

Thomas Street Redefined

Susan McLaughlin, Urban Design Manager and Thomas Street Executive Sponsor
Kay Yesuwan, NODO MAP Program Manager and Thomas Street Project Developer
Mercer Stakeholder Group
January 27, 2021



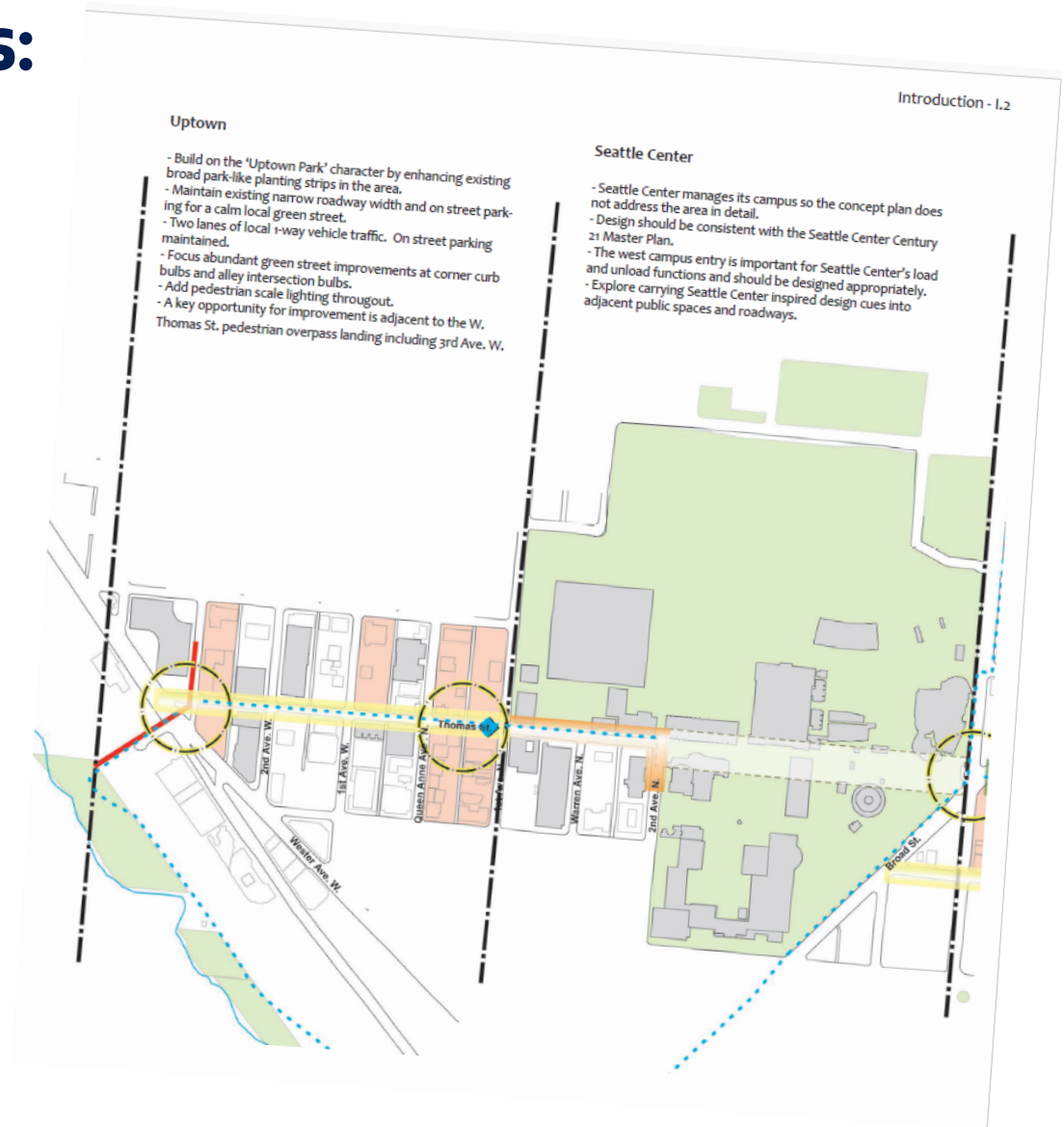
Presentation overview

- Introductions *Marni*
- Project Overview *Marni*
- Design *Susan/Kay*
- Implementation *Susan/Kay*
- Next Steps *Susan*
 - Update to spending plan and schedule
 - 30% Design
 - Other outreach

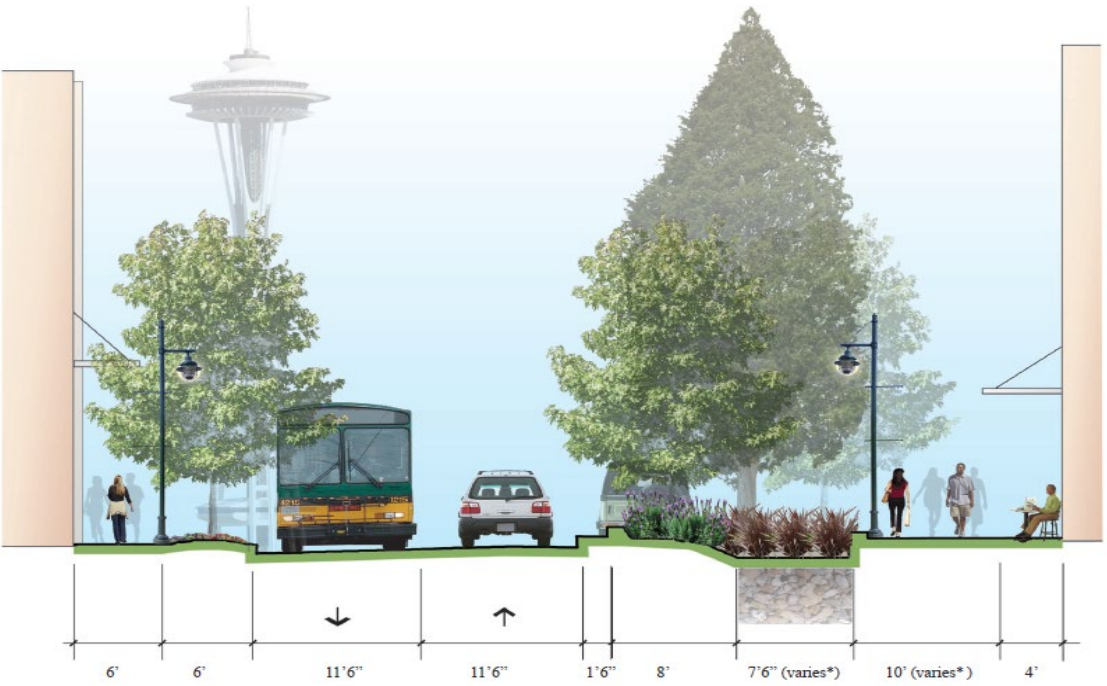


Overview of Street Concept Plans: Purpose

- Solidify a vision for the street and guide physical improvements
- Useful in discussions with private development proponents and the City about bold visions that go beyond Streets Illustrated typologies
- Vetted and approved by SDOT, which helps to minimize delay and/or reduce risk to applicant



