

TRAILSIDE



NE 48TH STREET VACATION

SEATTLE CITY COUNCIL | SUSTANABILTY & SEATTLE PUBLIC UTILITIES | DEC 5, 2023

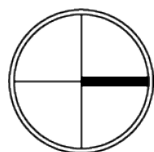
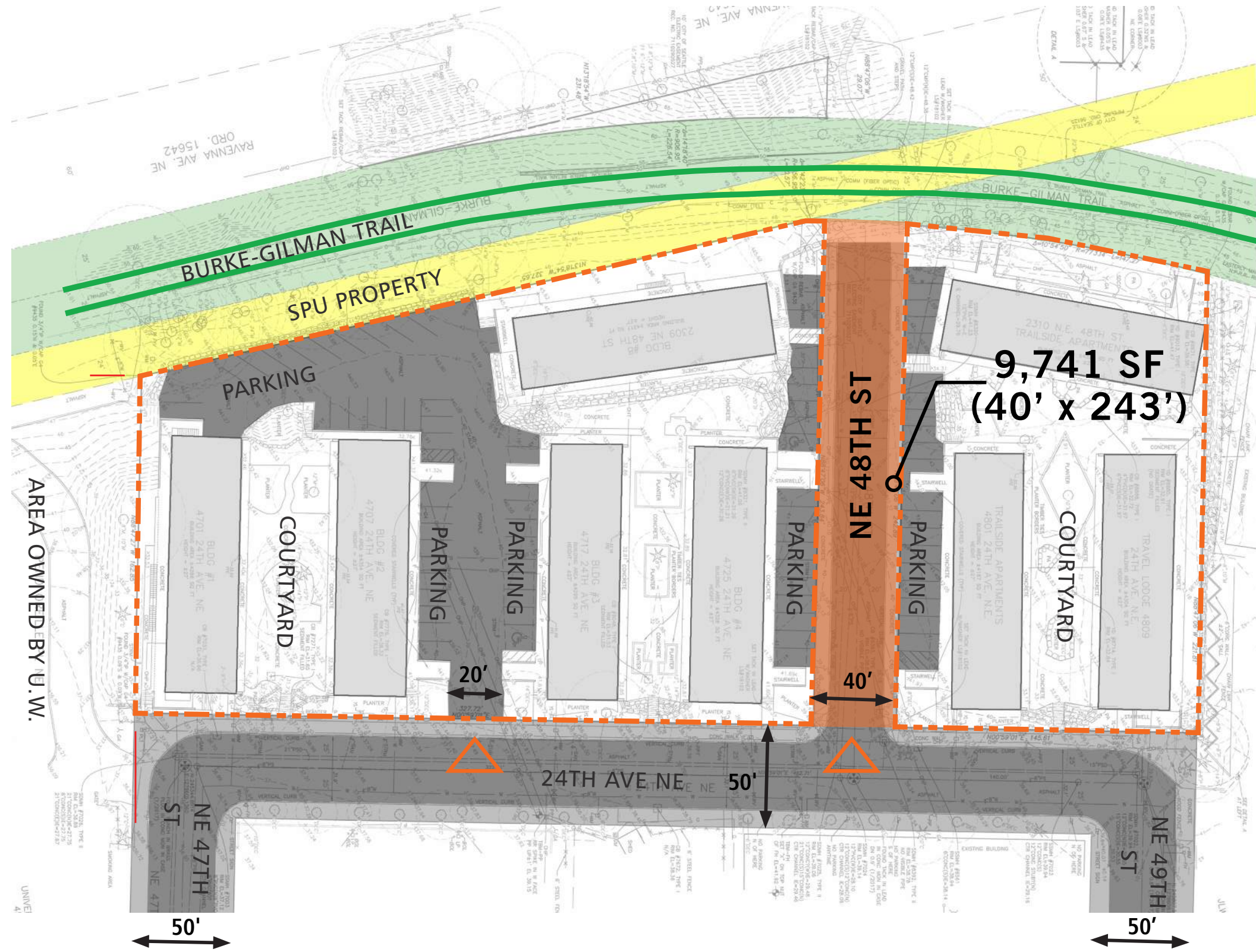
SiteWorkshop

