 2023, virtual meeting with Travis Duncan, Ruth Benfield, and John Pehrson)

**YouthCare\*** (February 6, and June 29, 2023, virtual meeting with staff and board members)

**Immanuel Lutheran Church\*** (June 15, 2023, virtual meeting with Pastor Priscilla Paris-Austin and Candi Olson)

**Cascade Neighborhood Council\*** (June 21, 2023 and March 20, 2024 in person meeting at the CNC monthly meeting hosted by co-chairs Kim Johnson and Candi Wilvang)

**YMCA Bold & Gold** (June 27, 2023, Geoff Eseltine, Director of Outdoor Research and Corin Eckley, Program Director)


**Door to Door outreach to local businesses and organizations**

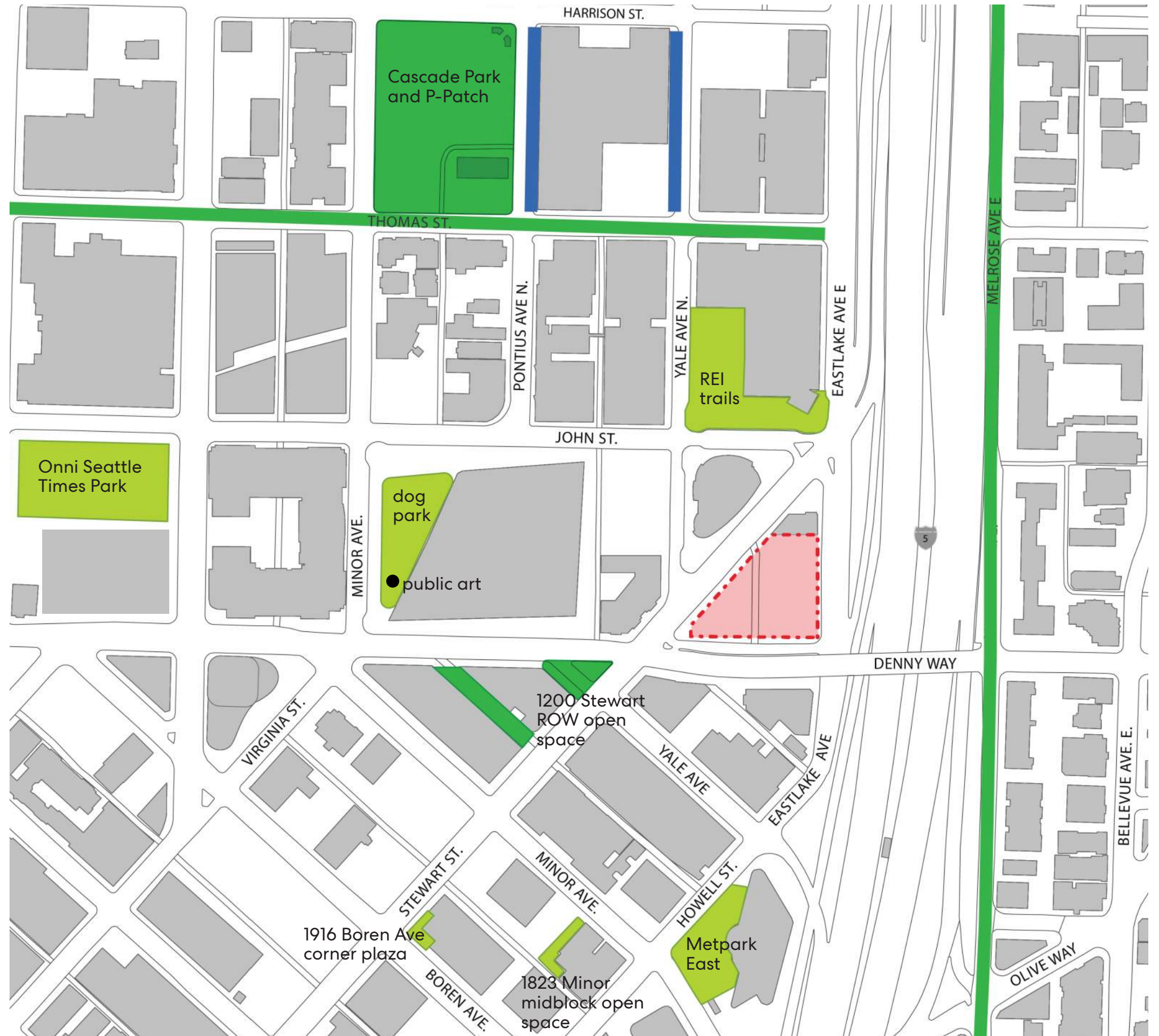
\* Member of the Mural Committee to guide mural design and artist selection

# open space

## 9 block analysis

### LEGEND

-  site
-  privately owned, publicly accessible green space
-  public open space
-  neighborhood greenway and green street
-  Swale on Yale



# overview

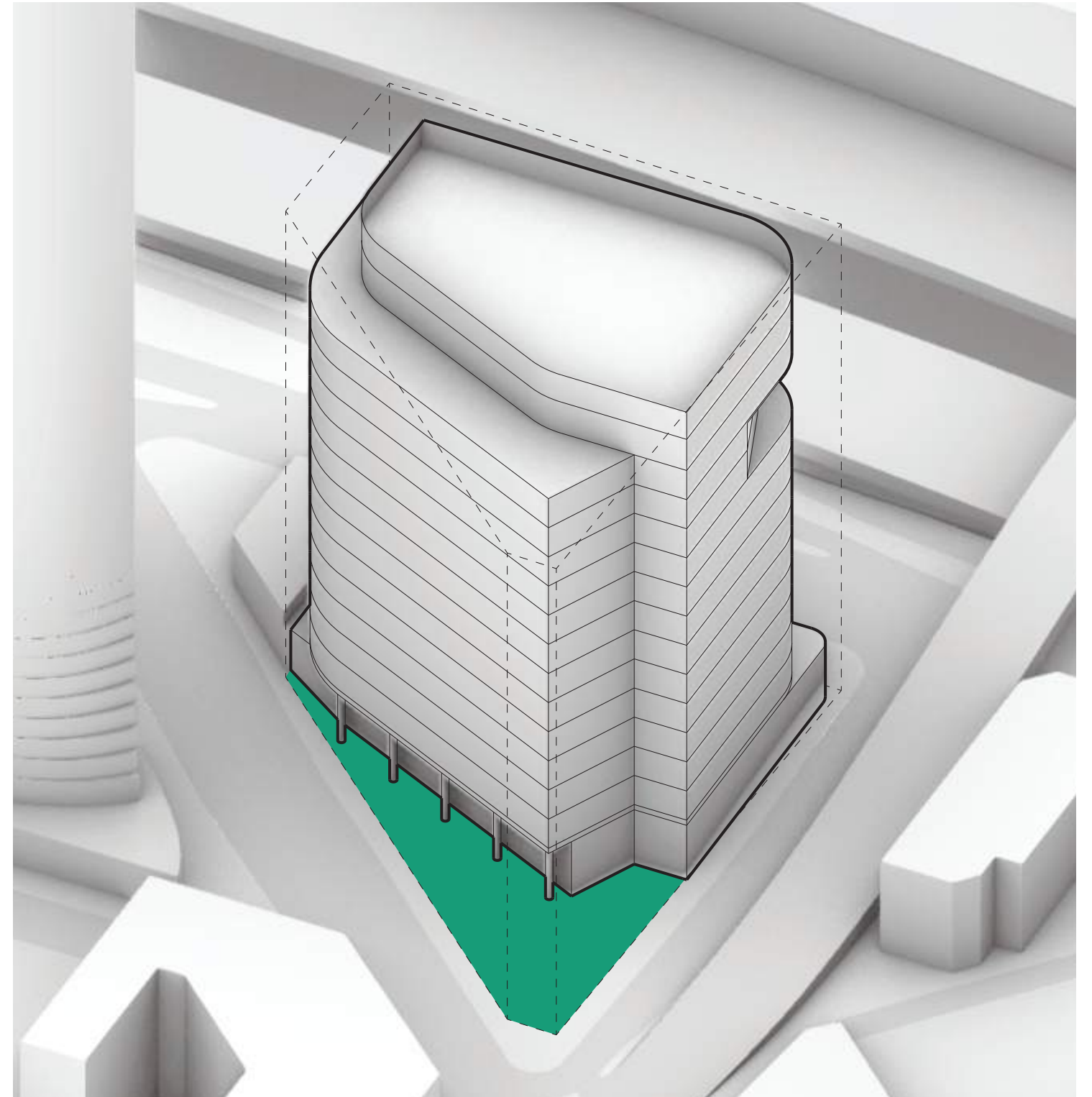
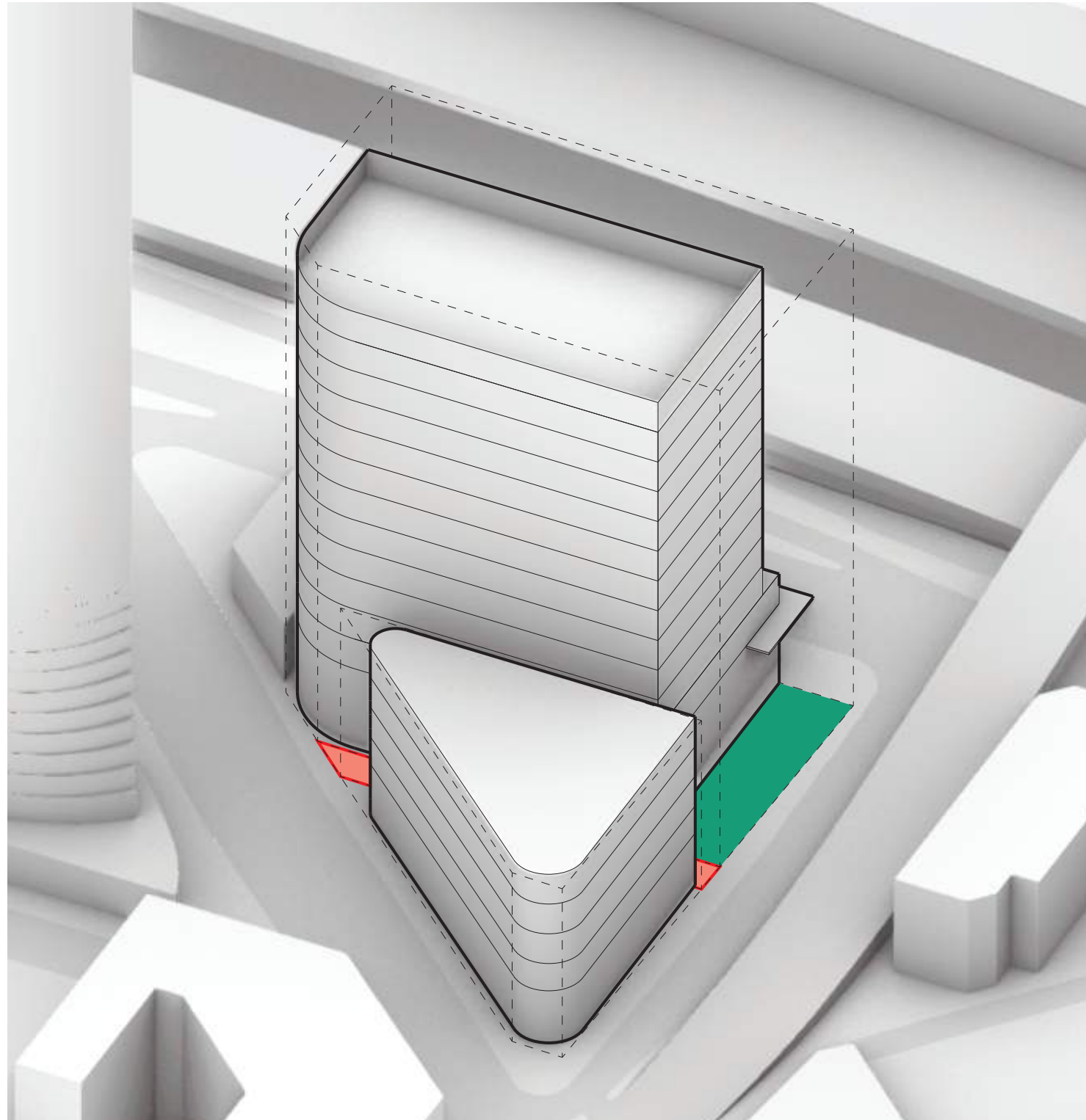
## no vacation