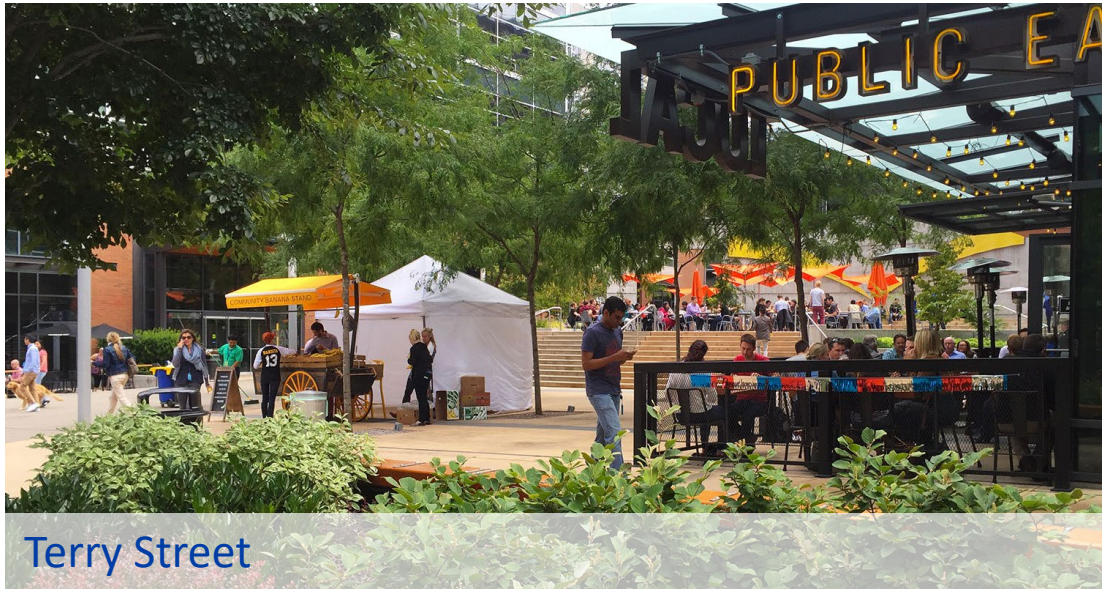
2013 Thomas Green Street Concept Plan:



“Transform Thomas St into a green street- a low intensity street that prioritizes pedestrian and bike mobility over automobiles”

-South Lake Union
Urban Design
Framework, 2010

Context: Supporting Policy and Best Practice



- Green Streets are designed to give priority to pedestrian circulation and open space over other transportation uses.
- Green Streets are legislated in the land use code and discretionary pedestrian improvements on green streets enables private development to receive bonus density.



8th Ave N

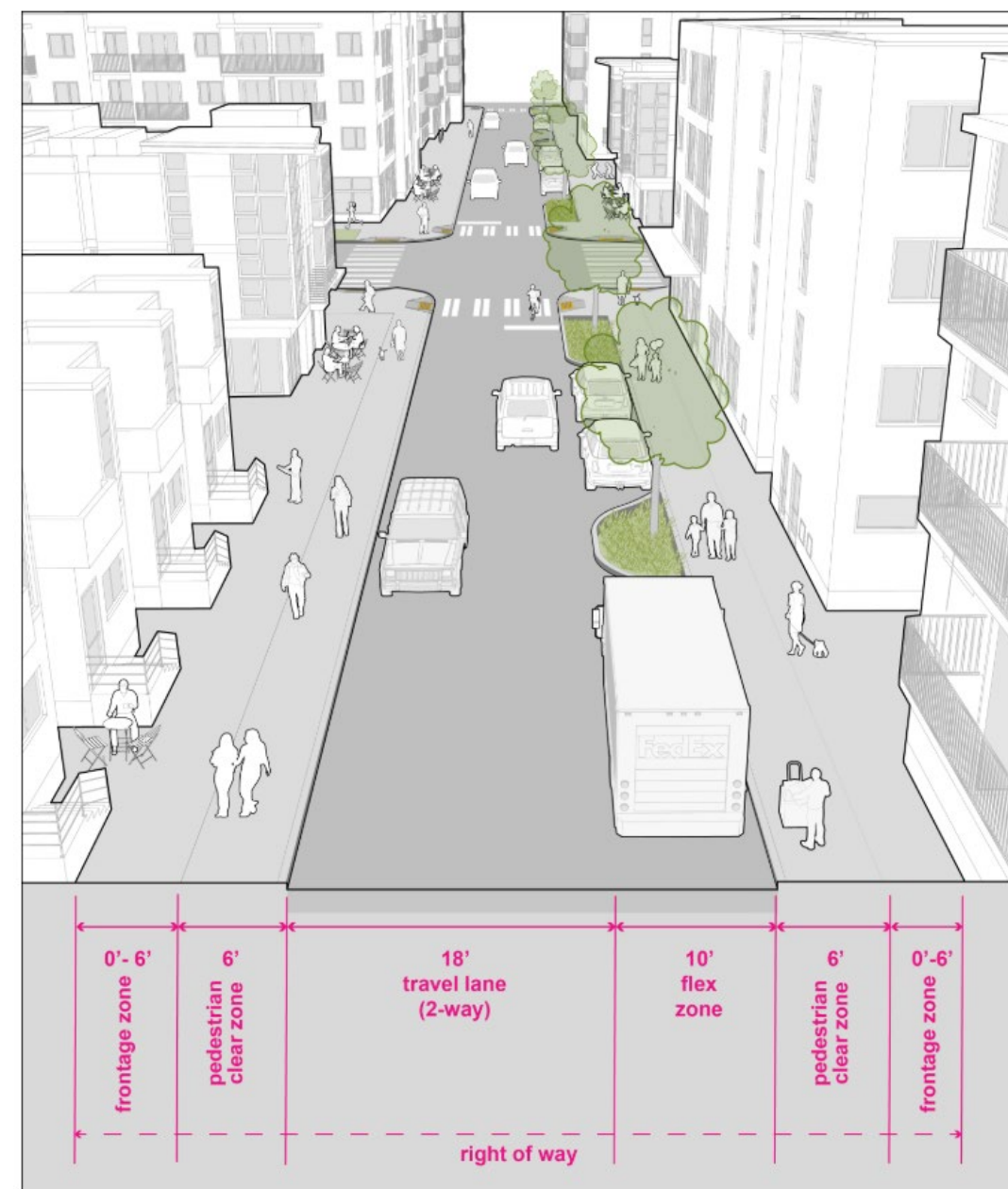
Greenways

- Neighborhood Greenways are residential streets with low motorized traffic volumes and speeds that are designated and designed to give bicycle and pedestrian safe and pleasant travel priority.
- Neighborhood Greenways are recommended on non-arterial streets with less than 1,500 ADT and a max speed limit of 20 mph.