WEBER THOMPSON

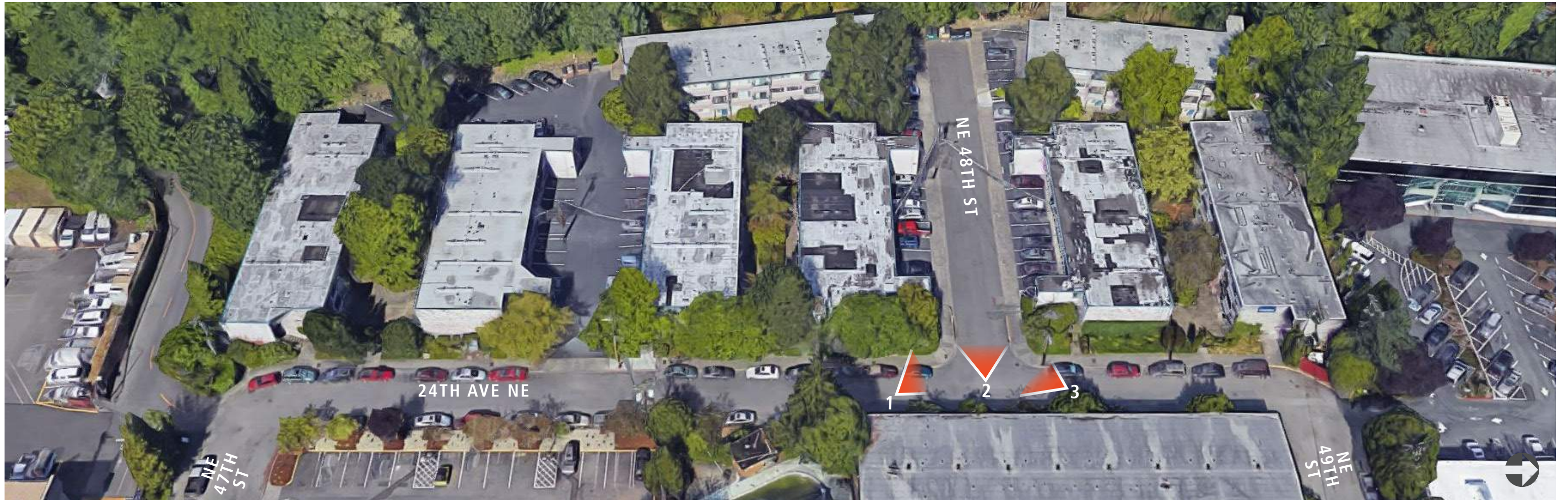


PHOENIX
PROPERTY COMPANY

PROJECT SITE & STREET VACATION



PRE-STREET VACATION CONDITIONS



TRAILSIDE SITE PLAN



BURKE-GILMAN TRAIL

+47

+50

TRAIL CONNECTION

TRAILSIDE COMMONS