## vacation



# land use and urban form / views





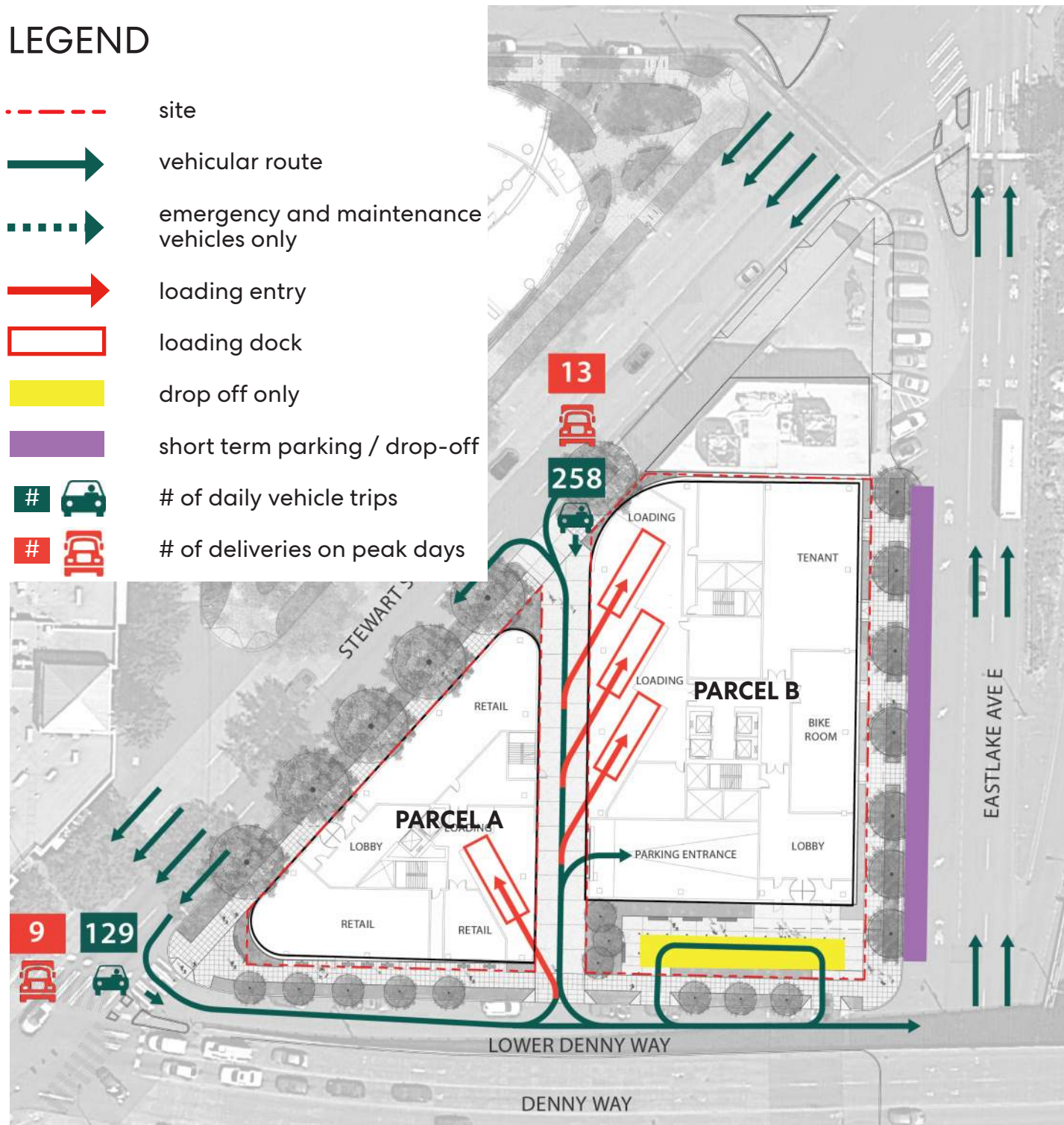
# vehicular routes and loading

## access and circulation

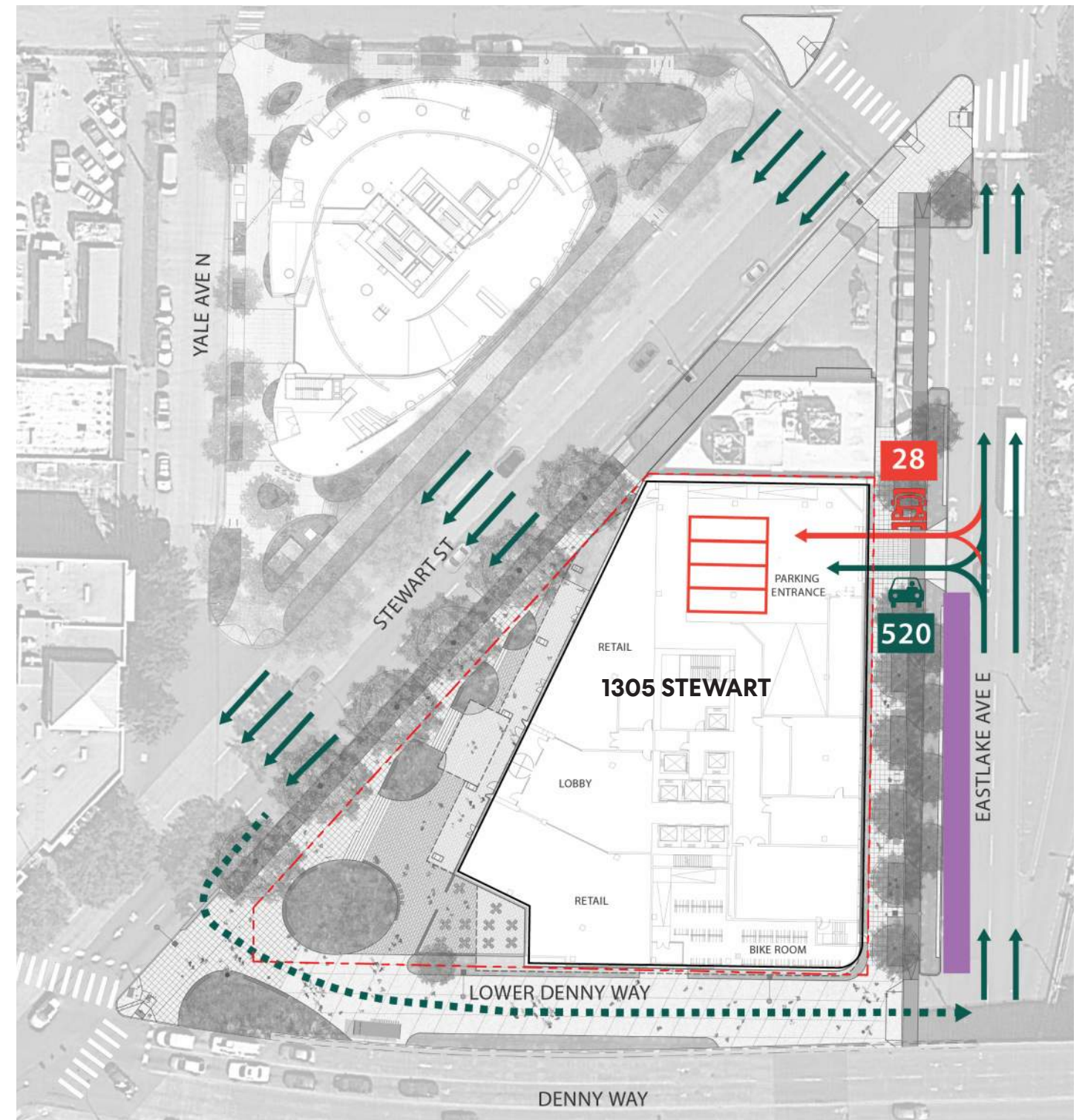
### no vacation

#### LEGEND

- - - site
- vehicular route
- · - · - emergency and maintenance vehicles only
- loading entry
- loading dock
- drop off only
- short term parking / drop-off
- # # of daily vehicle trips
- # # of deliveries on peak days