2018 Streets Illustrated

- Urban Village Neighborhood Access
- 2-way Travel lane: 18' min – 20' max
- More visionary than the 2013 Streetscape Concept Plan
 - Narrow vehicle lanes
 - Surplus ROW prioritized for: greening, public space programming, parking or widened sidewalks
- Implementation of 2013 Concept Plan Cross-Sections added protection to bike lanes
 - Based on pre-construction AWDT selected PBL over NGW treatment



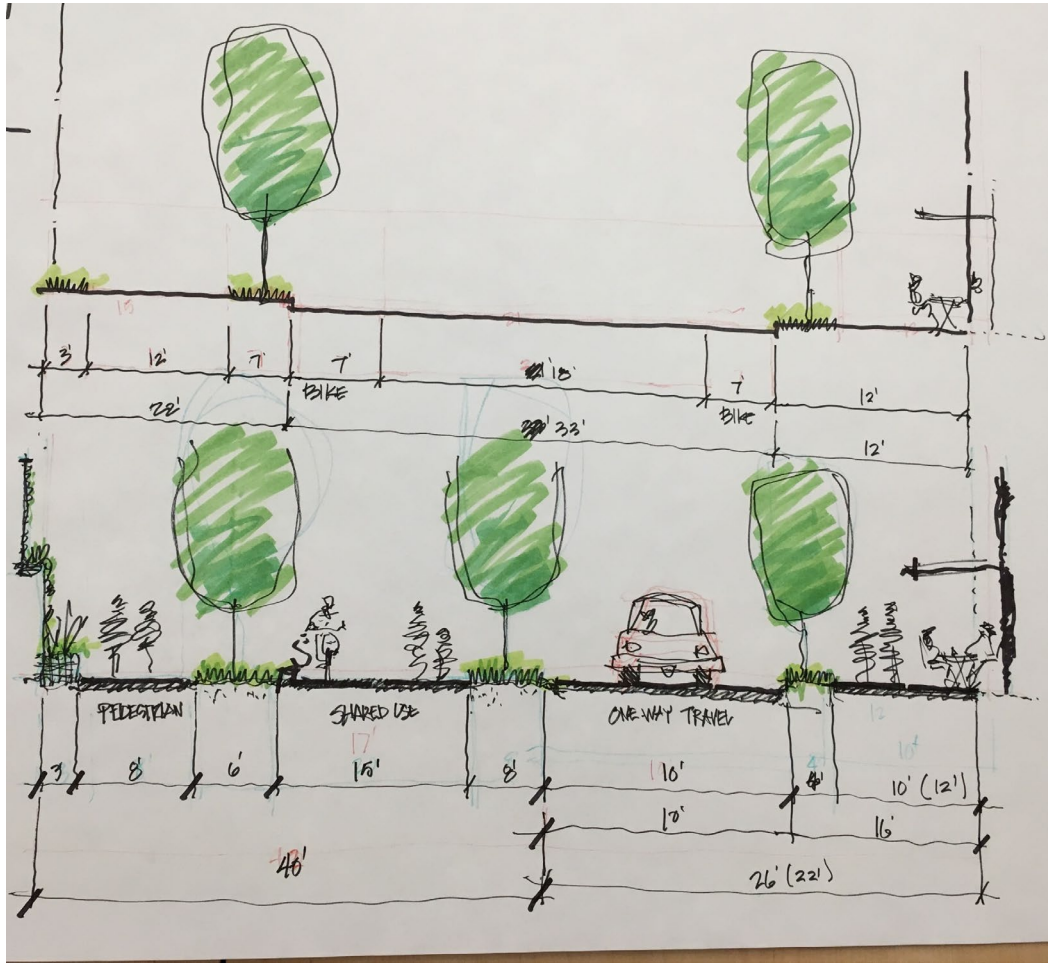
2019 Thomas Street Charette

2019 Thomas Street Charrette

1. Go big and bold, be city-defining and make it unique
2. Prioritize people and place, support walking, biking and getting to transit
3. Build for all ages and abilities