STUDY COURTYARD

ARRIVAL COURT

MEDICAL OFFICE BUILDING

PEND OREILLE PL NE

+37.5

+41

UW MOTOR POOL

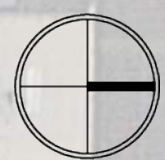
24TH AVE NE

NE 47TH ST

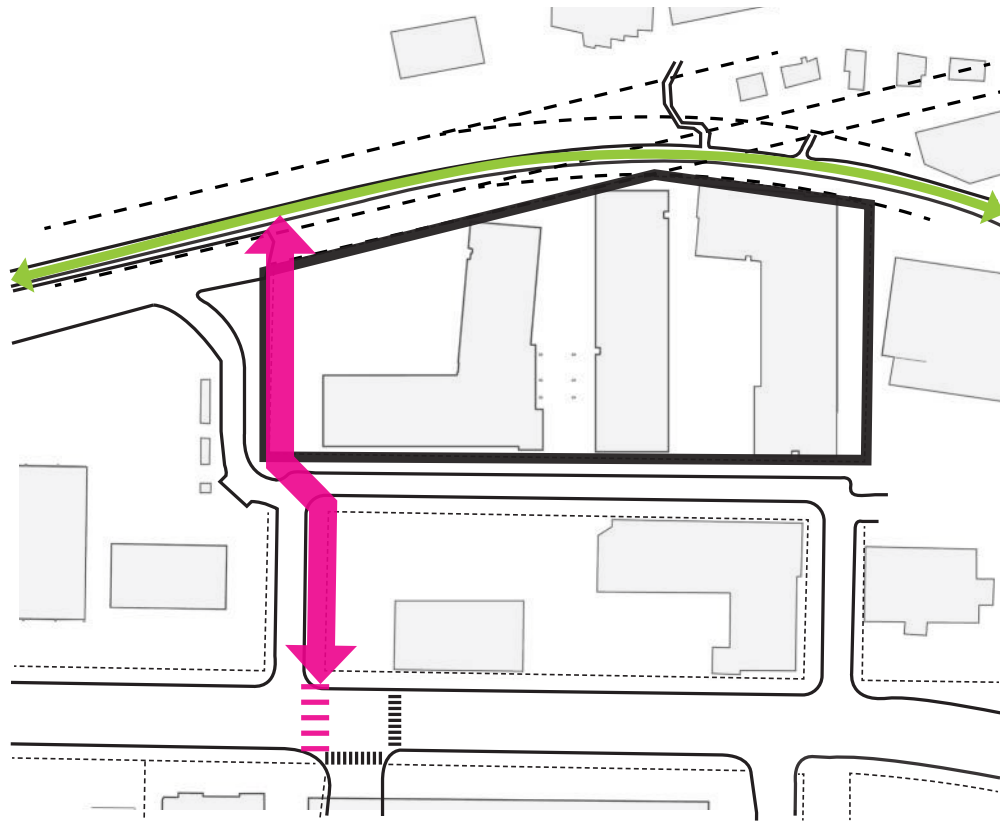
NE 49TH ST

