

Right of Way Master Plan

Beaux Arts Village

OCT 2014

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SEATTLE WASHINGTON



Agenda

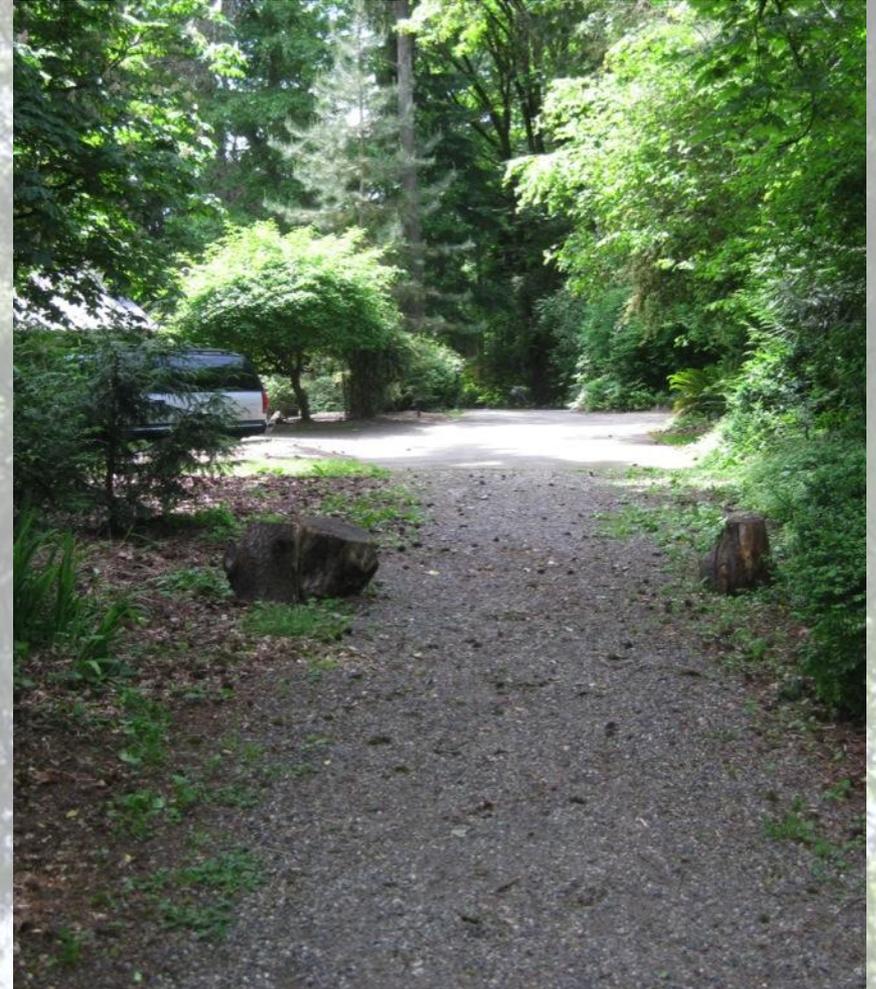
- Introduction
- Process
- Background
- Design for Safety Principles
- Q&A

- Concept Presentation
- Break out groups

- Landscape Standards
- Break out groups
- Report back

WHAT MAKES BAV SPECIAL?

- **Character**
 - LARGE PROPERTIES
 - WOODED
 - NARROW SLOW STREETS
 - QUIET
- **Proximity to**
 - BEACH
 - HIGHWAYS
 - BELLEVUE DOWNTOWN
- **People**
 - FRIENDLY
 - CARING



Words YOU describe BAV by

- PRIVATE *YET* FRIENDLY
- SMALL TOWN *WITH* LARGE PROPERTIES
- QUAIN *YET* VARIED
- INVOLVED *YET* PEACEFUL
- CHARMING *YET* ORGANIC
- INTIMATE *YET* COLLABORATIVE
- Rustic *rather than* suburban
- Spontaneous *rather than* planned
- Contained *rather than* sprawling
- Neighborhood *rather than* subdivision



Resolution 66

- **Preserve**
 - THE LOOK AND FEEL OF BAV
- **Establish Procedures**
 - FOR FOLIAGE AND LANDSCAPE MANAGEMENT
- **Foster**
 - COOPERATION AND SENSE OF COMMUNITY