### vacation



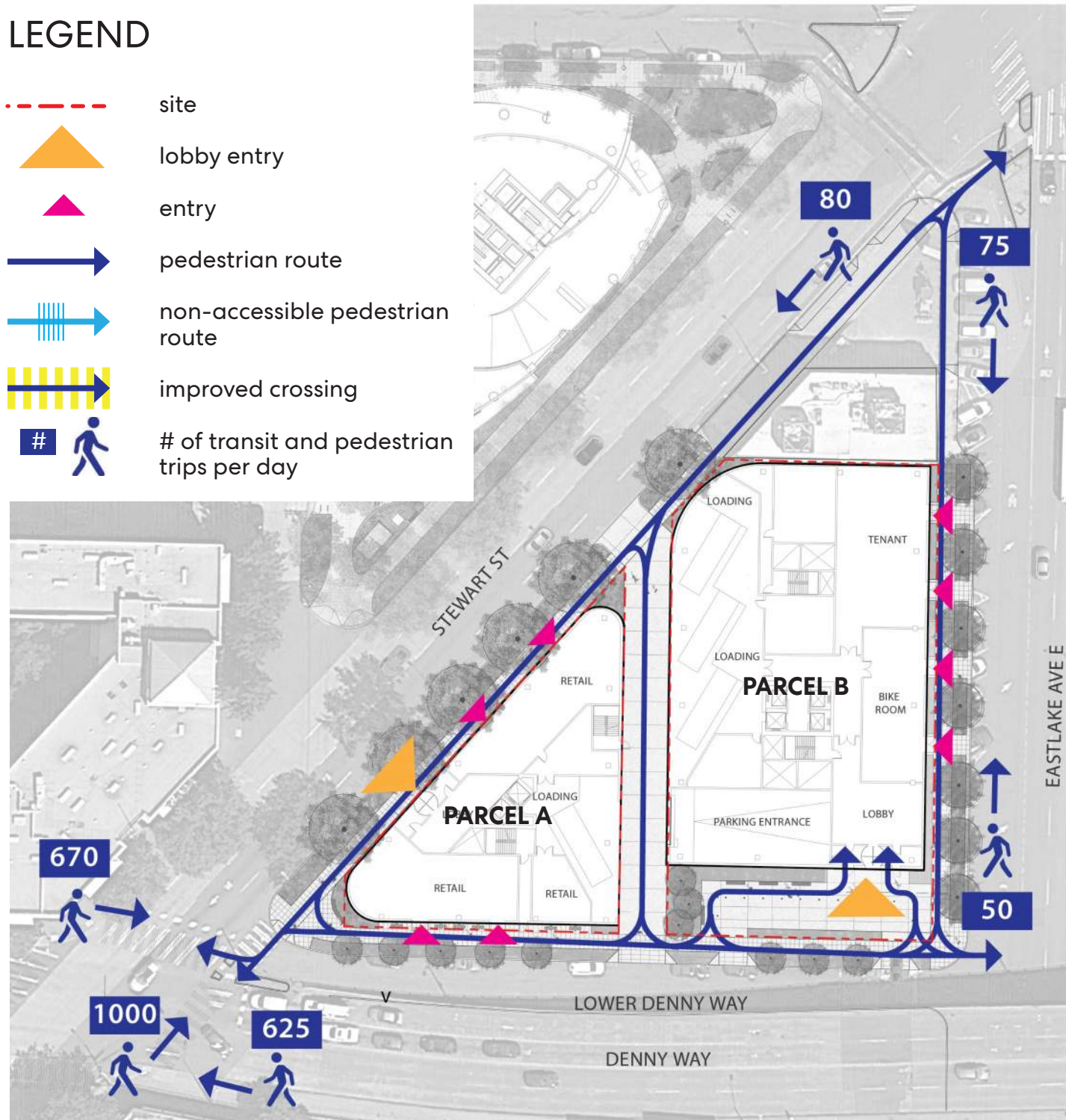
# pedestrian routes

## access and circulation

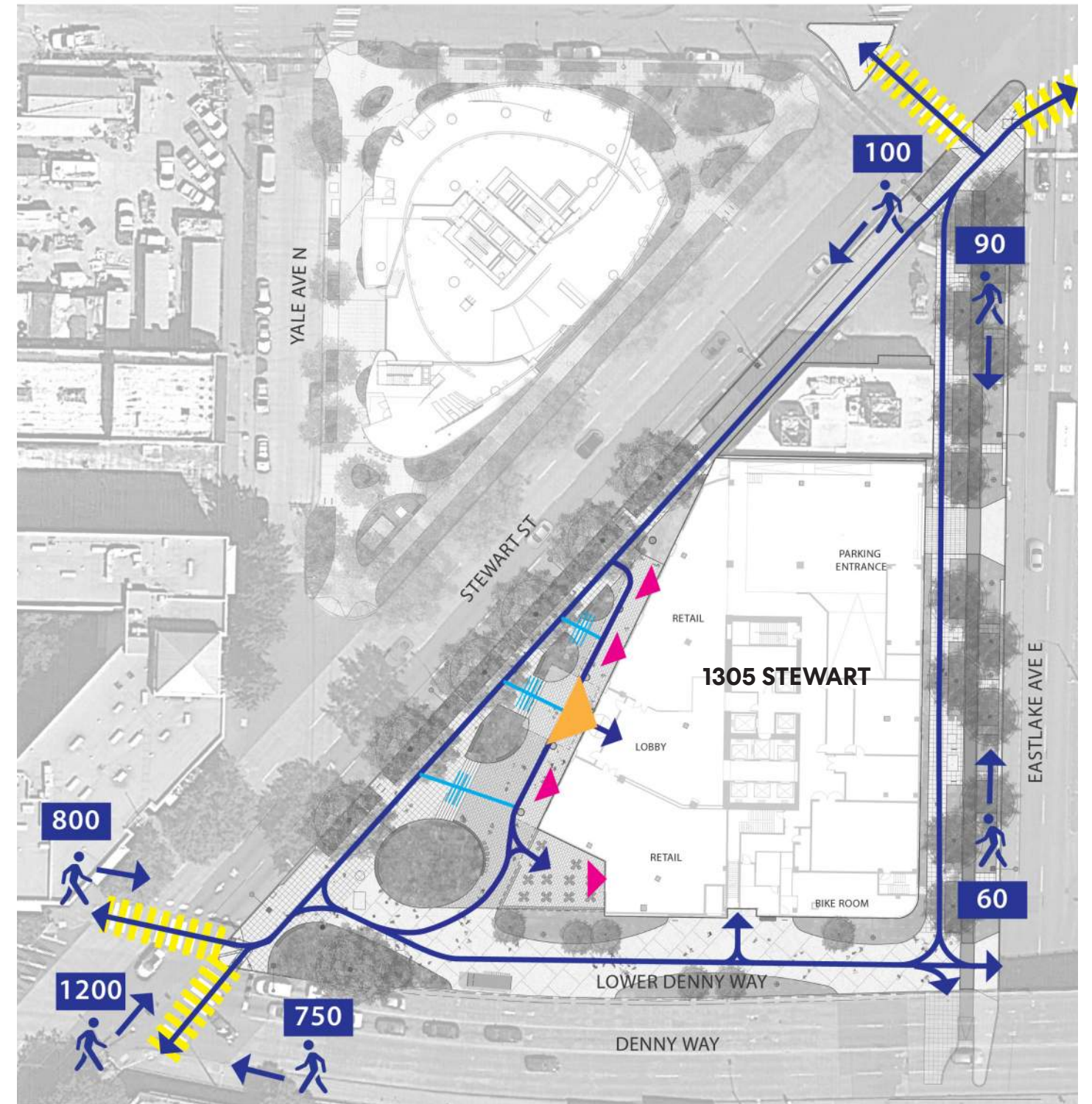
### no vacation

#### LEGEND

- site
- ▲ lobby entry
- ▲ entry
- pedestrian route
- non-accessible pedestrian route
- improved crossing
- # # of transit and pedestrian trips per day



### vacation



# open space

## no vacation

### LEGEND

- site
- ROW
- on-site
- dedicated ROW



## vacation



# site plan

## LEGEND

- - - Property line
- ① Retail terrace
- ② Lobby entry
- ③ Community storage room
