



Ovation Apartments

B52 Alley Vacation

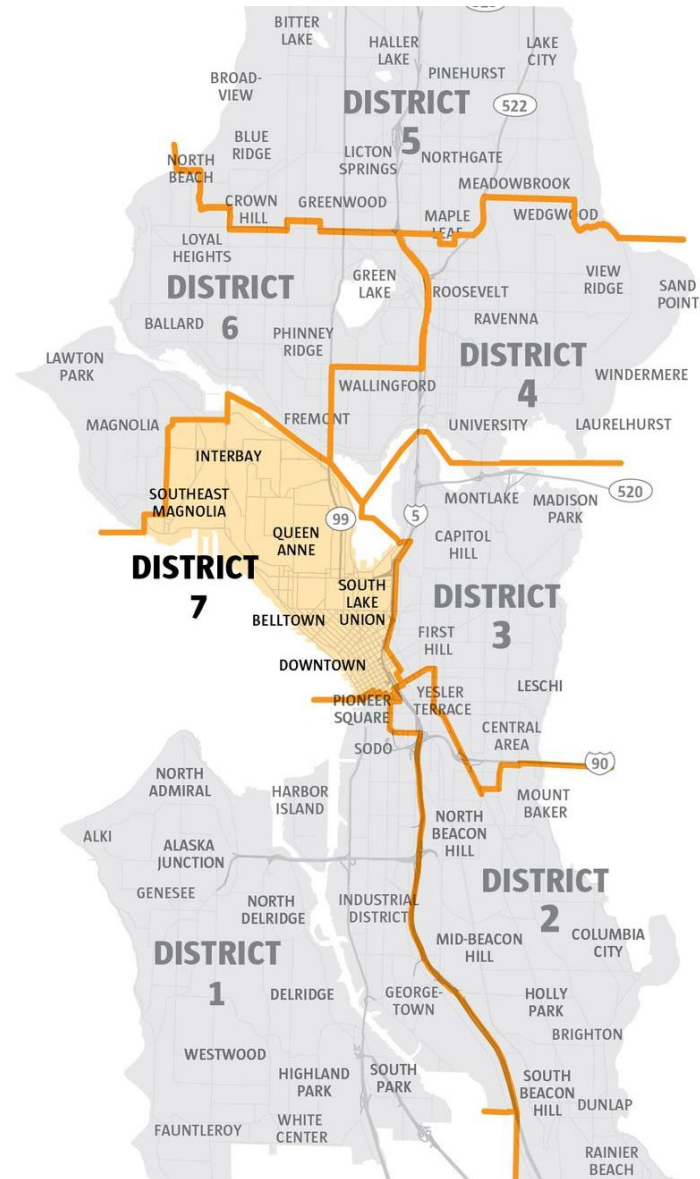
Presented to Transportation Committee

April 15, 2025



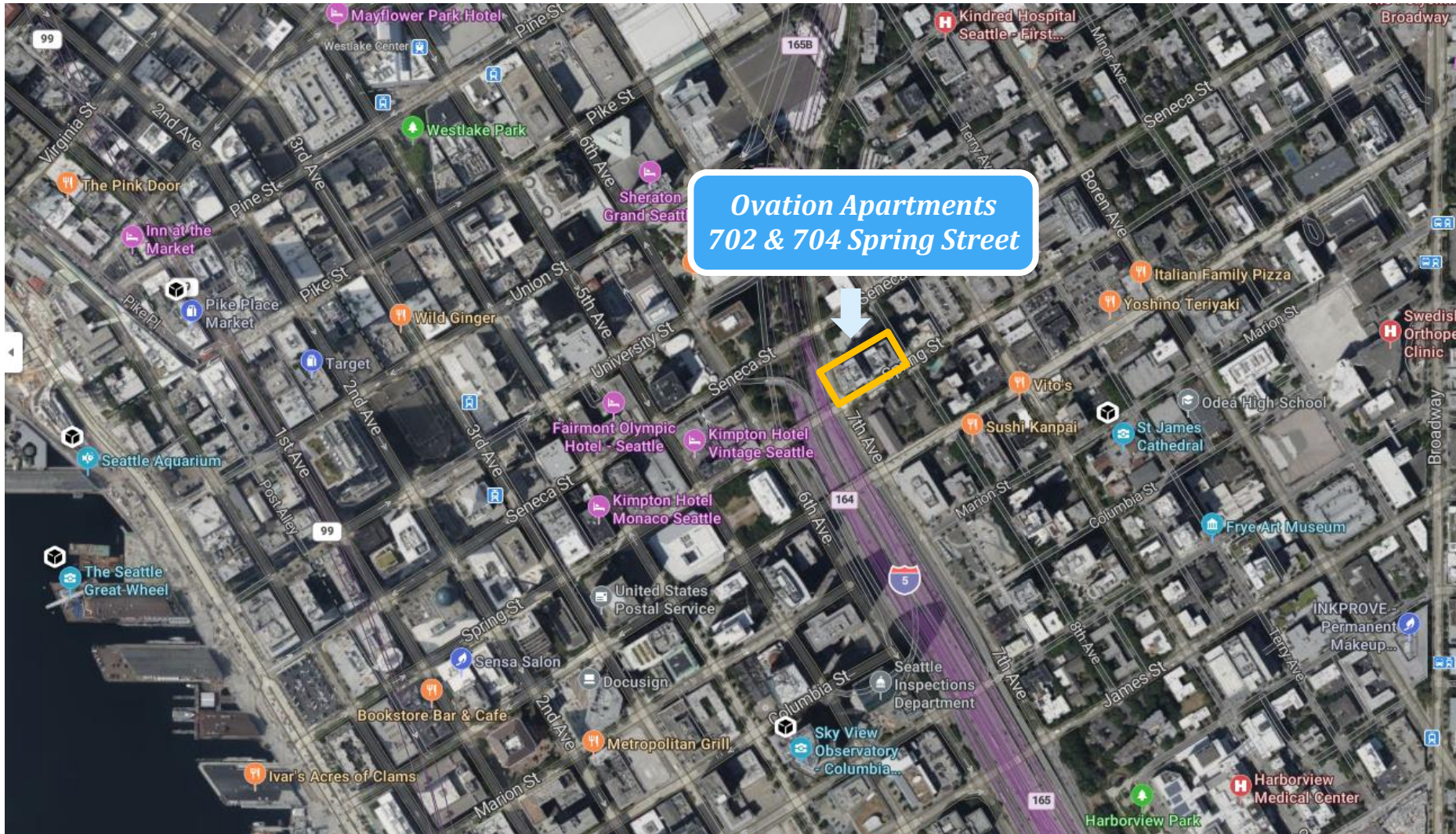
Council District 7