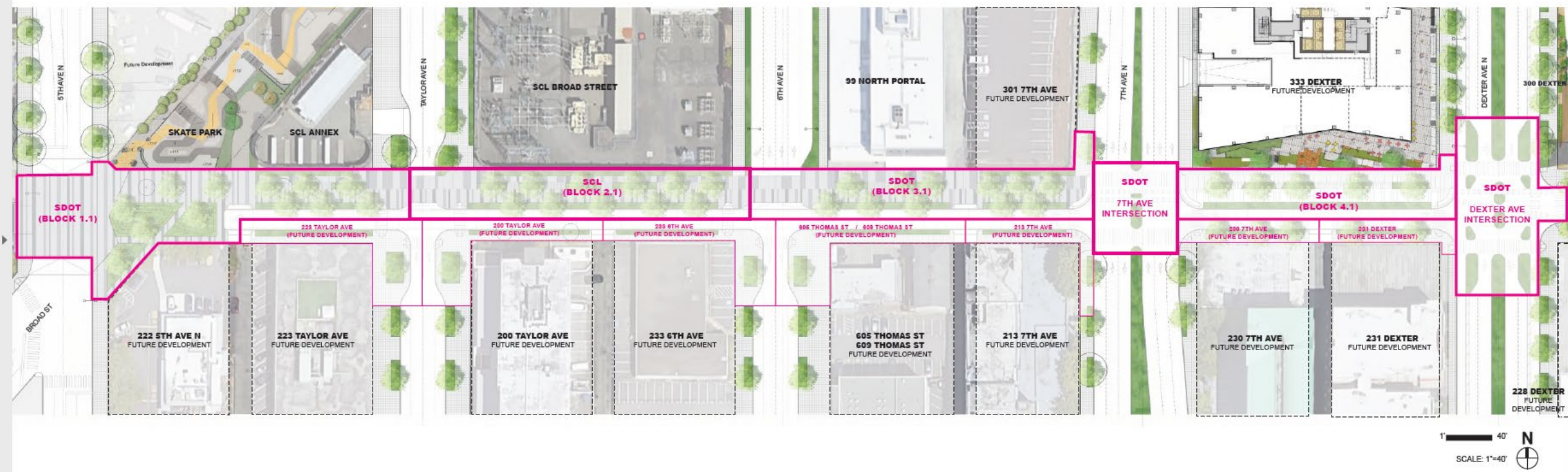


2019 Thomas Street Charrette: 5th to Dexter Tables Takeaway



Thomas Street Redefined

Thomas St Redefined - 5th to Dexter

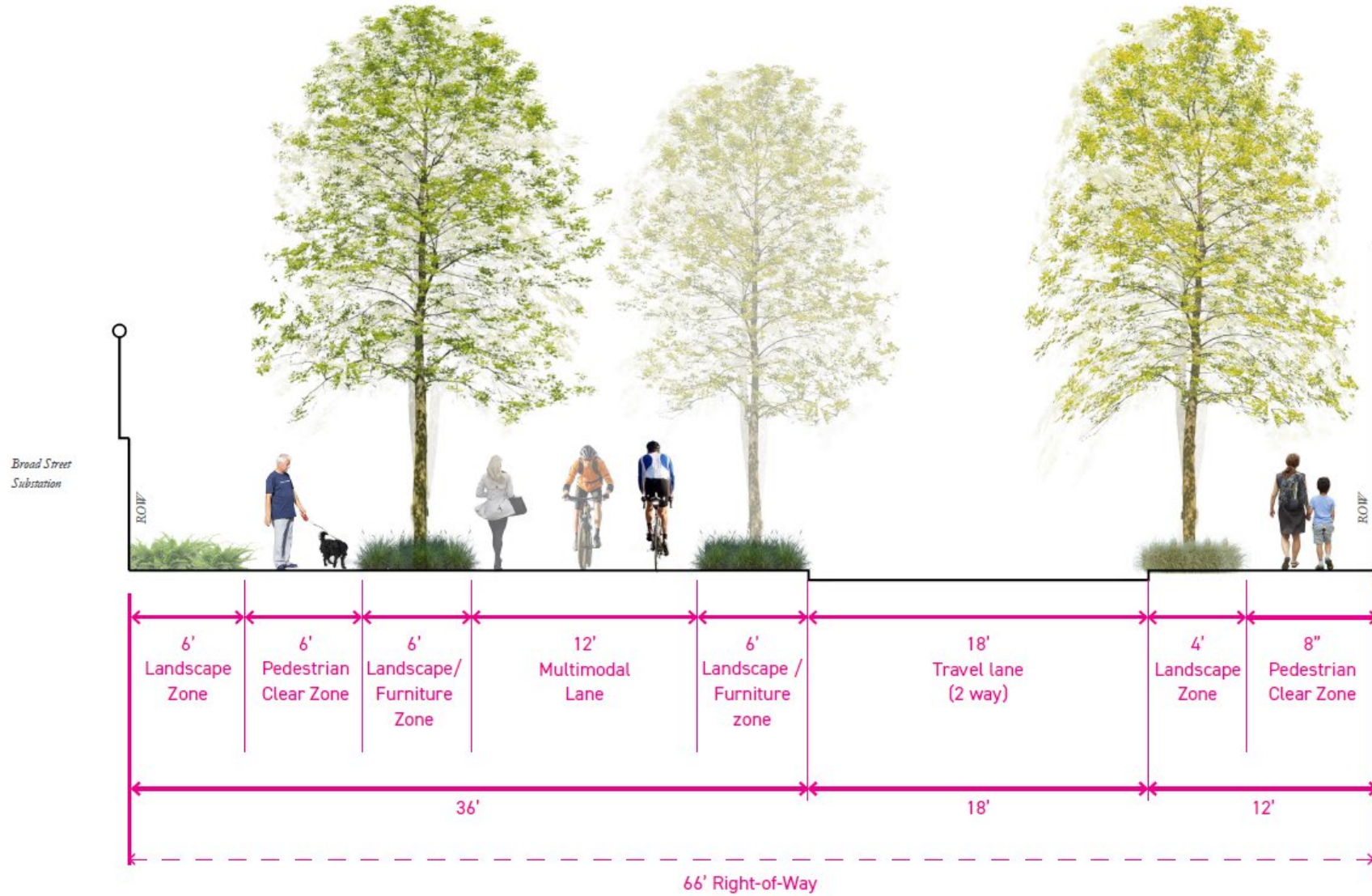


Thomas St Redefined - 5th to 6th



Thomas St Redefined - 6th to Dexter





SITE FURNITURE



SURFACES

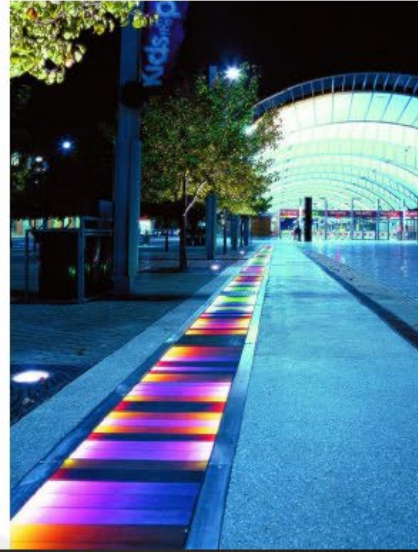


WAYFINDING

Seamless Seattle



LIGHTING



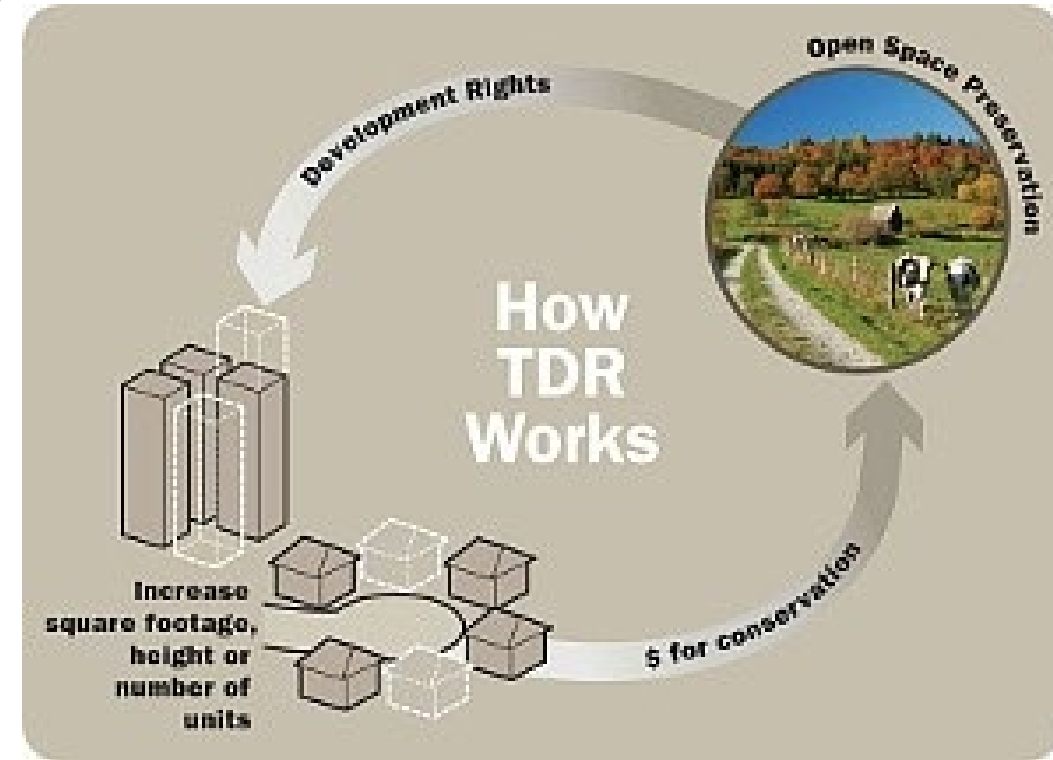
ART



Funding Options & Opportunities

Local Conservation & Local Infrastructure Program (LCLIP)

- LCLIP program allows cities to receive a portion of future county **tax revenue for local infrastructure investments** if they implement a program to obtain regional Transferable Development Rights (TDR)
- Overall purpose is to **preserve farm and forest land by transferring development capacity** from these lands to cities, and to generate funds for local infrastructure projects
- In exchange for implementing a regional TDR program, the City would be entitled to receive **17.44% of property tax revenue** from new development for up to 25 years.



LCLIP Funding Strategy

- Revenue generated from LCLIP program is required to be spent on **streetscape, recreational, and open space investments**.
- Funds split between projects in **South Lake Union and Downtown**
- Decisions about which projects to implement and when they will be implemented will be made by the City; a **proposed project list** for the first 10 years was attached to the legislation and includes:
 - *Green Streets – Thomas and 8th*
 - *Bike, Pedestrian and Transit Improvements – Harrison & Denny*
 - *3rd Ave Improvements*



Local Infrastructure Project Area

North Downtown Mobility Action Plan (NODO MAP)

- Developer of Climate Pledge Arena, Oak View Group (OVG), is required to construct or contribute to transportation projects as part of the SDCI Master Use Permit (MUP) decision
- OVG will contribute \$40 million over 39 years to a City (Arena) Transportation Fund (CATF) at \$1,025,000 per year, starting in 2018
- North Downtown Mobility Action Plan (NODO MAP) identified and prioritized the recommended projects to be implemented using the City Arena Transportation Fund (CATF) and other funding sources



NODO MAP's Commitments to Thomas St Redefined

C THOMAS ST GREENWAY

Project Description

C-west: Seattle Center to Waterfront Greenway

Improve and highlight the walking and bicycling connections between the Seattle Center and the Central Waterfront via the Thomas St overpass.