- ④ Pedestrian street
- ⑤ Bridge mural
- ⑥ New curb ramps and crosswalk
- ⑦ Stewart St planting and site furnishings
- ⑧ Eastlake Ave plantings, site furnishings, and protected bike lane
- ⑨ Driveway for parking / loading / waste
- ⑩ Driveway bollards
- ⑪ Stormwater rain garden



# public benefits

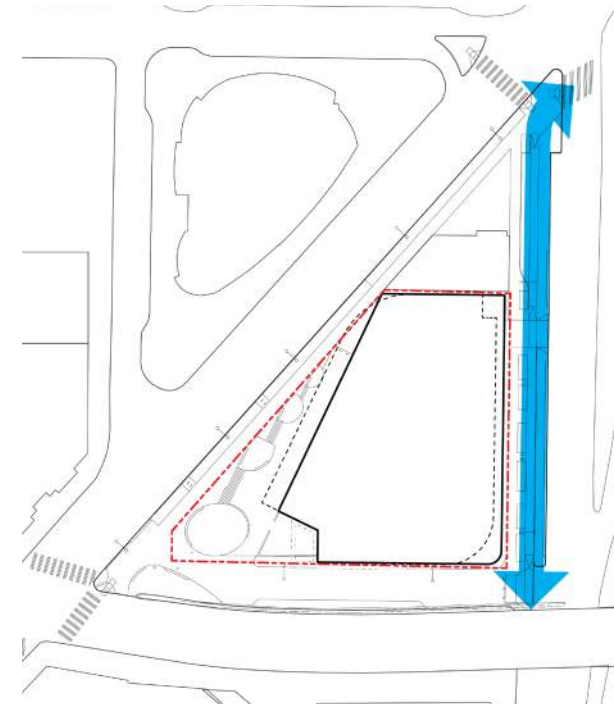
## overview



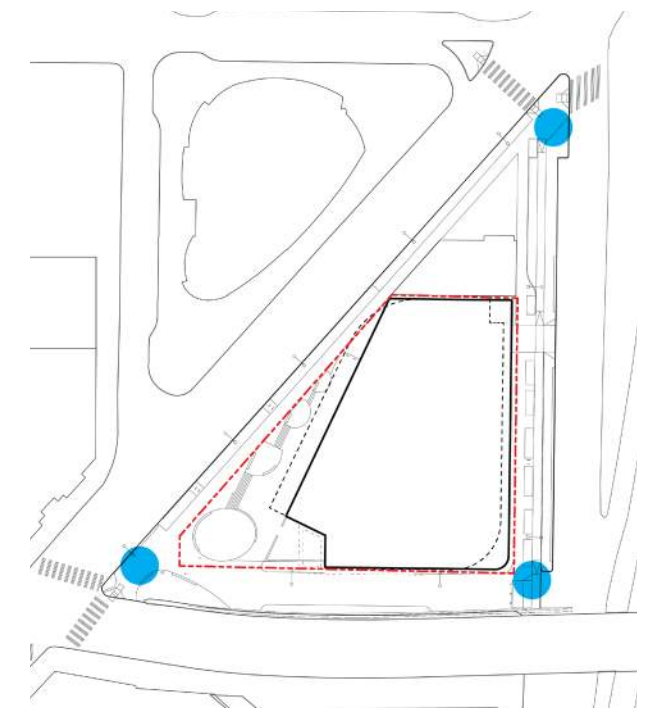
① Pedestrian Crossing at Stewart/Denny



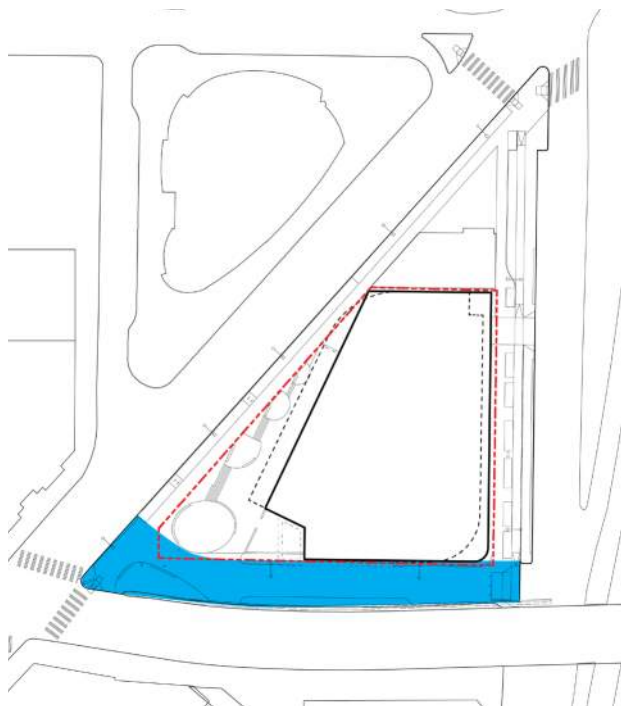
② Pedestrian Crossing at Stewart/Eastlake