OVATION



Community Location

OVATION

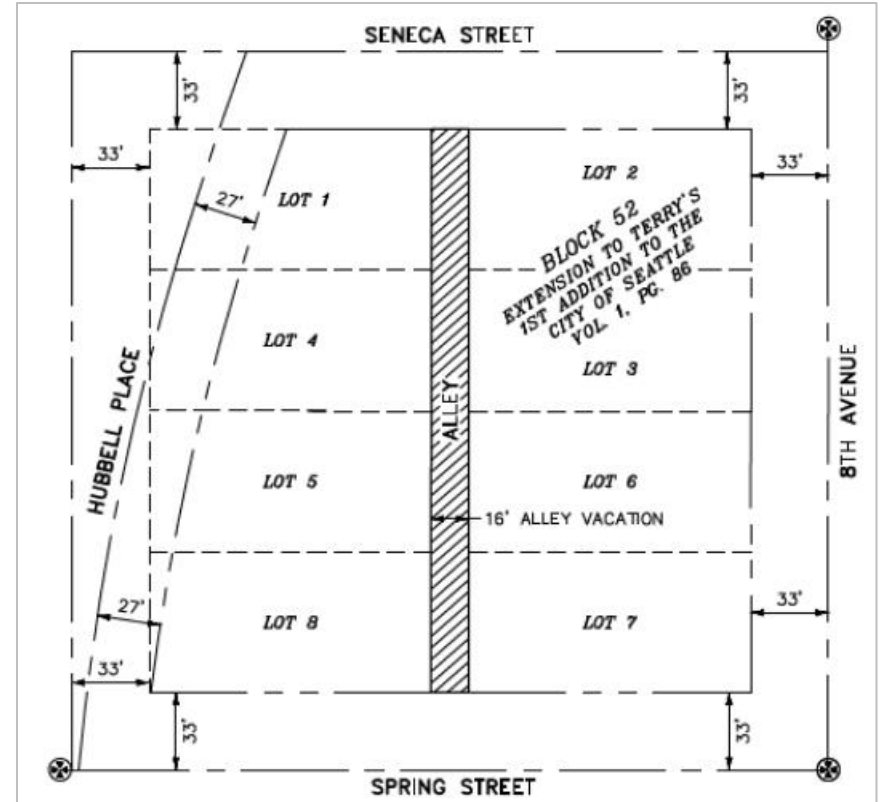


Ovation Apartments

OVATION

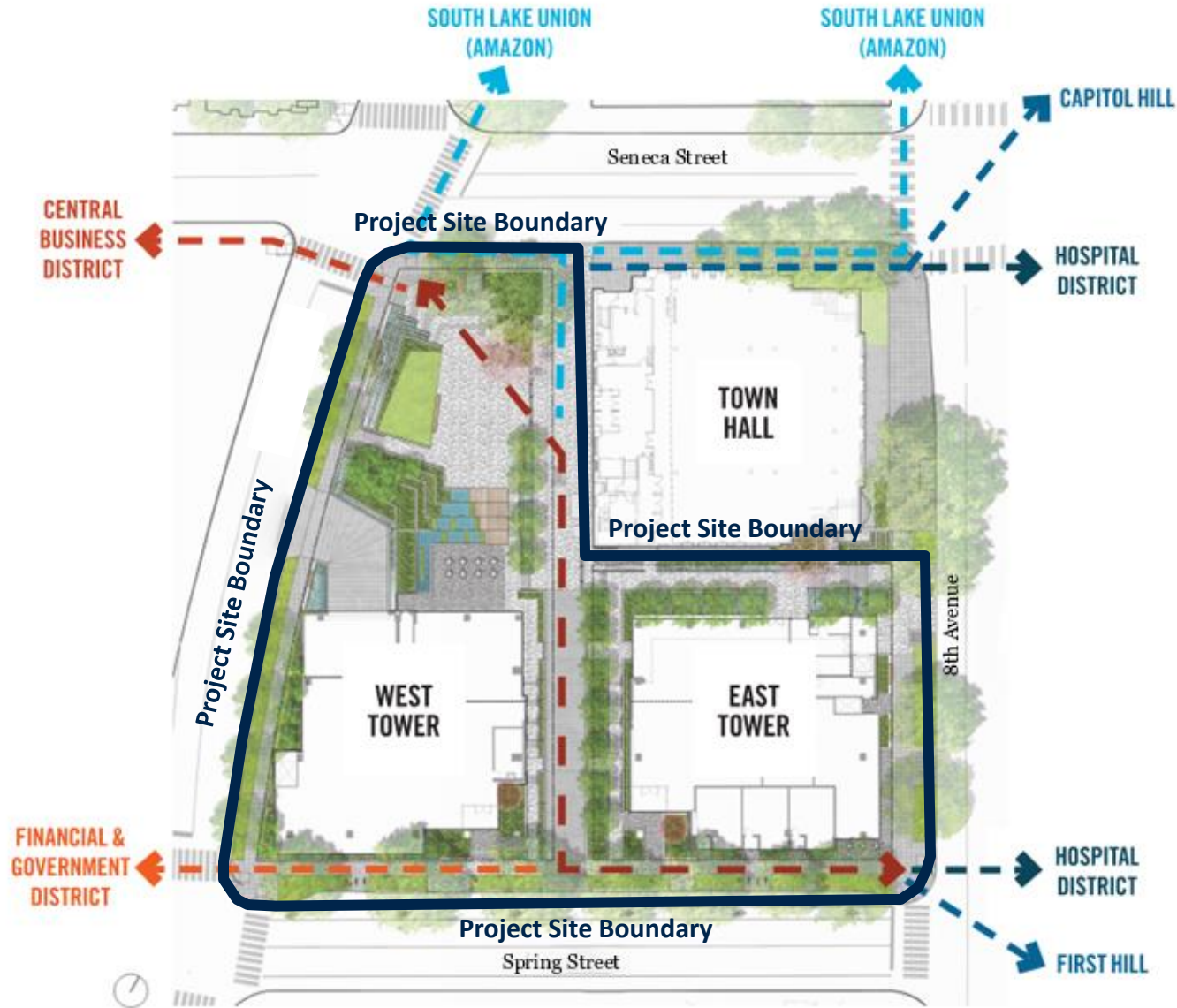


OVATION



Current Site Overview

OVATION