Build upon the longstanding vision for the Thomas Green Street and leverage intersection improvements at Thomas St and 1st Ave N and Queen Anne Ave N to establish a safe and obvious walking and biking connection between Seattle Center and the Thomas St overpass.

Establish an all ages and abilities bicycle connection between the Thomas St overpass and Seattle Center by working with the topography to prioritize people riding bicycles along the least steep routes along 3rd Ave W.

C-east: Protected Intersection at Dexter and Thomas

Implement a key element of the community's vision for a pedestrian and bicycle friendly Thomas Green Street. A protected intersection at Dexter and Thomas will include diverters to prohibit through vehicle travel across Aurora Ave N (now 7th Ave N) and a new signal.

Greenway treatments

- Thomas St from 1st Ave N to 3rd Ave W via 2nd Ave W, Republican St, and Harrison St

Bicycle connection to Seattle Center

- Wayfinding and greenway treatments from Thomas St overpass to Seattle Center via 3rd Ave W and Republican St

Traffic management in Uptown

- Stop signs, crosswalks, and signal modifications

New signals:

- Dexter Ave N and Thomas St
- Thomas St and 1st Ave N*
- Thomas St and Queen Anne Ave N*

Strategic Priorities Addressed

- Create high-quality, safe, pleasant connections between North Downtown neighborhoods
- Create east-west bicycle connections across Seattle Center between Uptown and South Lake Union
- Enhance neighborhood character with pedestrian and public realm improvements
- Decrease drive-alone mode share and improve safety and accessibility for all people using the transportation system
- Improve pedestrian safety throughout North Downtown and walking connections between neighborhoods

Tier 1 Projects Incorporated

- Thomas St Neighborhood Greenway
- Bicycle Connection between Thomas St Overpass and Seattle Center
- Pedestrian Safety and Crossing Enhancements between Seattle Center and Thomas St Overpass
- Thomas Green Street Concept Plan
- Lake2Bay and Market to MOHAI Age-Friendly Improvements
- New signals on Thomas St

*OVG funded per master use permit condition

Figure 15 Thomas St Greenway



Community Support



Planning-Level Cost Estimate

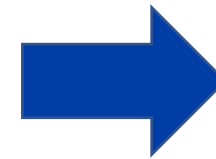


Guiding Principles /Evaluation Framework

	Community Vision	●
	Sustainable Transportation	●
	Public Realm	●
	Equity	◐
	Safety	●