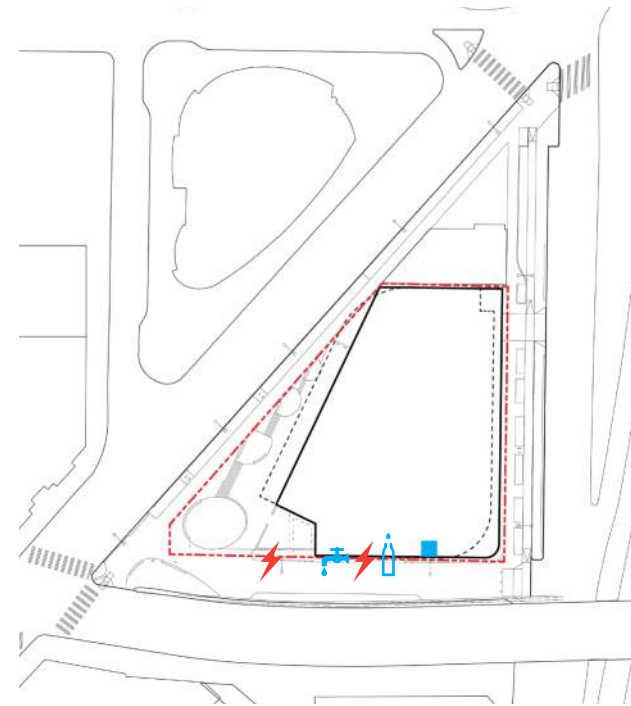
③ Eastlake Ave ROW Improvements



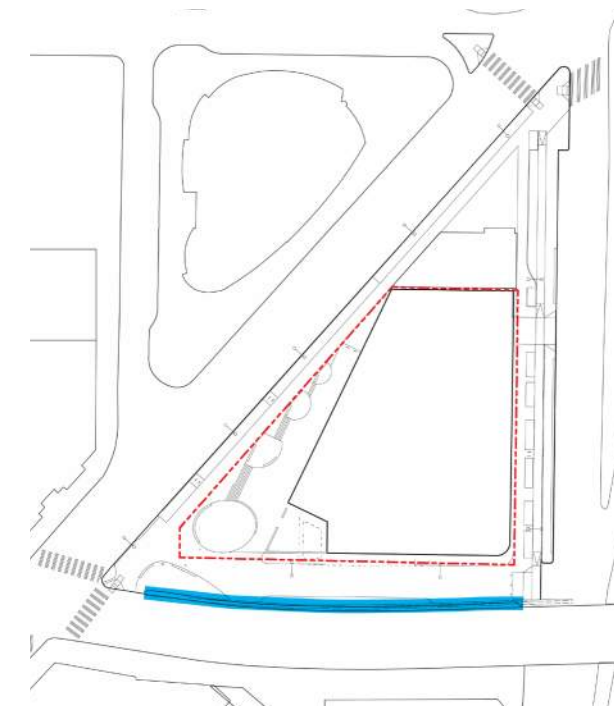
④ Wayfinding Signage



⑤ Lower Denny ROW Improvements



⑥ Private Infrastructure for Public Use



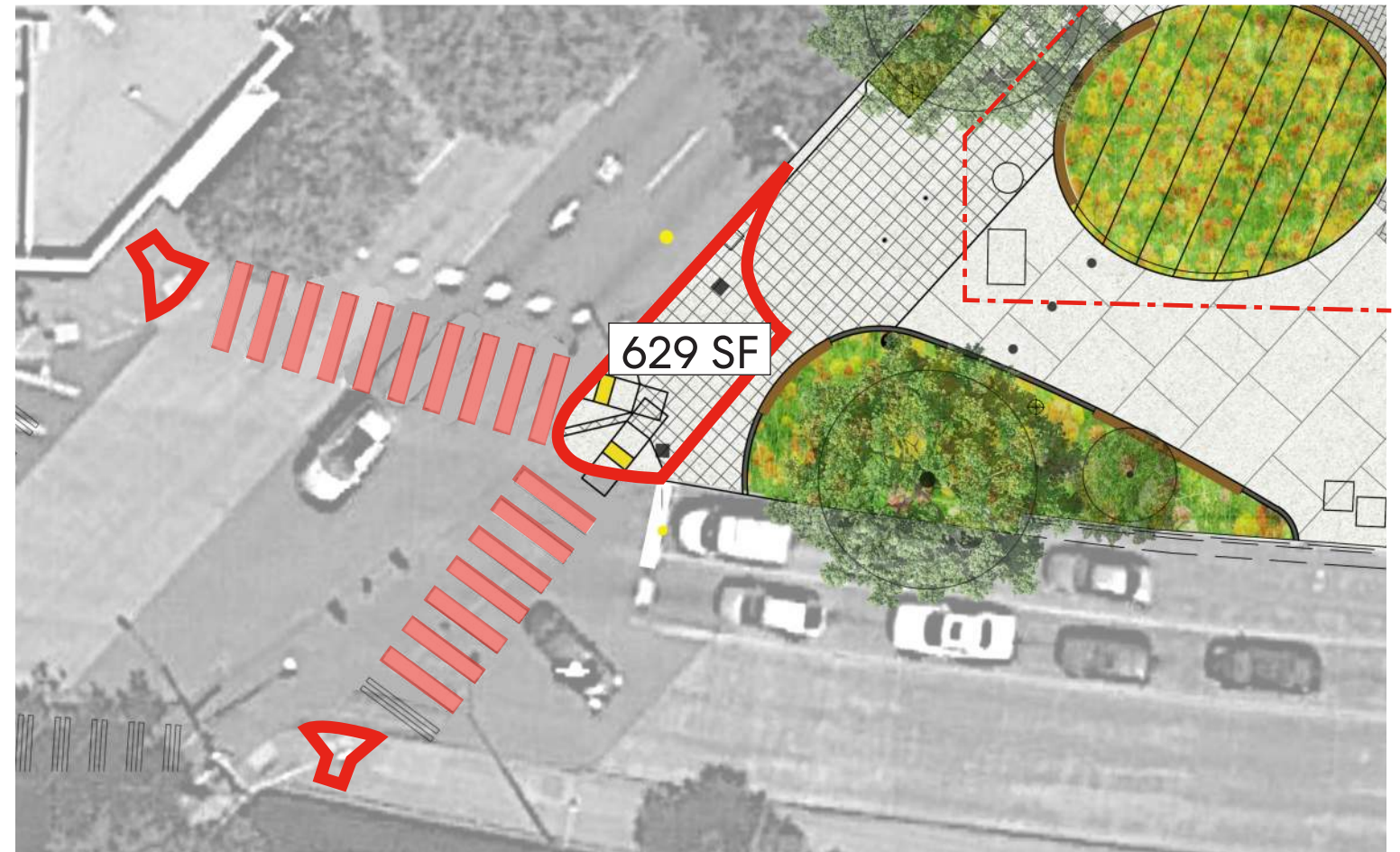
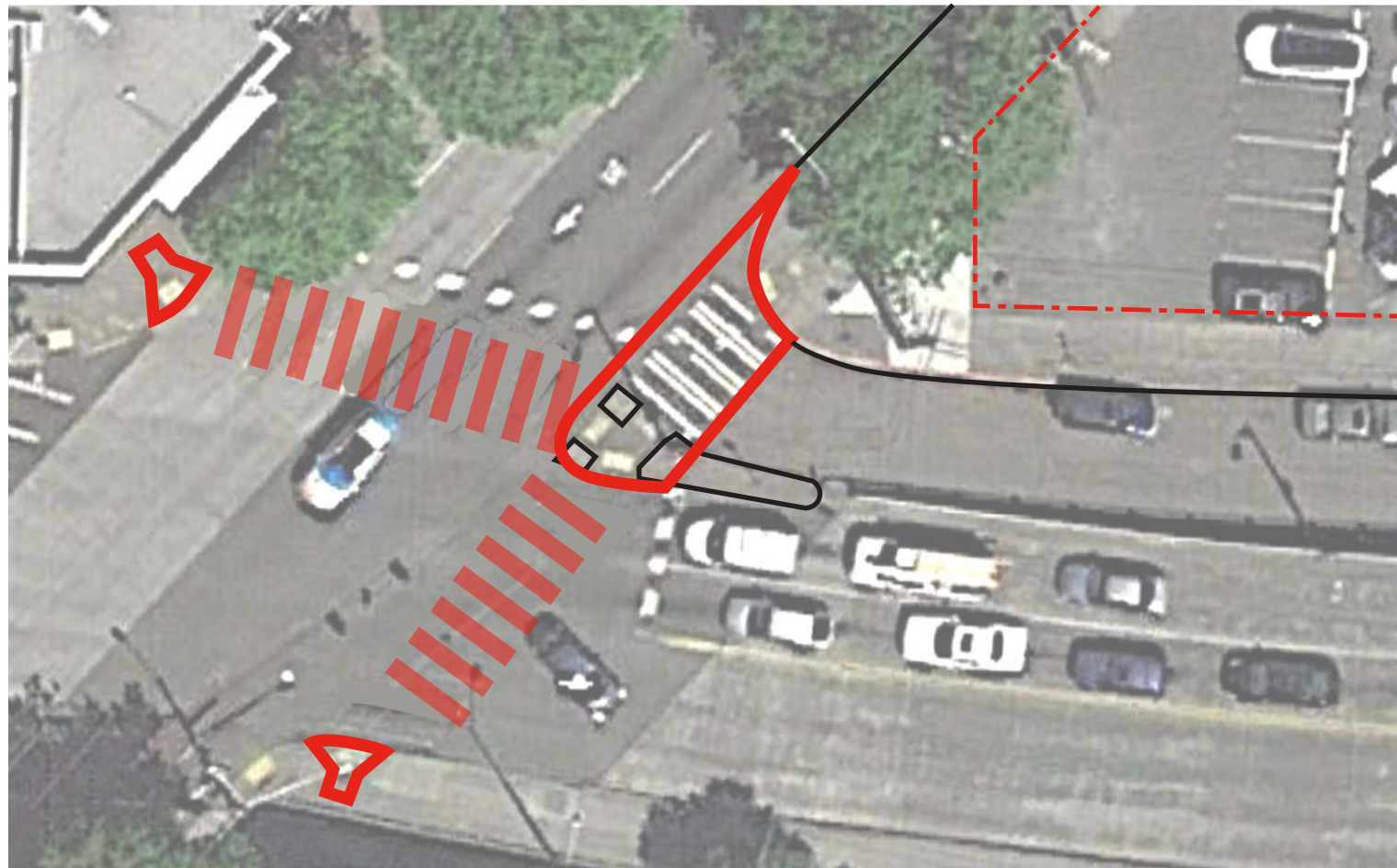
⑦ Mural at Denny Way Overpass

# ① pedestrian crossing at Stewart & Denny

**Description:** Conversion of existing roadway into sidewalk, planting, and curb ramps to create area for pedestrians to safely cross Stewart Street and Denny Way.