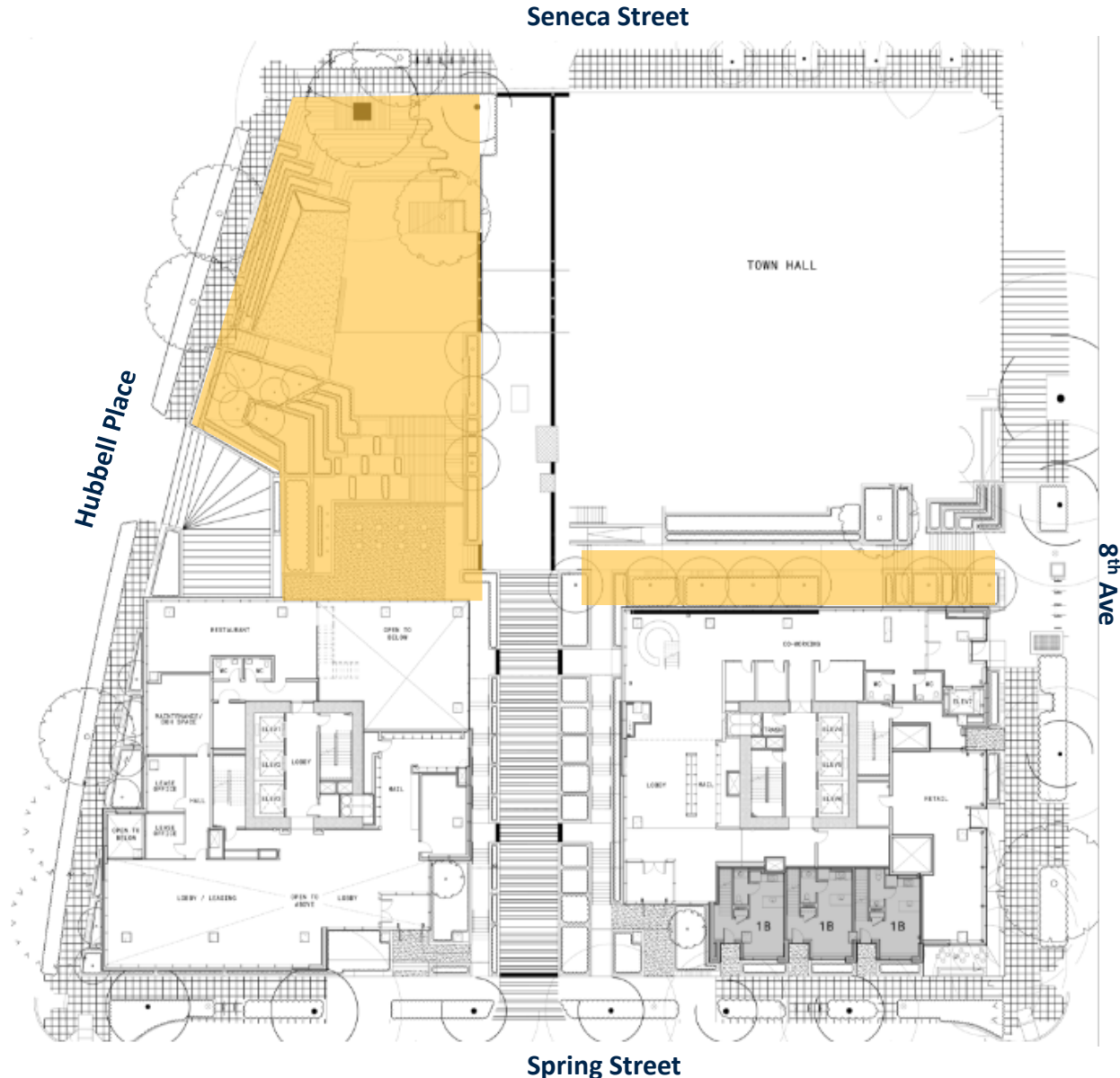
Summary of Public Benefits

OVATION



Public Access Plaza

- 5500 SF plaza with pedestrian seating and integrated lighting
- Includes water feature, wood platforms, sand-set pavers, and extensive landscaping and bioretention planters
- SDOT approved public access and free speech signage posted throughout
- Bollards (affixed and removable) provide protection from the Alley