Right of way code CH. 12.15

- **Regulations**

- ENCROACHMENT AGREEMENT

- **Visibility standard**

- 13' CLEAR FROM PAVEMENT

- **Planting strip**

PERMITTED

- MAILBOXES
- ROCKS 1.5' FROM EDGE
- SIGNS
- IRRIGATION AND LIGHTING
- UTILITIES WITH PERMITS
- CONDITIONALLY PERMITTED

WITH PERMIT

- DRIVEWAY
- BELOW GROUND IRRIGATION
- LINE VOLTAGE WIRING

WITH COUNCIL APPROVAL

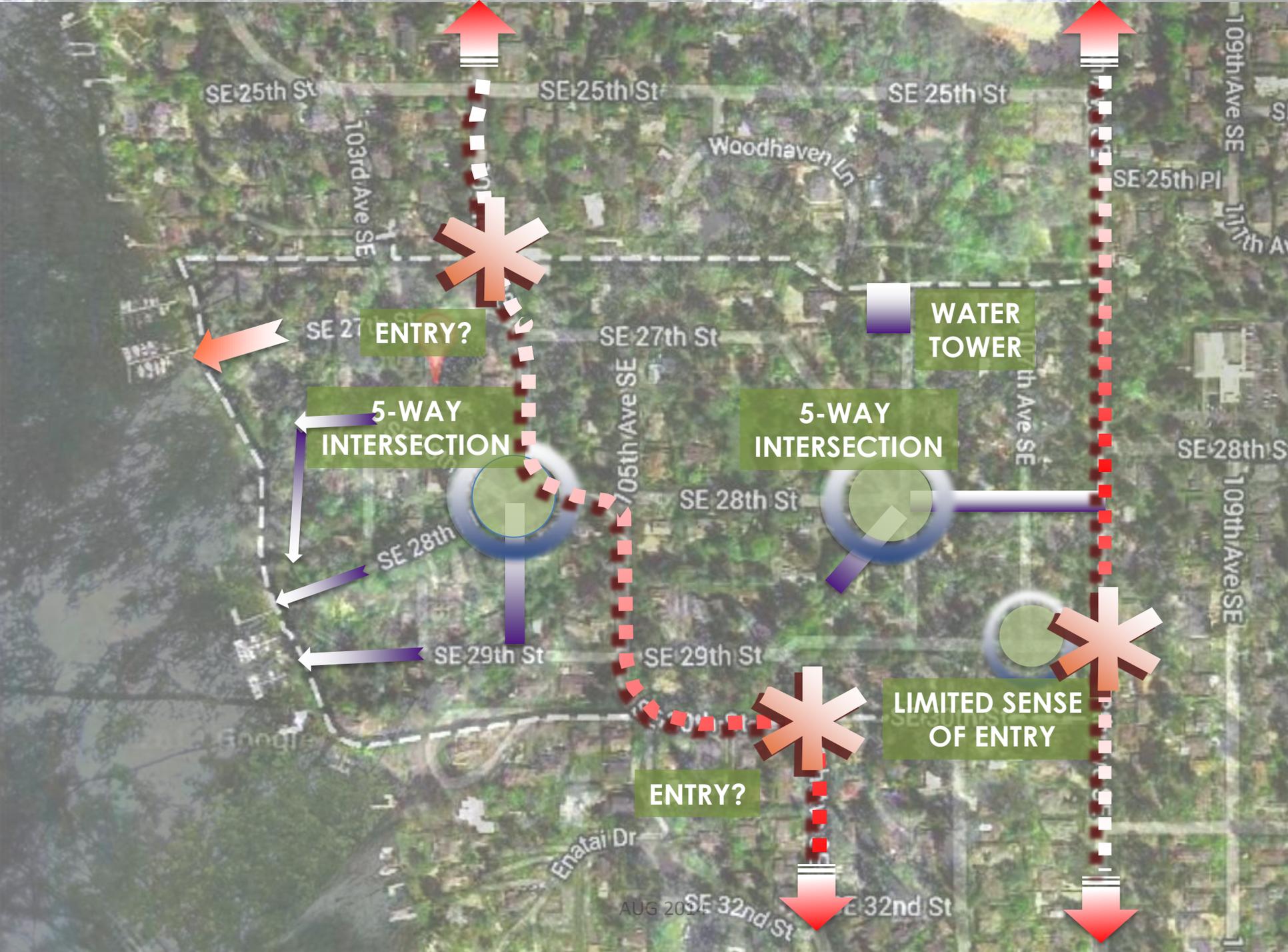
- IMPERVIOUS SURFACE
- GRADING
- STRUCTURES

- **Permitted within a path row**

- MAINTAIN IN NATURAL STATE
- REMOVAL OF WEEDS
- UTILITIES CONDITIONALLY PERMITTED WITH PERMIT

- **Prohibited**

- SINGLE MAILBOXES
- WATER FEATURES
- LARGE ROCKS
- HOLLY, IVY OR LAUREL OR OTHER WEEDS



SE 25th St

SE 25th St

SE 25th St

103rd Ave SE

Woodhaven Ln

SE 25th Pl

109th Ave SE

117th Ave

ENTRY?