**Who we are working with + approvals:** SDOT traffic operations (60% SIP).

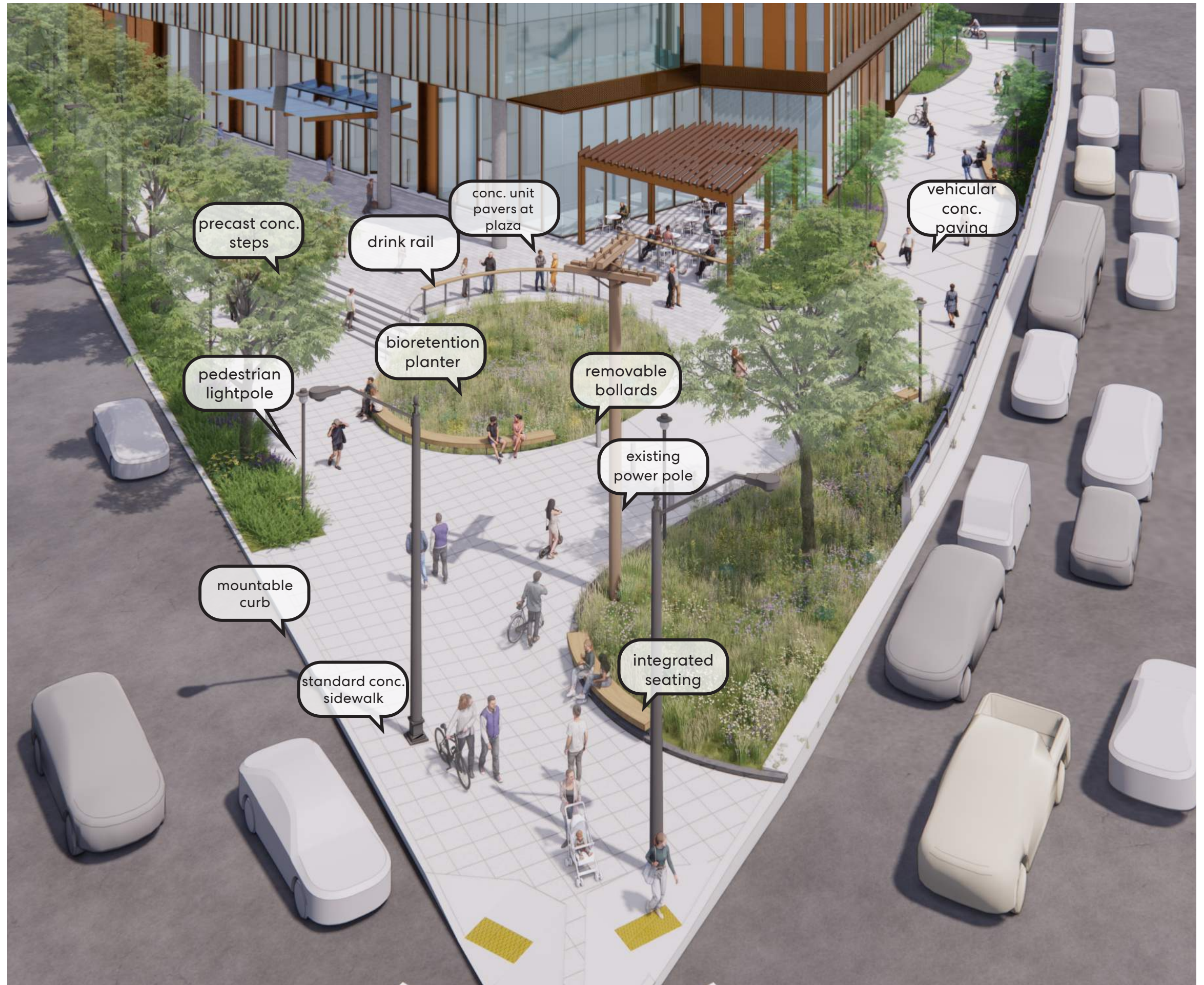
**Metrics:** 629sf of new sidewalk and planting, 2 curb ramps, 2 companion curb ramps, and new crosswalk striping.



# Stewart & Denny - existing



# Stewart & Denny - proposed



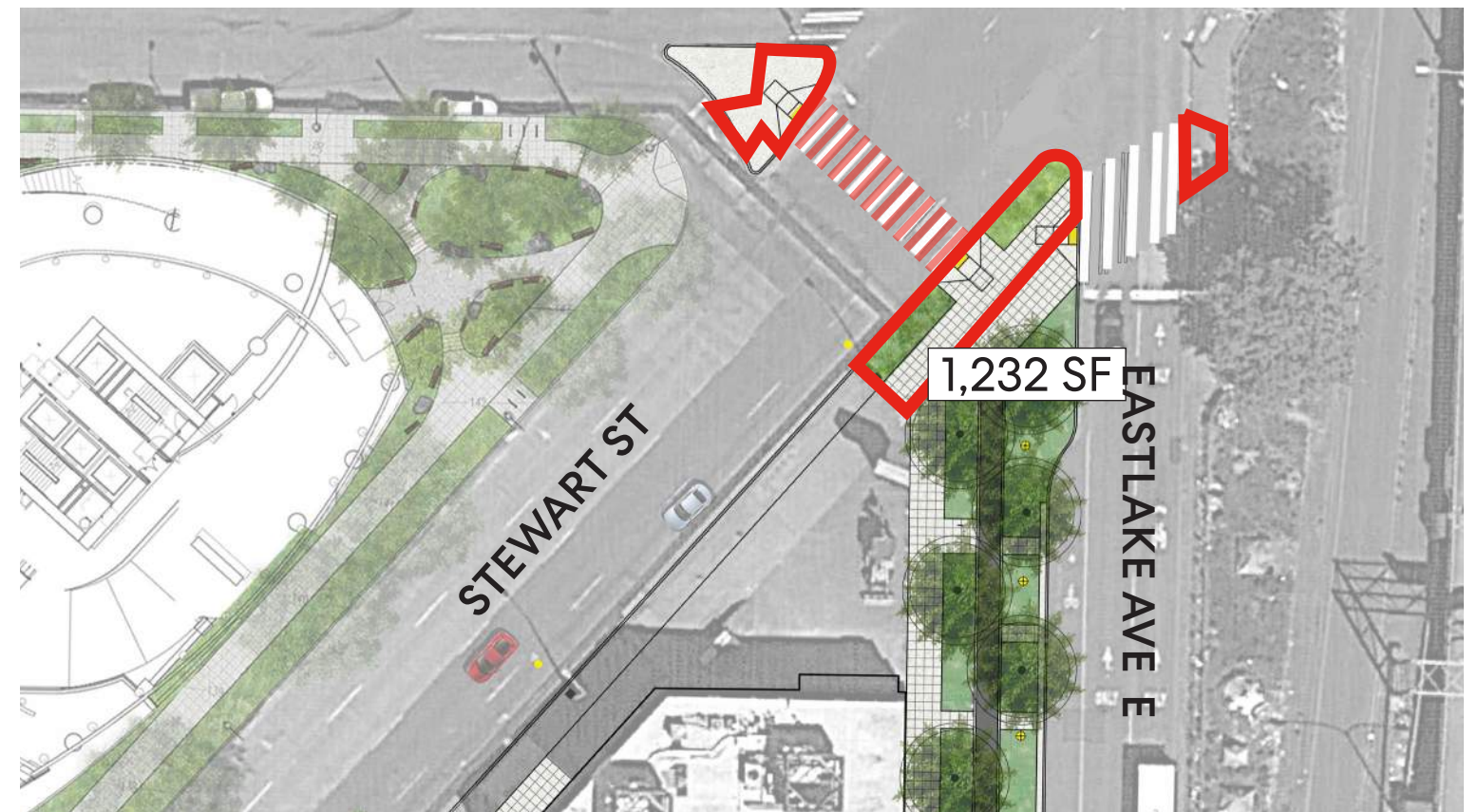
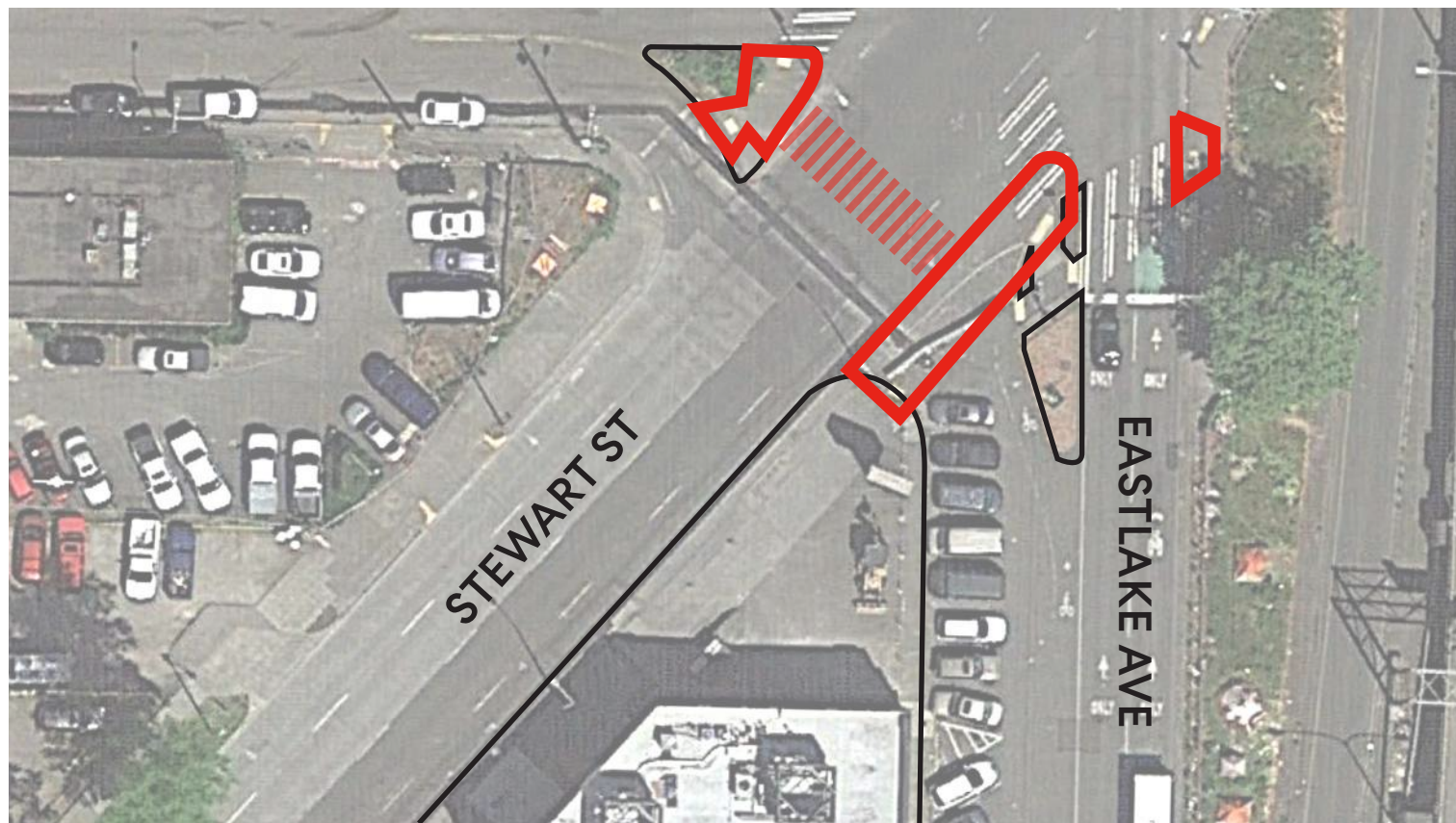