8th Ave

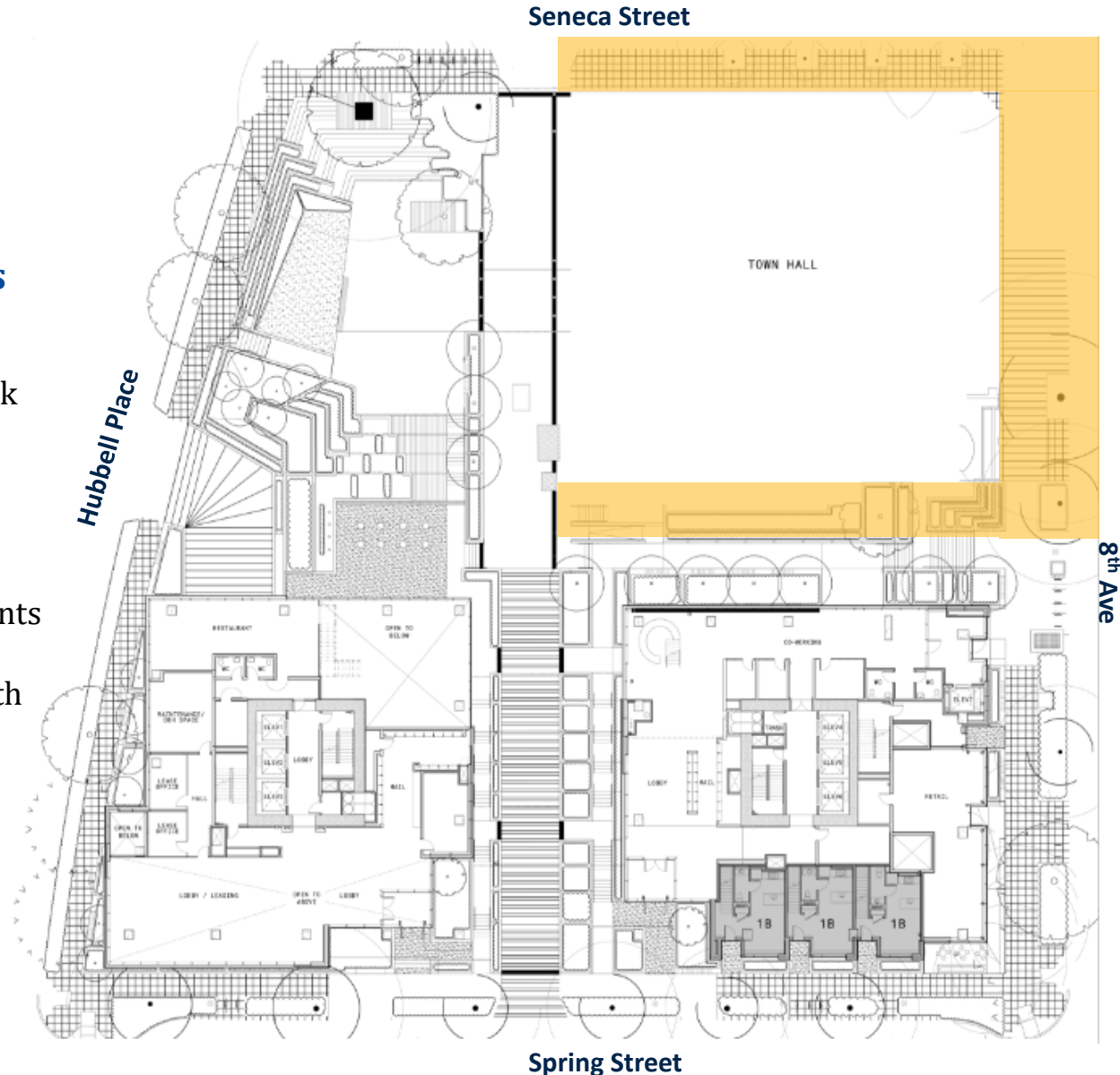
Summary of Public Benefits

OVATION



Town Hall Enhancements

- Provided financial contribution to Town Hall Association for sidewalk construction at the time of their remodel
- Provided financial contribution to Town Hall for shoring
- Provided landscaping enhancements and addressed issues with Town Hall building envelope on the south side of their property line
- Entered into a Memorandum of Understanding with Town Hall to govern ongoing management and activation of the block