NEW MULTI-FAMILY PROJECT

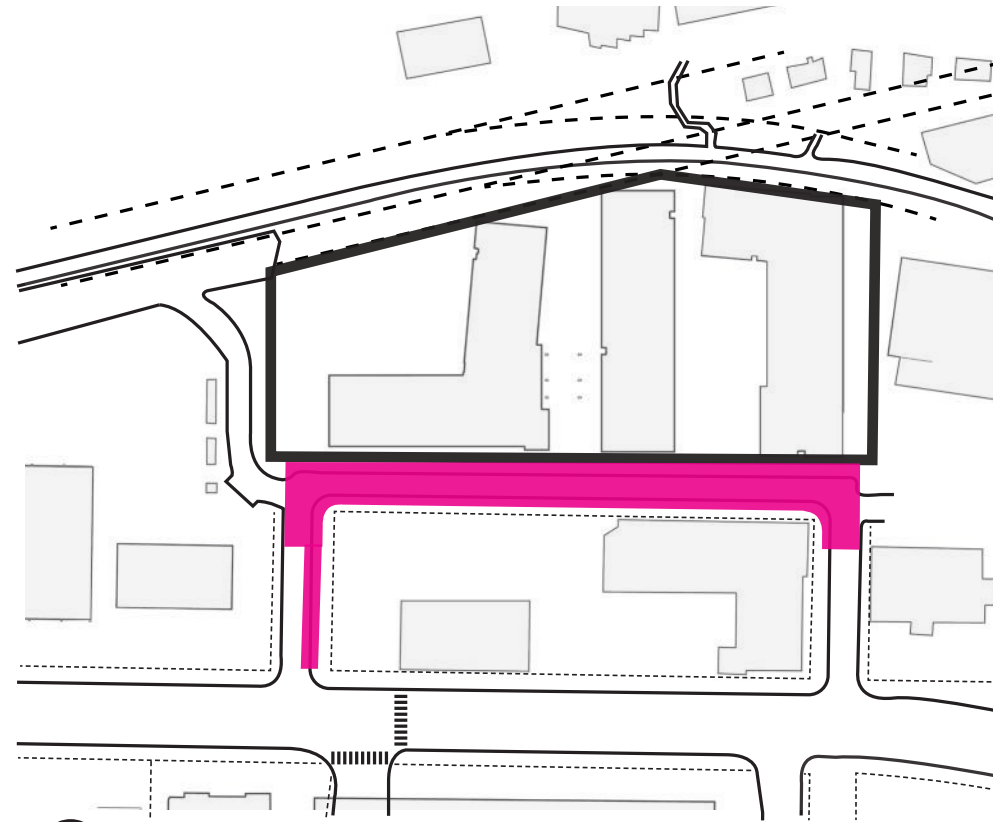
CHASE BANK



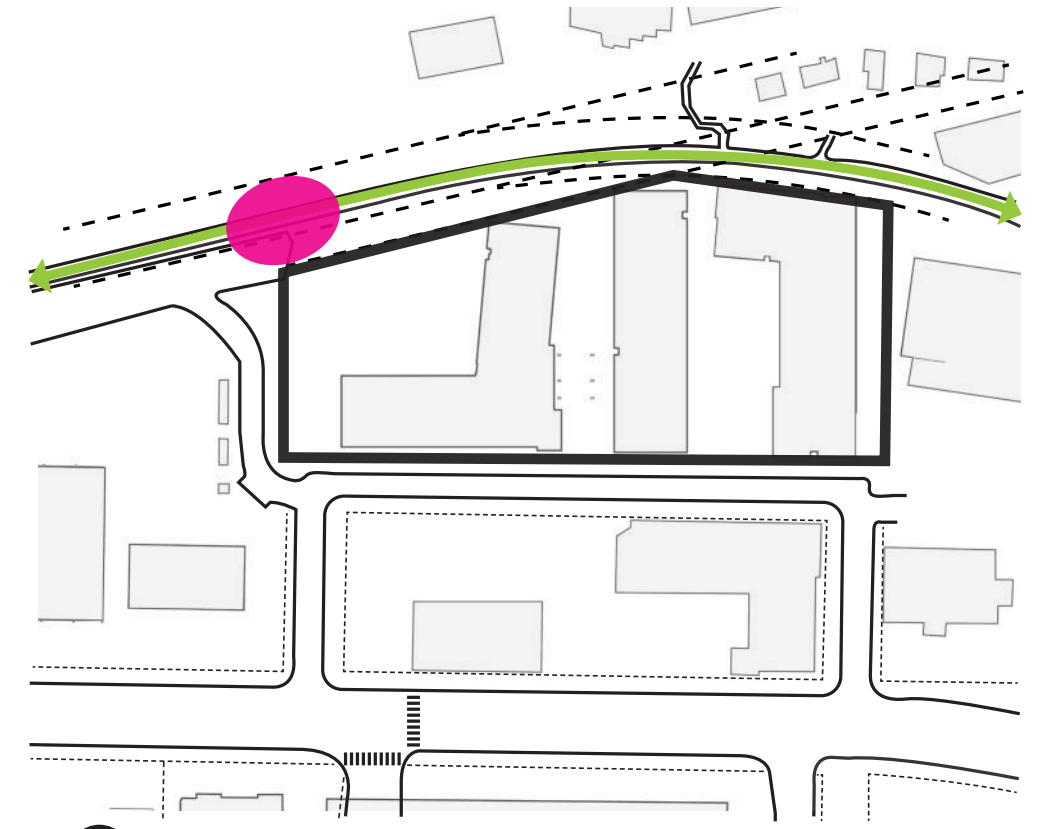
SUMMARY OF PUBLIC BENEFITS



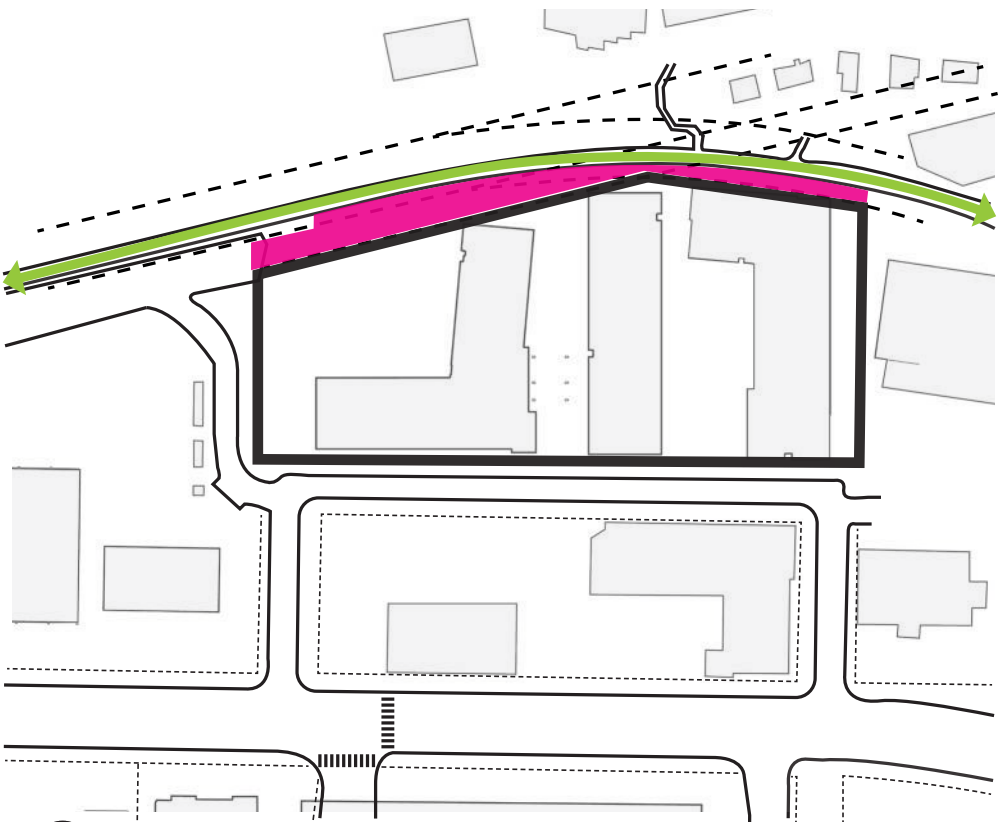
① Enhanced Burke-Gilman Trail Connection