Potential Funding Sources and Partnerships

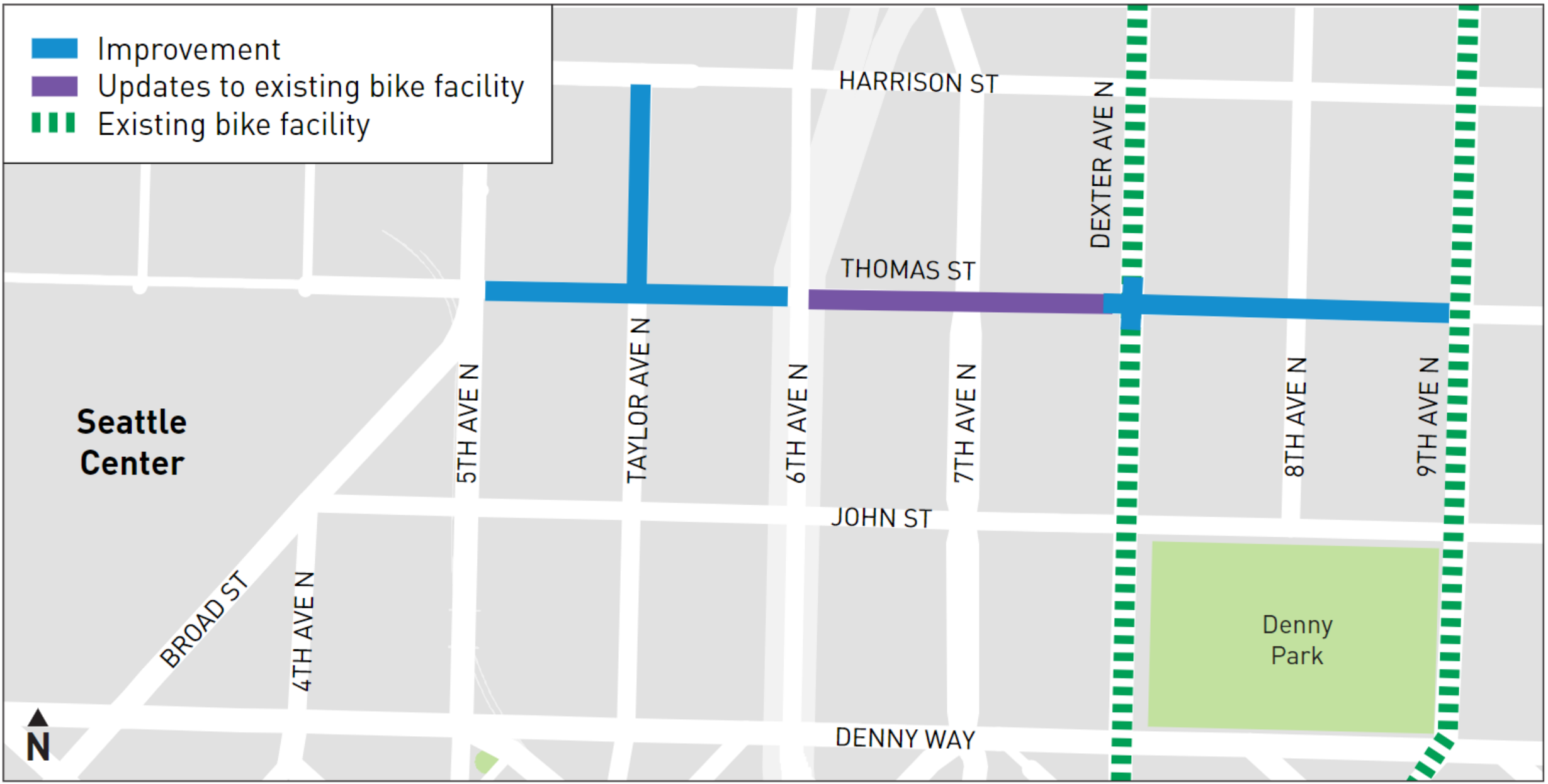
- City Transportation Fund
- SDOT Neighborhood Greenways Program
- Private Development
- LCLIP
- Oak View Group



Thomas St: 5th Ave N to Dexter Ave N (CIP)

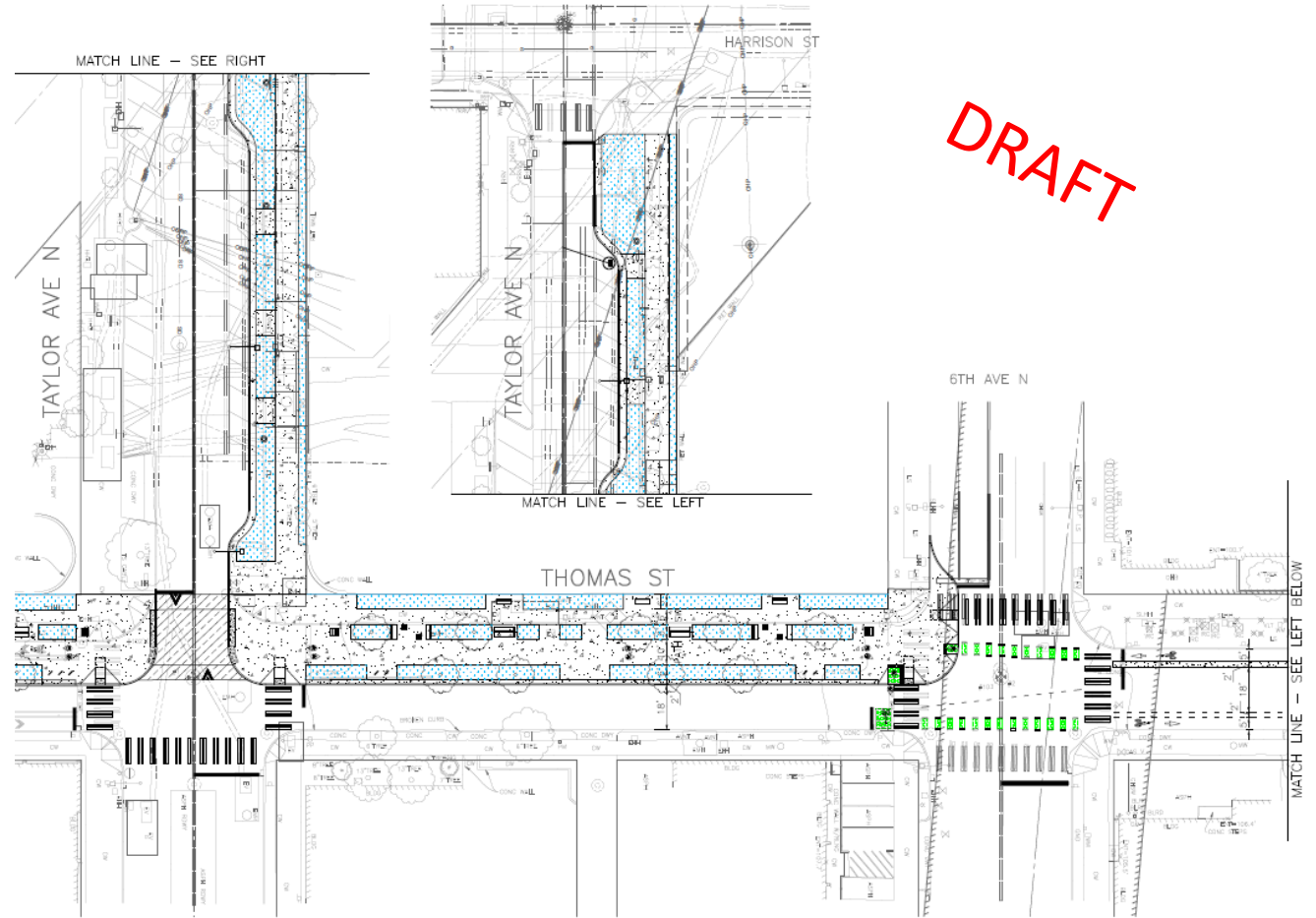
Thomas St: 5th Ave N to Dexter Ave N (CIP)