## ② pedestrian crossing at Stewart & Eastlake

**Description:** Conversion of existing roadway into sidewalk and curb ramps to create area for pedestrians waiting to safely cross Stewart or Eastlake.

**Who we are working with + approvals:** SDOT traffic operations (60% SIP).

**Metrics:** 1,232sf of new sidewalk and planting, 2 curb ramps, 4 companion curb ramps, and new crosswalk striping.



# Stewart & Eastlake - existing



# Stewart & Eastlake - proposed



### ③ Eastlake Avenue ROW enhancements

**Description:** Conversion of existing roadway into additional sidewalk, planting and protected bike lane.

**Who we are working with + approvals:** SDOT Traffic Operations, Urban Forestry and the Bike Master Plan team (60% SIP).

**Metrics:** 8,509sf of sidewalk, plantings, and bike lane, (4,080sf offsite), double allee of conifer trees, furnishings, and pedestrian light poles.



# Eastlake Avenue - proposed (looking north)



## ④ wayfinding signage

**Description:** Contribution to the Seamless Seattle Pedestrian Wayfinding Program for new signage near project site as determined by SDOT.

**Who we are working with + approvals:** SDOT urban design and signage lead.

**Metrics:** Three (3) signs, type and final location to be determined by SDOT who will be responsible for implementation.



# ⑤ ⑥ Lower Denny Way pedestrian street

**Description:** Conversion of Lower Denny Way right-of-way into a pedestrian street with restricted access to emergency and maintenance vehicles only.

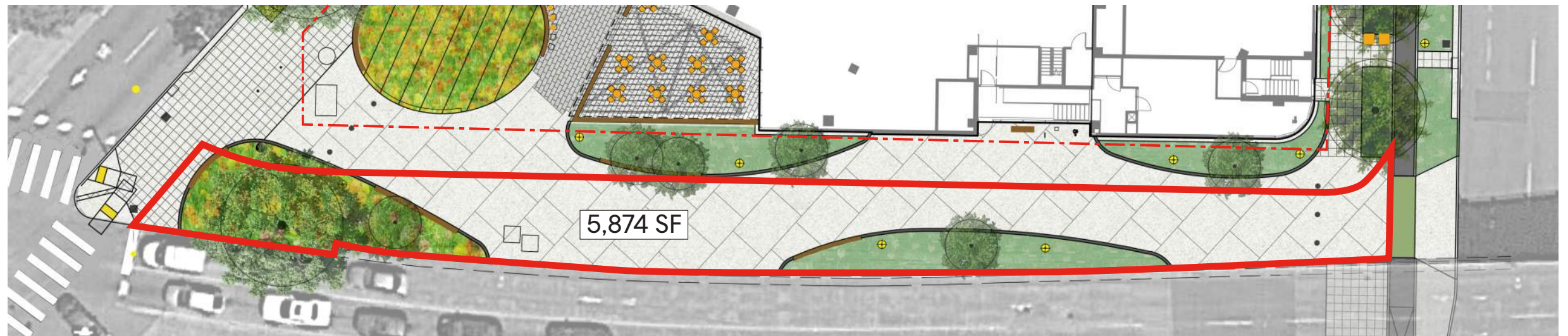
**Who we are working with + approvals:** 60% SIP

**Metrics:** 5,874sf of new sidewalk and planting area, (7) pedestrian scale light fixtures, power outlets for event use, 18lf seating, and removable bollards at either end of the street.