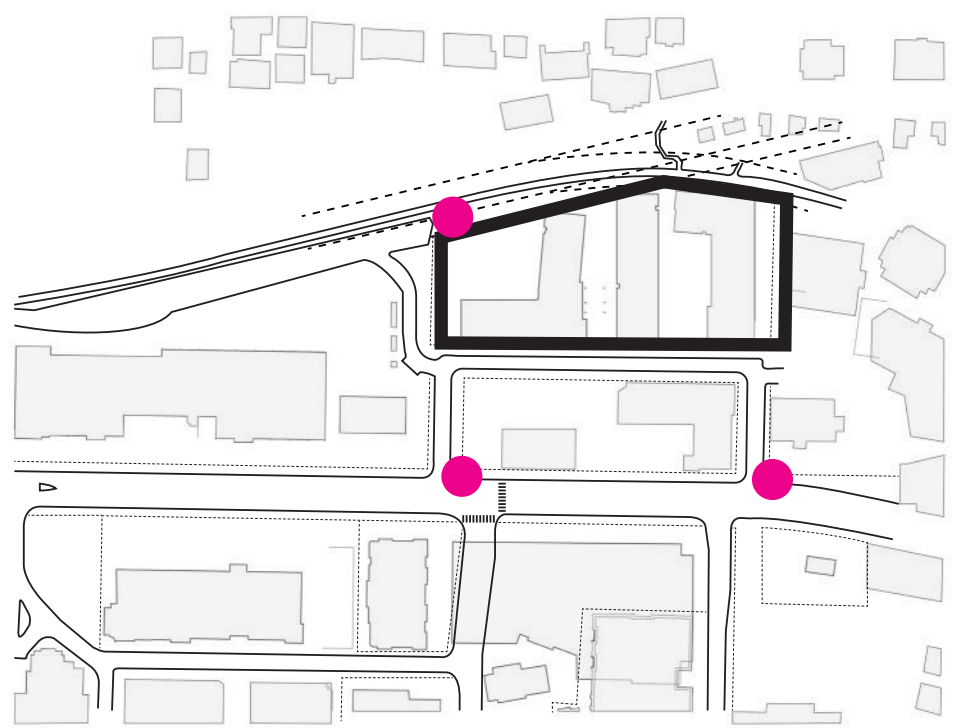
② Enhanced ROW Improvements



③ Burke-Gilman Trail Amenities



④ Landscape Restoration

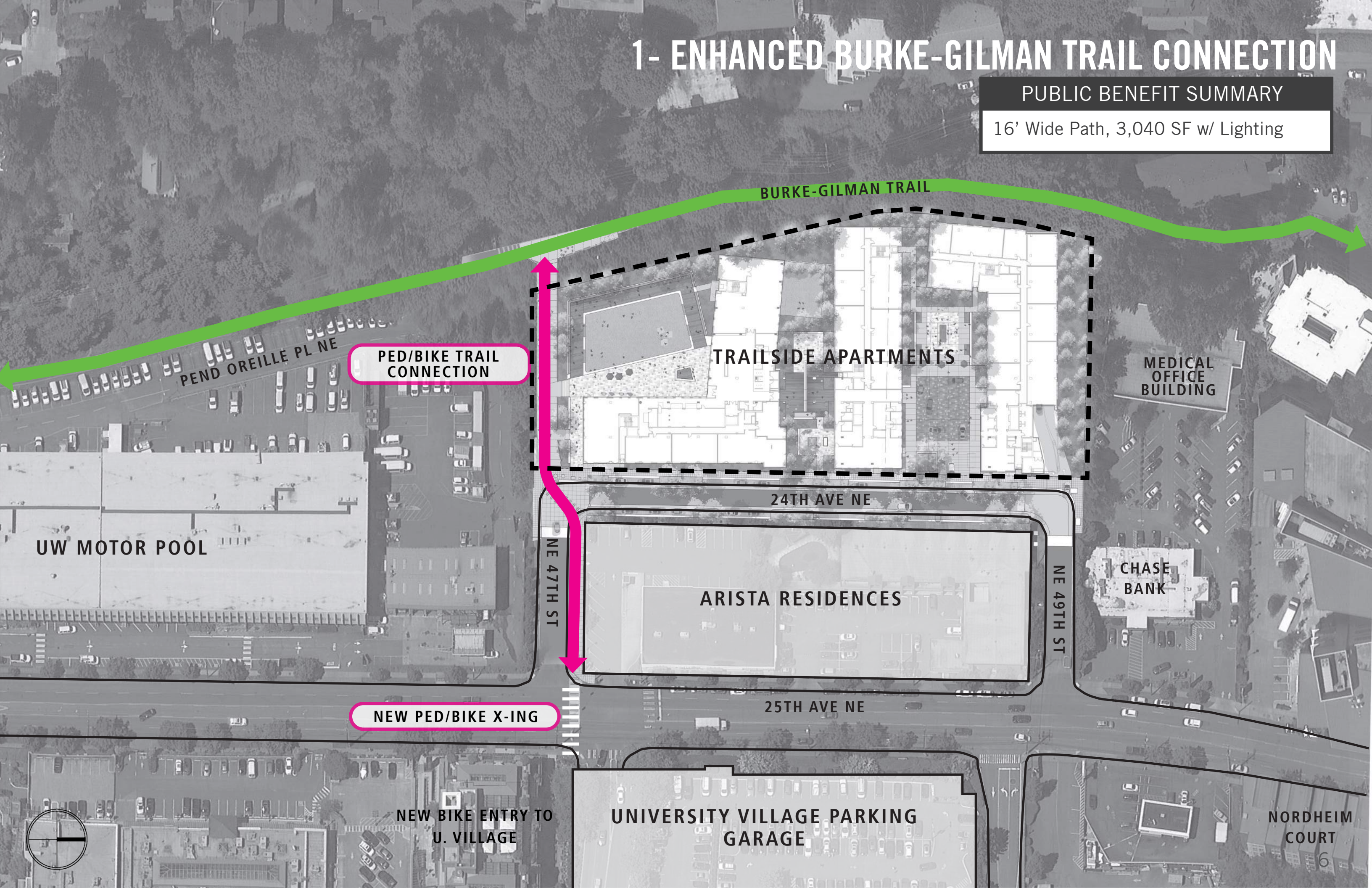


⑤ Wayfinding

1- ENHANCED BURKE-GILMAN TRAIL CONNECTION

PUBLIC BENEFIT SUMMARY

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



BURKE-GILMAN TRAIL

PED/BIKE TRAIL CONNECTION