- Improvement
- Updates to existing bike facility
- Existing bike facility



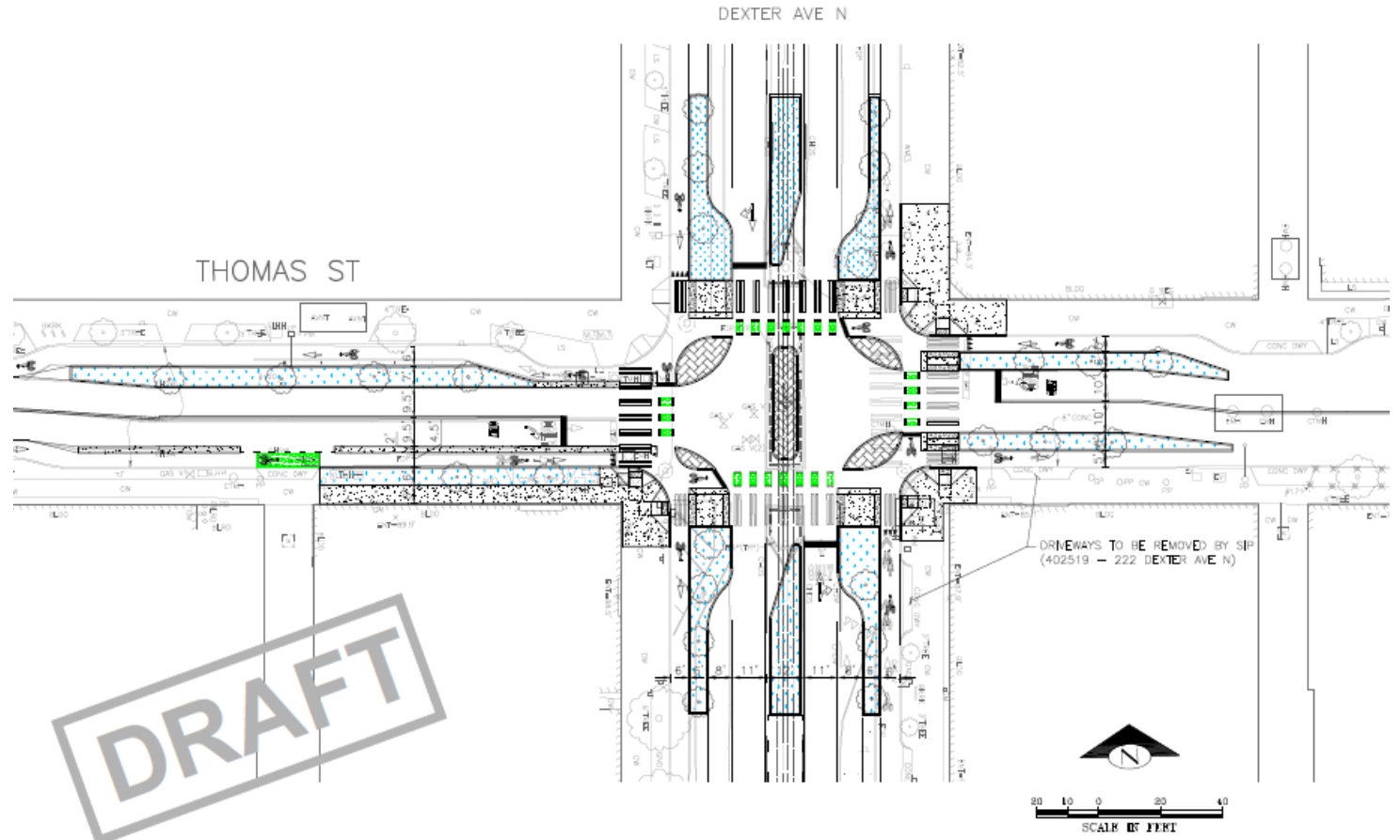
How does the Thomas St CIP Project differ from Thomas St Redefined?

- Northern promenade ends at 6th Ave N, transitions to one-way each side protected bike lanes
- Taylor Ave N street improvements for SCL



How does the Thomas St CIP Project differ from Thomas St Redefined?

- Protected Intersection is designed to accommodate one-way each side bike lanes
- Install sharrows east of Thomas St & Dexter Ave N to enter and exit protected intersection, and to provide a bicycle connection to existing bike facilities on 9th Ave N



Public and Private Development Coordination

- Seattle Center Skate Park
- Seattle City Light
- WSDOT
- Private Development

3006355-LU
Master Use Permit: Cancelled
Applied Date: 11/29/2007
Cancelled due to no activity: 11/21/2015

3018815-AN
Land Use Analysis Request Completed
Applied Date: 10/1/2014

3017978-AN
Land Use Analysis Request Completed
Applied Date: 6/24/2014

3014081-AN
Land Use Analysis Request Completed
Applied Date: 9/12/2012

3009289-LU
Master Use Permit: Cancelled
Applied Date: 9/10/2008

SIP 403541
Commercial Construction Application: Processed
Applied Date: 3/13/2019
Design Guidance Review Complete
Reviewed by Tammy Frederick
Master Use Permit: Issued
Applied Date: 3/4/2019

3014882-LU
Land Use Analysis Request: Review In Progress
Applied Date: 9/3/2019
Please send a zoning verification letter and copies of any open unresolved building or zoning code violations on file for the property 333 8th Ave N.
Contact: Taylor Menge
Taylor.Menge@psr.com
425-545-4352

3025418-EG
Early Design Guidance: Completed
Applied Date: 10/3/2016
Project relies on a pending "ALLA" approval.

3025418-LU
Master Use Permit: Corrections Required
Applied Date: 9/3/2016
Land Use Application to allow an 11-story office building with retail. Parking for 205 vehicles proposed.
Contact: Jodi Patterson-O'Hare
jodi@perrinohare.com
425-561-4718

9648898-BK-001
Renewal Request: Completed
Applied Date: 9/3/2019
Renew 9648898-BK from 10/4/2019 to 4/4/2021
Contact: Jodi Patterson-O'Hare
jodi@perrinohare.com
425-561-4718

SUSP0000069 - 222 5TH AVE N
Street Use Permit
Application Status: Design Review Screening 1 due date: 1/5/2021
8783201-CN
Construction Permit
Application Status: Connections Required
Application Date: 9/16/2020
3035104-EG
Early Design Guidance: Initiated
Applied Date: 9/19/2019
3034929-LU
Master Use Permit: Additional Info Requested
Applied Date: 7/29/2019
Contact: Scott Waggoner
scott_waggoner@genialr.com
206-654-2110

Notice of Director's Analysis and Decision (Land Use Bulletin)
Notice Date: 10/8/2020
3028452-EG
Early Design Guidance: Completed
Applied Date: 7/22/2017
3028452-LU
Master Use Permit: Corrections Required
Applied Date: 7/22/2017
361885- SIP
Application Processed
Design Guidance Review Failed.
Reviewed by Joel Prather
Applied Date: 9/5/2017
SIP Contact: Tom Jones
KPF Engineers
206-422-5822
Contact: Blanton Turner
206-473-1983