8th Ave

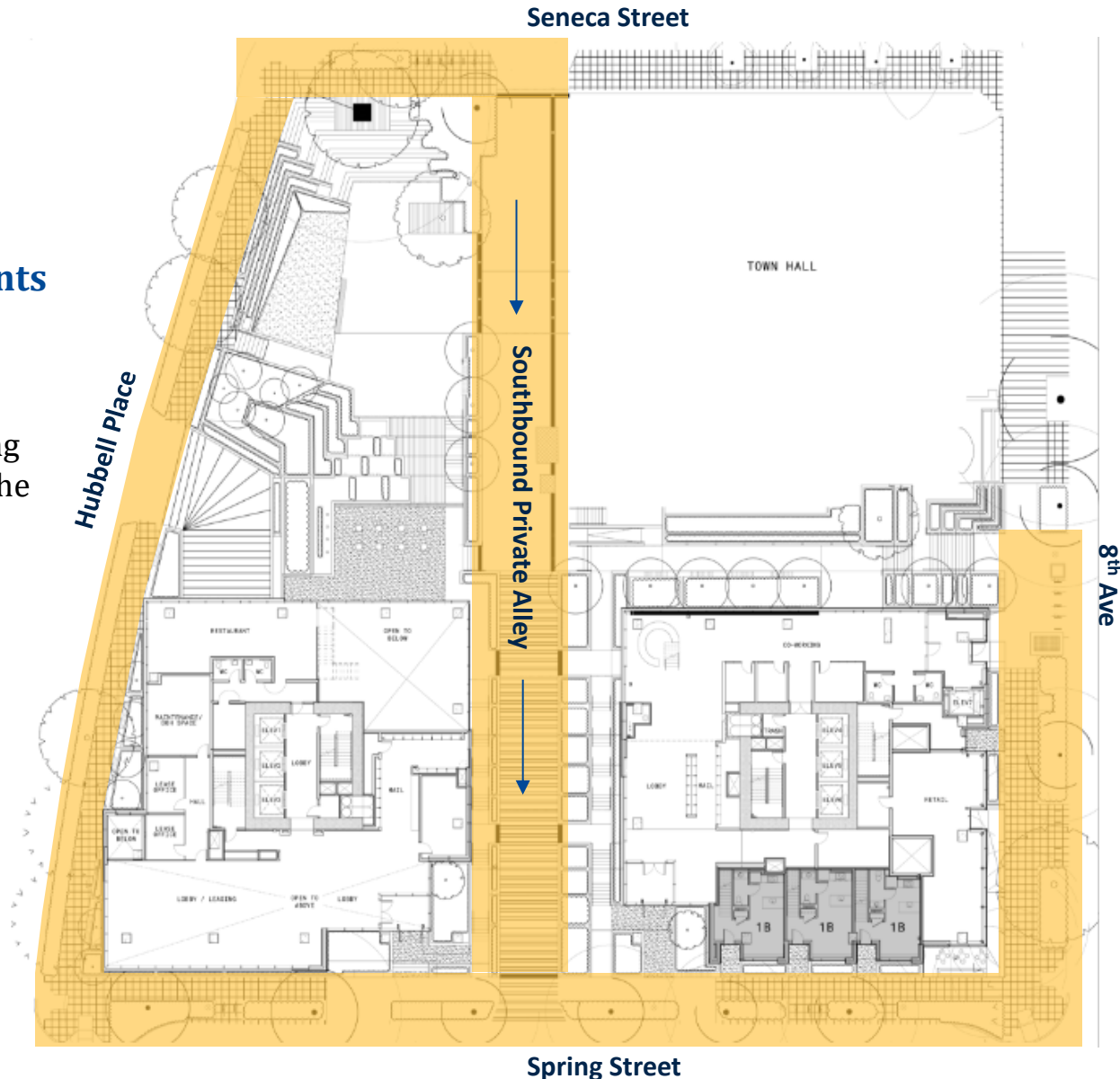
Summary of Public Benefits

OVATION



Alley & ROW Improvements

- Newly constructed southbound private Alley with special paving
- Elevated pedestrian sidewalk along the west side of the south half of the alley way
- Pedestrian lighting and handrails
- Bike racks
- Wooden bench seating
- Vehicular signage
- New plantings
- ADA Ramps and pedestrian signalization