TRAILSIDE APARTMENTS

MEDICAL OFFICE BUILDING

UW MOTOR POOL

24TH AVE NE

NE 47TH ST

ARISTA RESIDENCES

CHASE BANK

NE 49TH ST

NEW PED/BIKE X-ING

25TH AVE NE

NEW BIKE ENTRY TO U. VILLAGE

UNIVERSITY VILLAGE PARKING GARAGE

NORDHEIM COURT



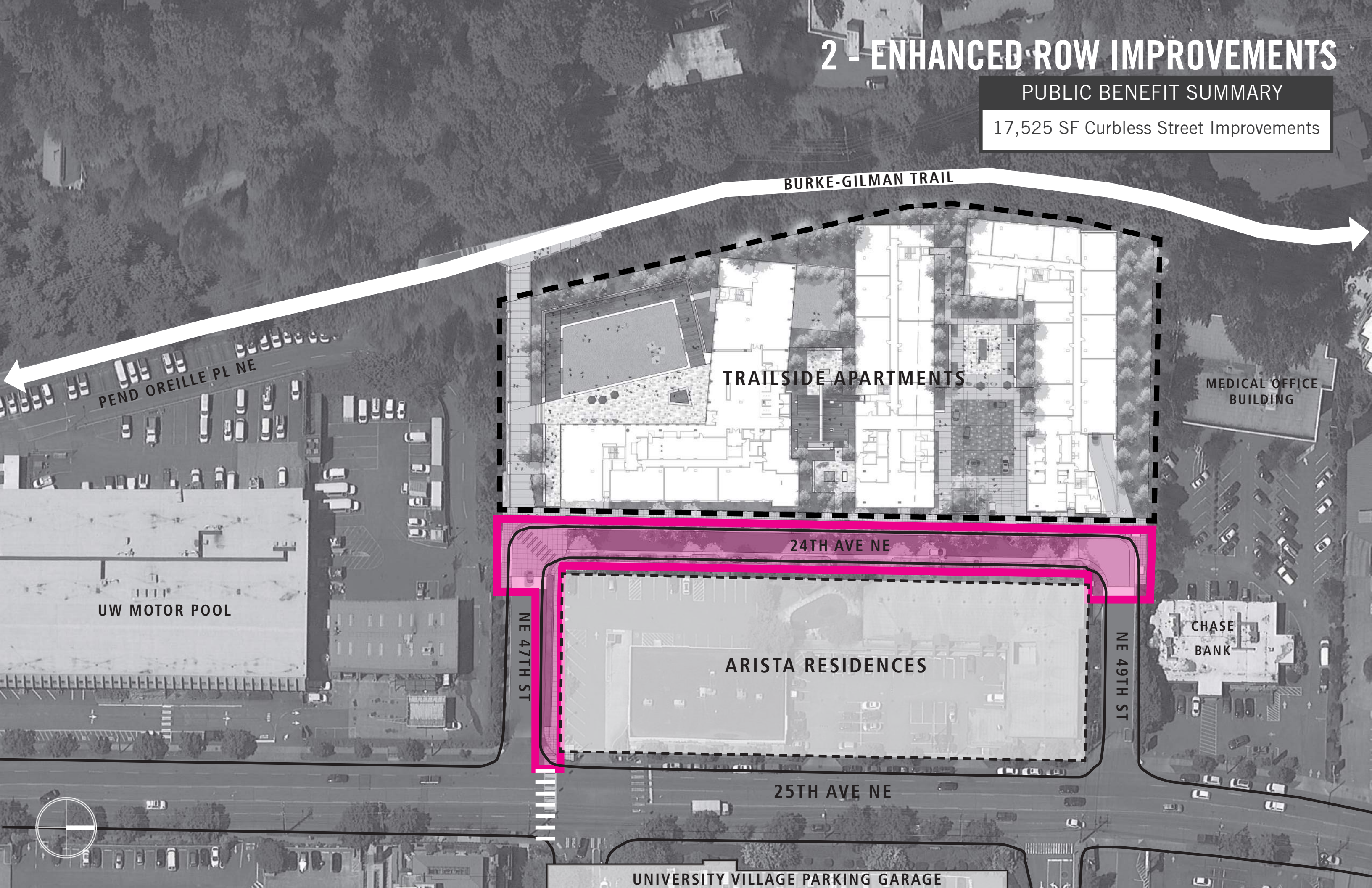
*View from the Burke Gilman Trail
looking east to University Village*