3008862-EG-LU
Early Design Guidance/Master Use Permit: Cancelled
Applied Date: 2/29/2008
No MUP Application Submitted.
7/29/2010
6701613-CN - Sprint
SE40X0001 Space Needle
Permit Issued Date: 06/11/2010
Construct alterations to an existing rooftop minor communications antenna facility (SPRINT), per plans.
013213-18PA
Sprint SE40X001 Space Needle- Sprint proposes modifications to an existing unmanned telecommunications facility, per plans.
File date: 08/02/2018
Sprint Contact: Megan Howey
megan.howey@btac.net
253-862-4556
(note the difference in spelling between first name and email)

6490230-CN
Construction Permit
Application Status: Completed
Applied Date: 9/11/2015
Construct interior alterations on East & West portion of main floor of existing commercial building subject to field inspection (SITFI).
Contact: Jamie McPherson
jmcpherson@chseproperties.com
206-825-7500

3007489-EG
Early Design Guidance
Application Status: Initiated
Pre-sub Conference: 01/14/2021
Multi-family apartment building with street-level residential amenity and covered at-grade parking.

No records for 213 7th Ave N, 213 Aurora Ave N, or City temporary antennas work. (Google Maps shows different location for 213 Aurora Ave N, but Dev Rev is accurate). 618 John St also shows this building and has records. 618 John St.
6468001-CN-002
Construction Permit: Completed
Applied Date: 6/23/2019
Renew from 6/28/2019 to 12/28/2020- most of work related to antennas.
6615782-CN-001
Renewal Request: Completed
Applied Date: 7/21/2019
Renew 6615782-CN from 2/28/2019 to 8/28/2020.
Contact for 6468001-CN-002: Young T. Kim
Y1080005@fahoo.com.00 6-555-9688
Contact for 6615782-CN-001: Contractor's Roof Service, Inc.
admin@coroofing.com; 253-656-3044

6664124-CN
Construction Permit: Completed
Applied Date: 11/25/2019
Issued Date: 2/20/2019
Change of use from auto shop to gymnasium.
Contact: Stephen Hill
stephen@crossfitindustrial.com
206-755-8290

6628634-CN
Construction Permit: Issued
Applied/Issued Date: 12/14/2017
Add 5 offices + 1 conference room to existing office space.
Contact: Kerry Wilson
kerry@kerrylawson.com
206-427-4810

6413713-CN-001
Revision Request - Building Guidance: Completed
Revised alterations to portion of building, per plans
Applied Date: 11/12/2015
6413713-CN-002
Special Inspection: Completed
Inspection for interior and exterior storefront alterations to ground floor offices, per plan.
Authorization Letter Sent: 12/21/2015
6413713-CN-003
Renewal Request: Completed
Renew AP#6413713 from 03/02/19 to 09/02/17.
File Date: 02/09/2016
Contact: Andrew van Loenen
AVL@SULLDLIC.COM
206-380-0401

3014645-LUEG
Master Use Permit/Early Design Guidance: Completed
Applied Date: 9/5/2012 & 9/1/2012
Contact: Dave Heater
DaveHeater@psr.com
206-576-1600
6574385-CN
Tenant improvements on ground level including change of use to exercise studio.
Applied Date: 8/9/2017
Contact: Jennifer Thuma
JThuma@Grayscaledesignstudio.com
206-399-5011
3033224-AN (285 8th Ave N)
Land Use Analysis Request: Complete
Applied Date: 11/1/2018

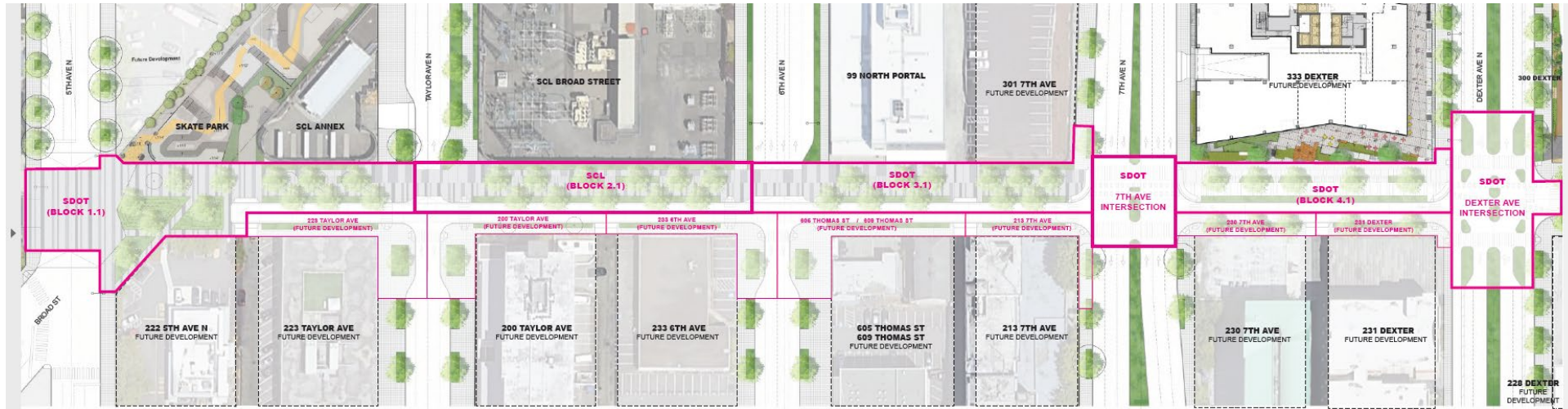
Next Steps

Thomas Street Redesigned Funding Allocation

Year	Item	Funding Source	Amount
2019	Q4 Supplemental	LCLIP	\$1,100,000
2020	NoDo Thomas Street in CIP	LCLIP	\$990,000
2020	Council Budget Action 12-C-1	General Fund	\$510,000
2020	Council Budget Action 12-C-1	General Fund (TNC Tax)	\$1,250,000
2021	BIP SDOT 199/299 Mercer Megablock	Property Proceeds	\$1,000,000
2022	BIP SDOT 199/299 Mercer Megablock	Property Proceeds	\$1,000,000
			\$5,850,000

Spending Plan/Next Steps

- ❑ Complete and circulate 30% Design
- ❑ Update spending and funding plan, and schedule, based on preliminary cost estimates and remaining funds
- ❑ Prioritize Protected Intersection at Dexter/Thomas and Plaza at 5th Ave N
- ❑ Complete SCL frontage improvements per interdepartmental agreements



Thank you!

ThomasSt@seattle.gov

www.seattle.gov/transportation/thomas5thDexter