8th Ave

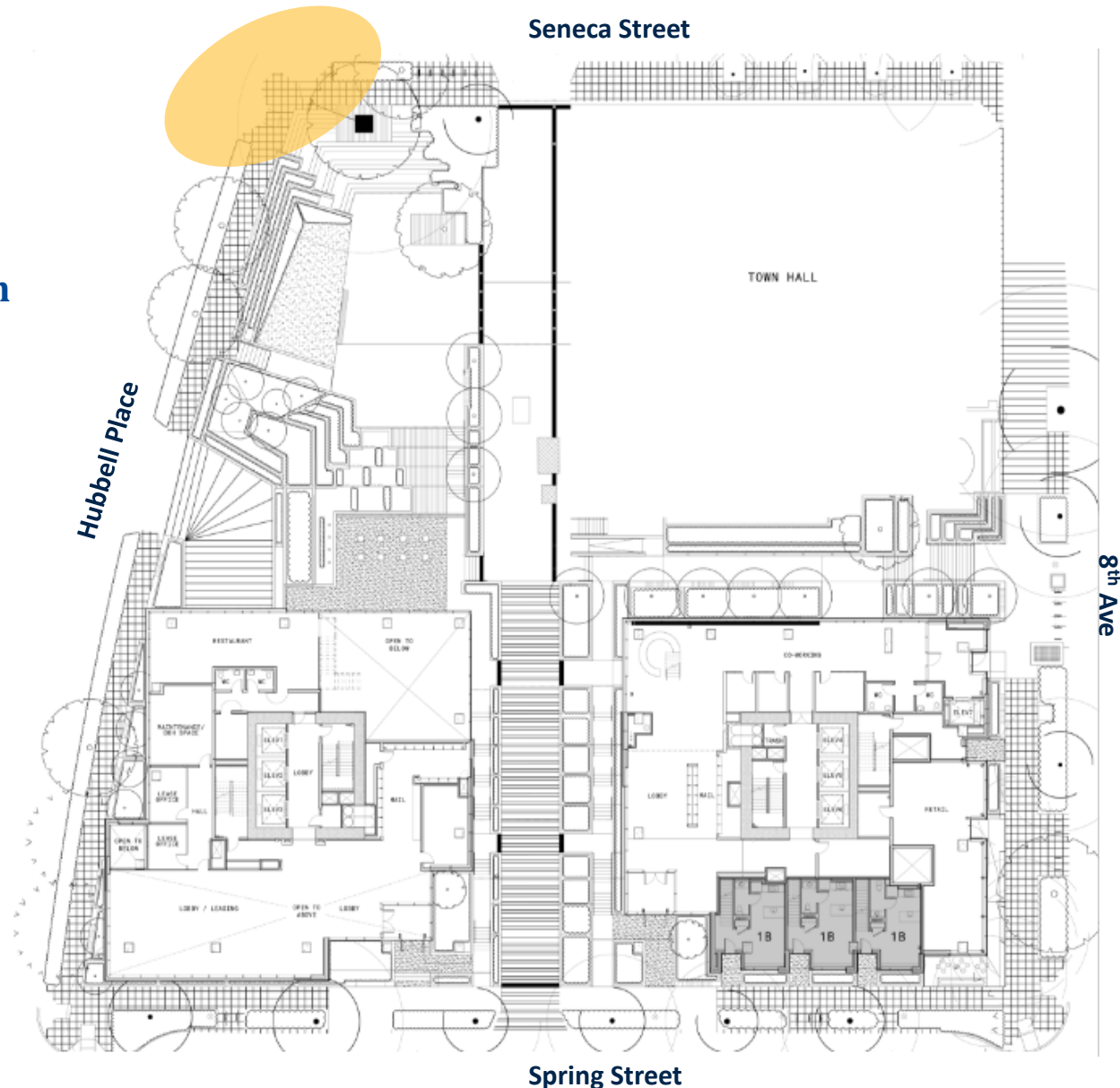
Summary of Public Benefits

OVATION



Freeway Park Connection

- New ADA ramps, traffic signalization, paving, and restoration of an underground stem wall at the corner of Seneca and Hubbell



Summary of Public Benefits

Public Benefit	Description	Approximate Value	Code Required?
1. Public Access Plaza	5,500 SF Public Plaza Open Space, includes: 2,500 SF special paving 1,105 SF terraced planting 2 existing trees preserved 3 new trees 845 SF seating lawn 25 LF wood benches 200 SF wood platform Lighting-tree lights, pedestrian poles, bollard lights, bench lights, handrail lights	\$4,800,000	No
2. Town Hall Improvements	Contribution for 3,000 SF of sidewalk improvements along Seneca Street +8 th Avenue 1,140 SF of new landscaping at south side of site 3,000 SF of Woonerf, includes special paving and bollards Addressed waterproofing issue	\$350,000	No
3. Alley & ROW Improvements	Hubbell Place: 30 LF of underlit seating and pedestrian lights Seneca Street: 100 SF of special paving + 6 bike racks Spring Street: 145 SF of planting + 217 SF of special paving + 15 LF of underlit seating + 5 bike racks + pedestrian lights	\$135,000	No
4. Freeway Park Connection	Design contribution to intersection improvements Accessible curb ramp at northwest corner of Seneca and Hubbell	\$35,000	No