2 - ENHANCED ROW IMPROVEMENTS

PUBLIC BENEFIT SUMMARY

17,525 SF Curbless Street Improvements



BURKE-GILMAN TRAIL

PEND OREILLE PL NE

TRAILSIDE APARTMENTS

MEDICAL OFFICE BUILDING

UW MOTOR POOL

24TH AVE NE

NE 47TH ST

ARISTA RESIDENCES

CHASE BANK

NE 49TH ST

25TH AVE NE

UNIVERSITY VILLAGE PARKING GARAGE



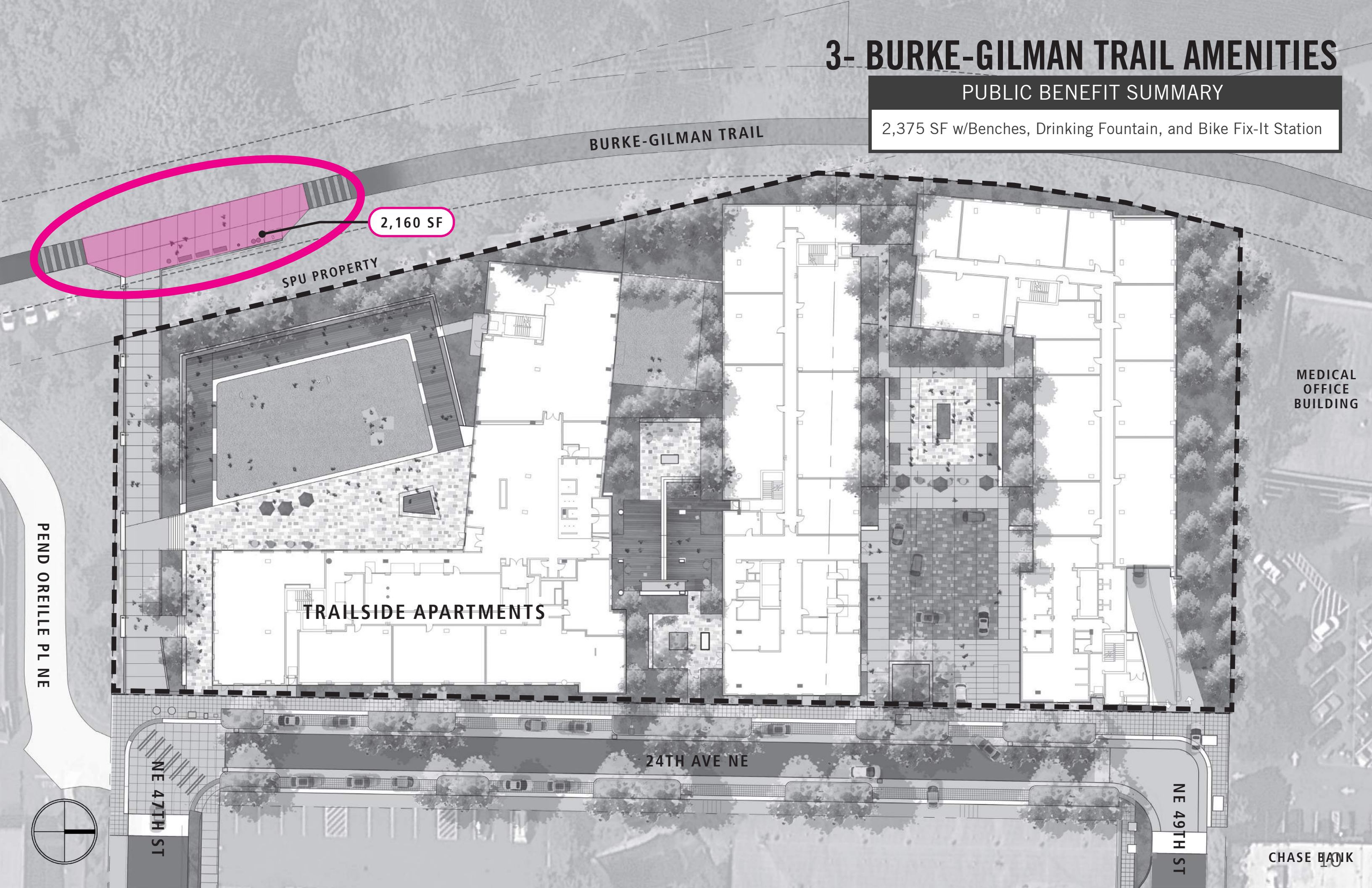
*View looking south along 24th Ave NE
urban curbless street*