Existing conditions



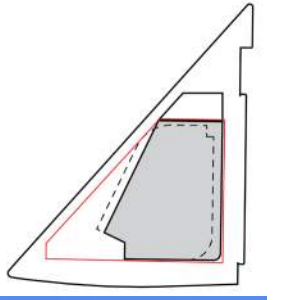
60% SIP Design







# Lower Denny Way - existing (looking east)



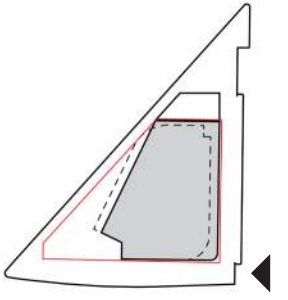
# Lower Denny Way - proposed



# Lower Denny Way - proposed



# Lower Denny Way - existing (looking west)



# Lower Denny Way - proposed

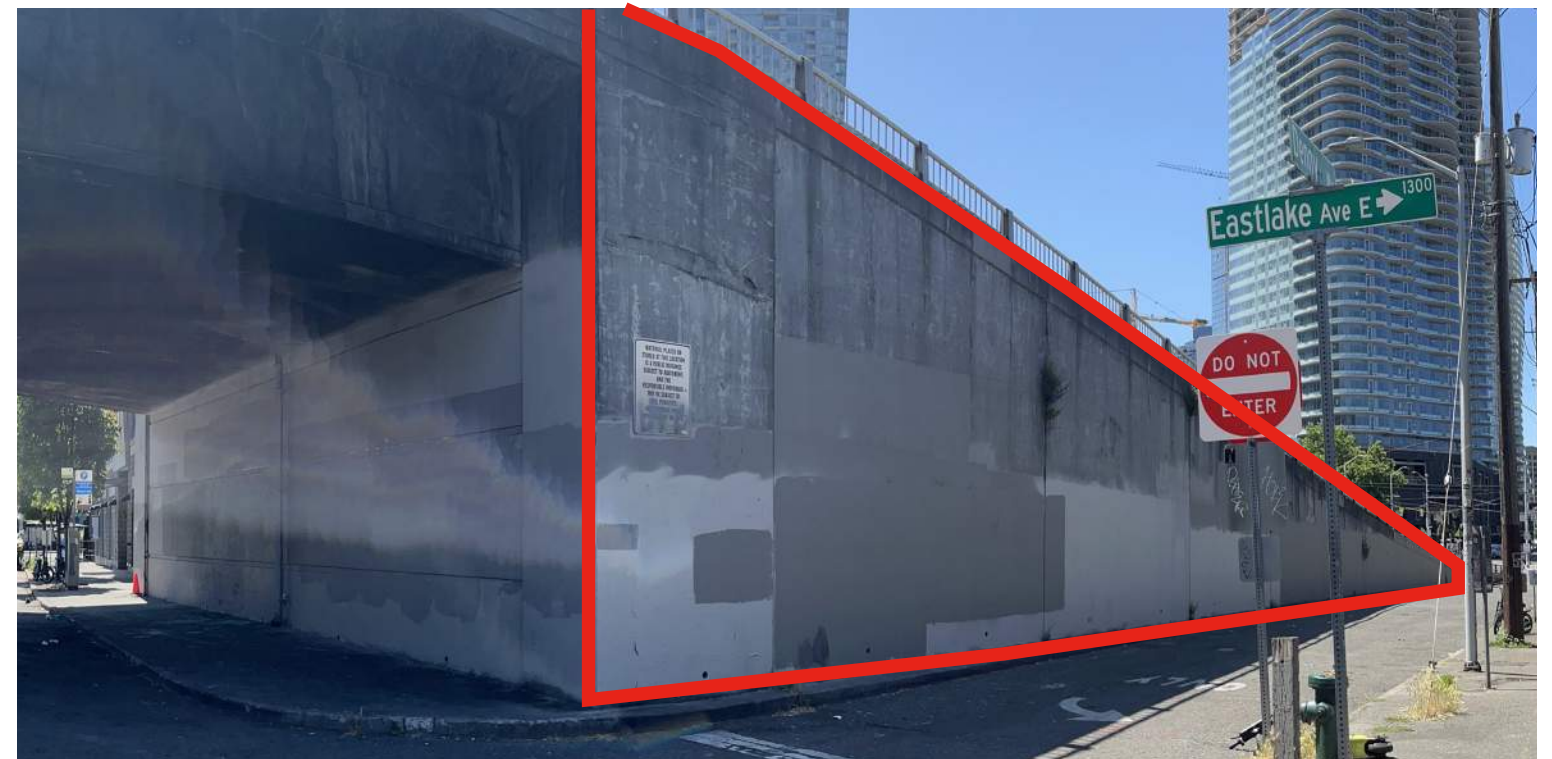


## ⑦ mural at Denny Way overpass

**Description:** Urban Artworks led artist-designed mural as a community paint project to create a unique mural on south side of Denny Way overpass. Urban Artworks is a paid consultant to the project team.

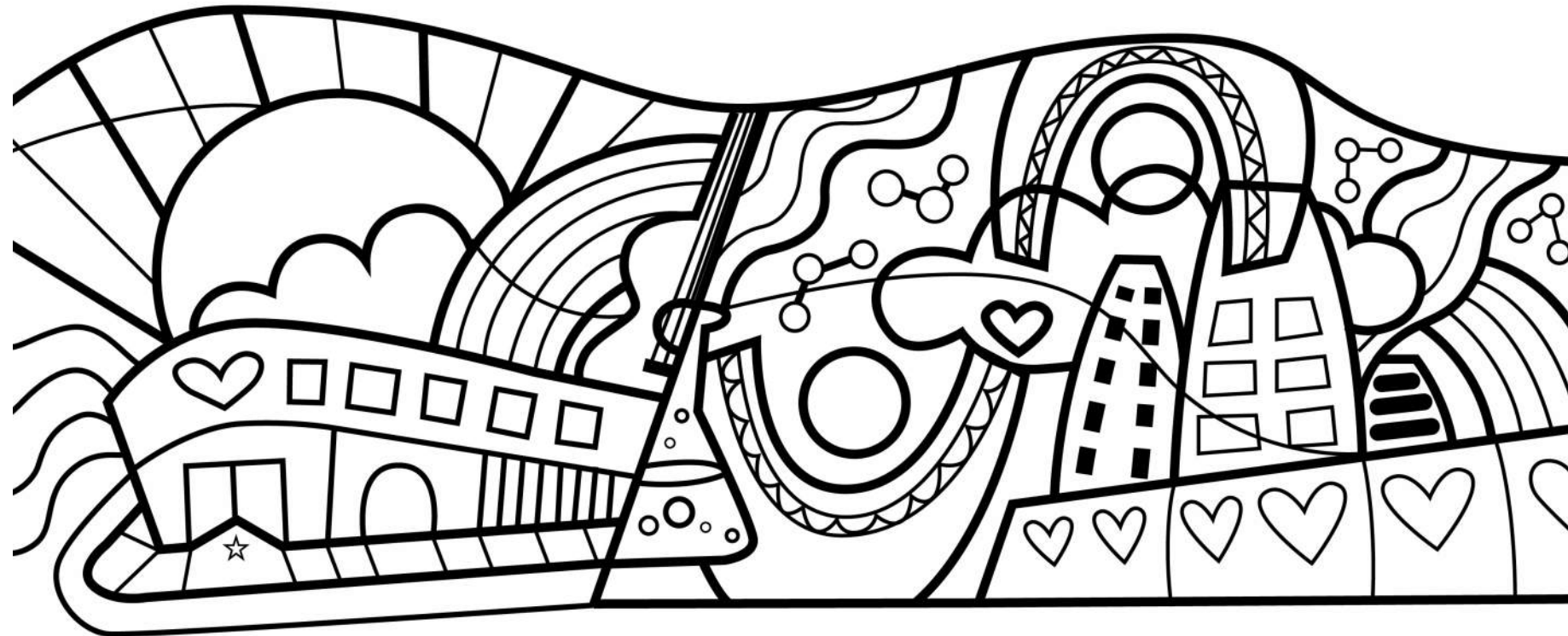
**Who we are working with + approvals:** SDOT SIP Team, Bridge Structures and Public Space Management for permitting.

**Metrics:** ~3,200sff of bridge area facing north



# mural concept

*Perseverance of the people of the Cascade Neighborhood.  
Industry and innovation are held together and connected by a common thread--the people.*



concept sketch by artist **Jen Vickers**

## **Mural Committee Members**

1. YouthCare: Casey Hewes
2. Lutheran Immanuel: Mary Ann Bauman
3. Cascade Neighborhood Council: Mertiss Thompson
4. Seattle Design Commission: Elizabeth Conner
5. Pacific Medical Buildings: Ben Rosenfeld
6. Perkins + Will Architects: Jennifer Whelan
7. Site Workshop: Rebecca Fuchs
8. Urban ArtWorks: Alex Nason



completed work by Jen Vickers

# public benefit matrix

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT	CODE	ESTIMATED
1 Pedestrian Crossing - Stewart and Denny	New sidewalk areas, curb ramps, crosswalk striping, planting and seating areas to facilitate safe crossing of arterial streets.		Not required	\$89,000
	COS standard sidewalk surfacing	629 SF		
	COS standard curb ramp	4		
	COS standard crosswalk striping	Allowance		
2 Pedestrian Crossing - Stewart and Eastlake	New sidewalk areas, planting, curb ramps, crosswalk striping to facilitate safe crossing of arterial streets.		Not required	\$148,000
	COS standard sidewalk surfacing and planting	1,232 SF		
	COS standard curb ramp	6		
	COS standard crosswalk striping	Allowance		
3 Eastlake Avenue ROW Enhancements	Extension of existing curb to create new space for pedestrian and bikes beyond SIP requirements. Improvements include bike facilities, on-street parking, planting and street trees, street and bike channelization, and pedestrian lighting.		Not required	\$1,579,000
	COS vehicular concrete and sidewalk surfacing, planting, soil, and irrigation	8,509 SF		
	Street trees	9		
	Bike racks	4		
	Pedestrian light poles	8		
	Benches	6		
4 Wayfinding Signage	Monetary contribution to the city's Seamless Seattle Wayfinding program for new signage near project site implemented by SDOT.		Not required	\$75,000
	COS Standard signs and foundations implemented by SDOT	3 signs		

Public benefits will be quantified during the Seattle Design Commission review process. Proposed elements will also be coordinated with code required improvements per MUP and Street Improvement Plan reviews.



# public benefit matrix

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT	CODE	ESTIMATED
5 Lower Denny Way Pedestrian Street	Conversion of lower Denny Way to Urban Curbless with restricted access for service and emergency vehicles. Improvements will include new surfacing, drainage, planting and irrigation, lighting, power and site furnishings.		Not Required	\$953,000
	COS vehicular concrete surfacing with specialty scoring, finish and color, planting, soil, and irrigation	5,874 SF		
	Street Trees	8		
	Pedestrian light poles	7		
	Benches	18 LF		
	Removable bollards	6		
6 Private Infrastructure for Public Use	Publicly accessible infrastructure for public use including a storage room, potable water and power for event use and a bottle filling fountain.		Not required	\$80,000
	Storage room - dedicated storage room with direct access to Lower Denny	150 SF		
	Power - wall mounted and pylon sources	2		
	Potable water- wall mounted hydrant	1		
	Bottle filling fountain	1		
7 Mural at Denny Way Overpass	Urban Artworks led project to create mural on the northern face of Denny Way bridge structure.		Not required	\$225,000
	Painted mural surface	3,200 Square Face Feet		

TOTAL	\$3,149,000
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An architectural rendering of a modern building with a glass and wood facade. The building has a curved glass facade with vertical wood panels. In the foreground, there is a public plaza with trees, a car, and people. A colorful geometric wall is visible in the background. The sky is blue with light clouds.

**thank you!  
questions?**