TOTAL: \$5,320,000



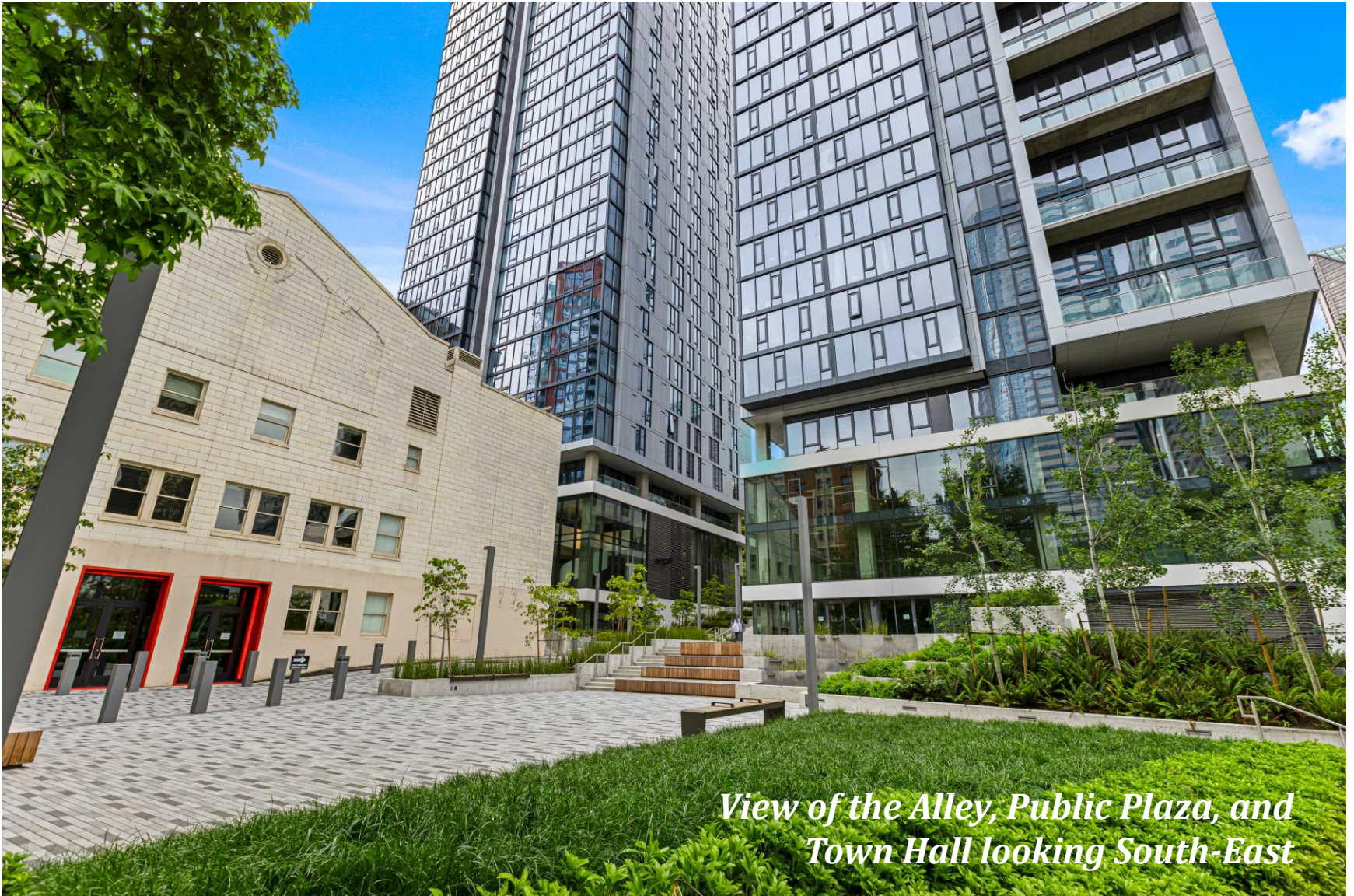
*View from Seneca Looking South
towards the Public Plaza*



*View from Public Plaza looking
North-East towards Town Hall*



*View of the Public Plaza
looking North-West*



*View of the Alley, Public Plaza, and
Town Hall looking South-East*

Questions?