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

TRAILSIDE APARTMENTS

MEDICAL OFFICE BUILDING

CHASE BANK

PEND OREILLE PL NE

NE 47TH ST

24TH AVE NE

NE 49TH ST



*View flooking north along
the Burke Gilman Trail at
connection to NE 47th St*



4 - BURKE-GILMAN TRAIL LANDSCAPE RESTORATION

PUBLIC BENEFIT SUMMARY

12,500 SF of Landscape Restoration

12,530 SF

BURKE-GILMAN TRAIL

MEDICAL OFFICE BUILDING

TRAILSIDE APARTMENTS

PEND OREILLE PL NE

24TH AVE NE

NE 47TH ST

NE 49TH ST



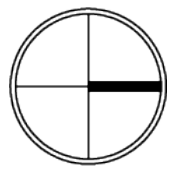
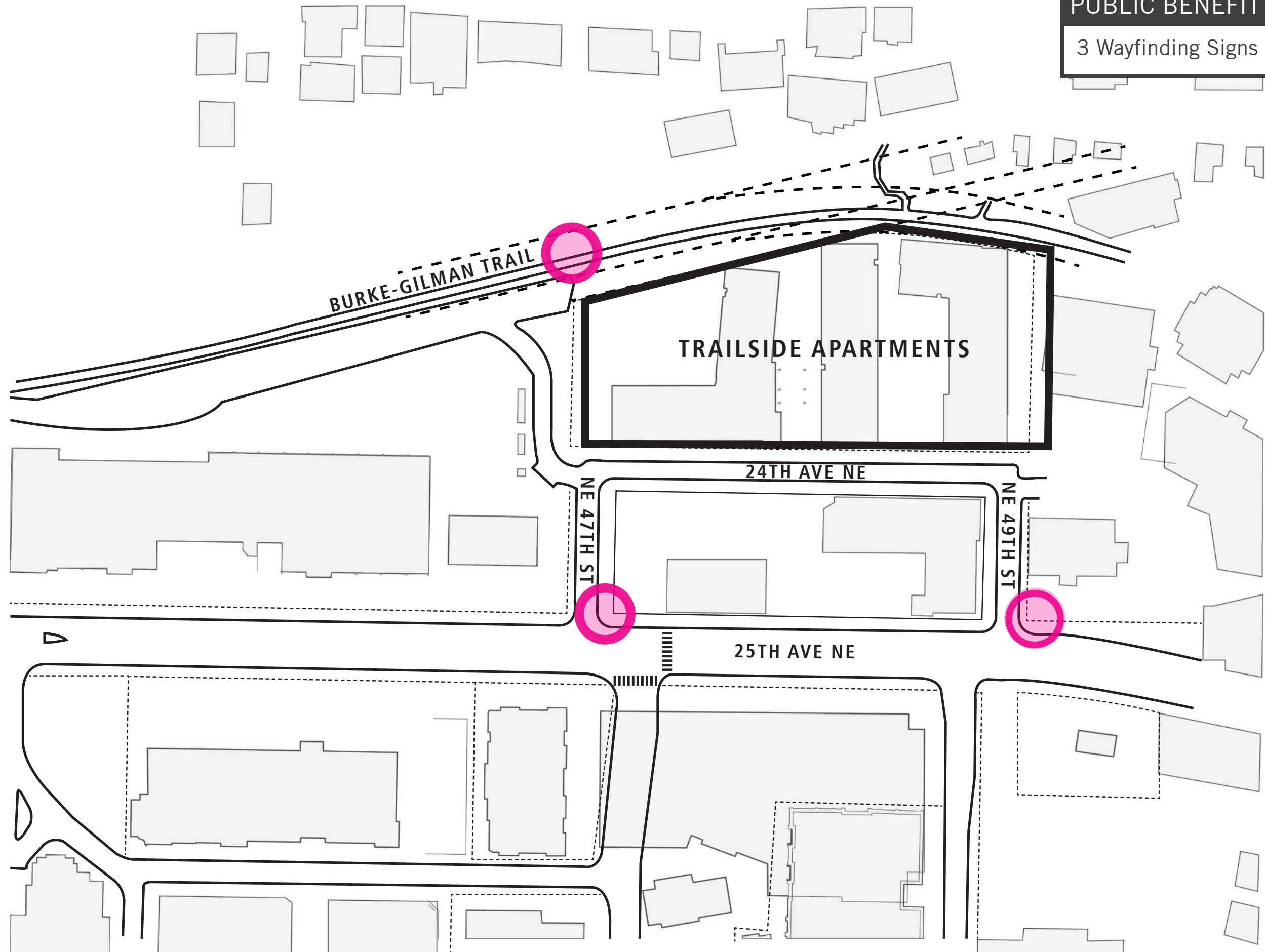


*View between the Burke Gilman
Trail and Trailside Apartments*

5 - WAYFINDING

PUBLIC BENEFIT SUMMARY

3 Wayfinding Signs





Area sign at corner of NE 47th St and 25th Ave NE



Area sign at Burke Gilman trail

SUMMARY OF PUBLIC BENEFITS



AMENITIES



RESTORATION



CONNECTION



CURBLESS STREET



WAYFINDING

TRAILSIDE APARTMENTS

BURKE-GILMAN TRAIL

24TH AVE NE

NE 47TH ST

NE 49TH ST

25TH AVE NE



PUBLIC BENEFIT MATRIX

PUBLIC BENEFIT	DESCRIPTION	PROPOSED BENEFIT	CODE REQUIRED	ESTIMATED COST
1 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		
2 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		
3 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		
4 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		
5 Wayfinding	Wayfinding signs	3	Not required	\$18,000

THANK YOU!
QUESTIONS?