WATER TOWER

5-WAY INTERSECTION

5-WAY INTERSECTION

SE 28th

SE 28th St

th Ave SE

SE 28th St

109th Ave SE

SE 29th St

SE 29th St

LIMITED SENSE OF ENTRY

ENTRY?

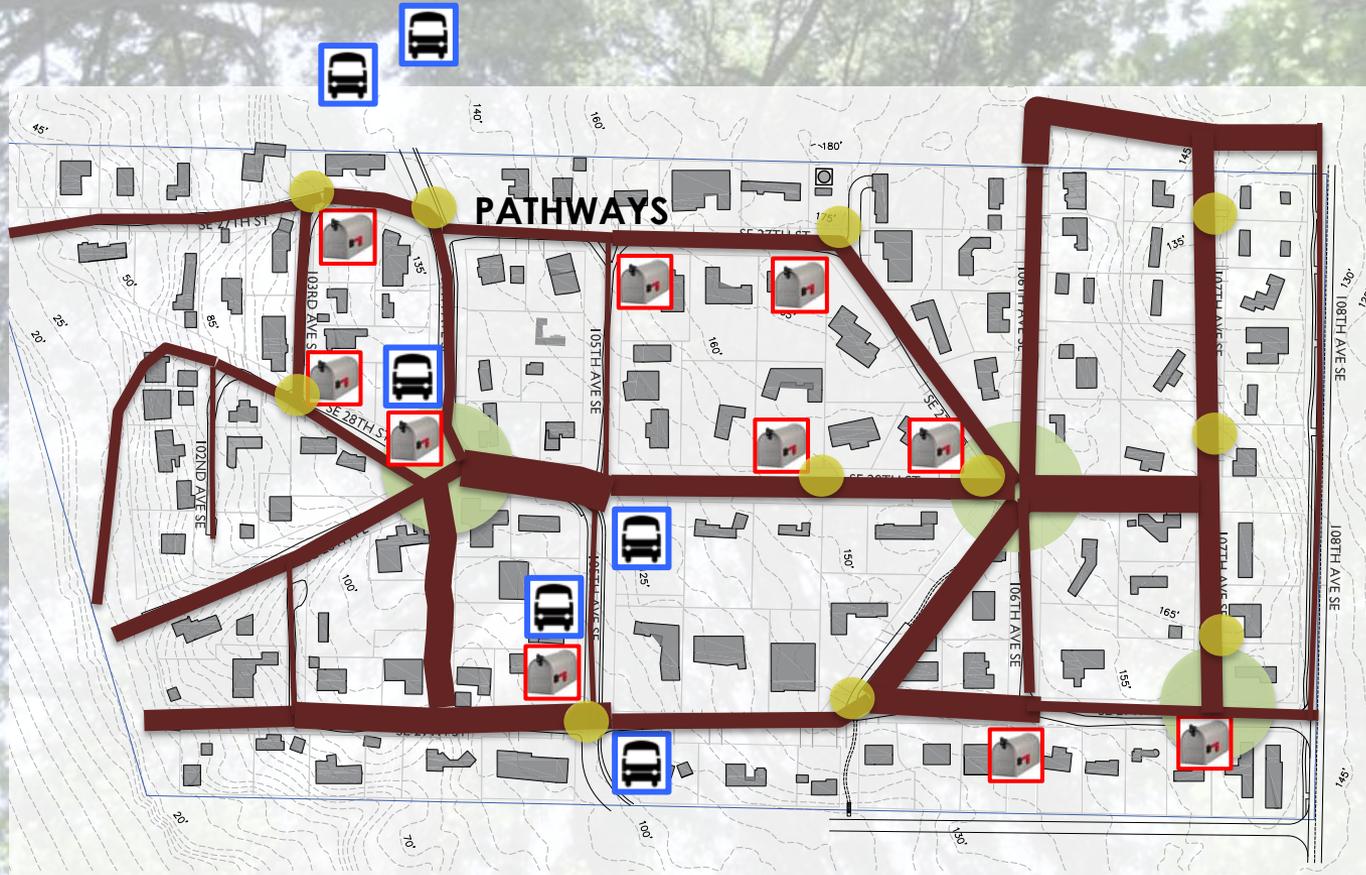
AUG 2011

SE 32nd St

SE 32nd St

Enafai Dr

Pedestrian paths and interest



BUS STOP

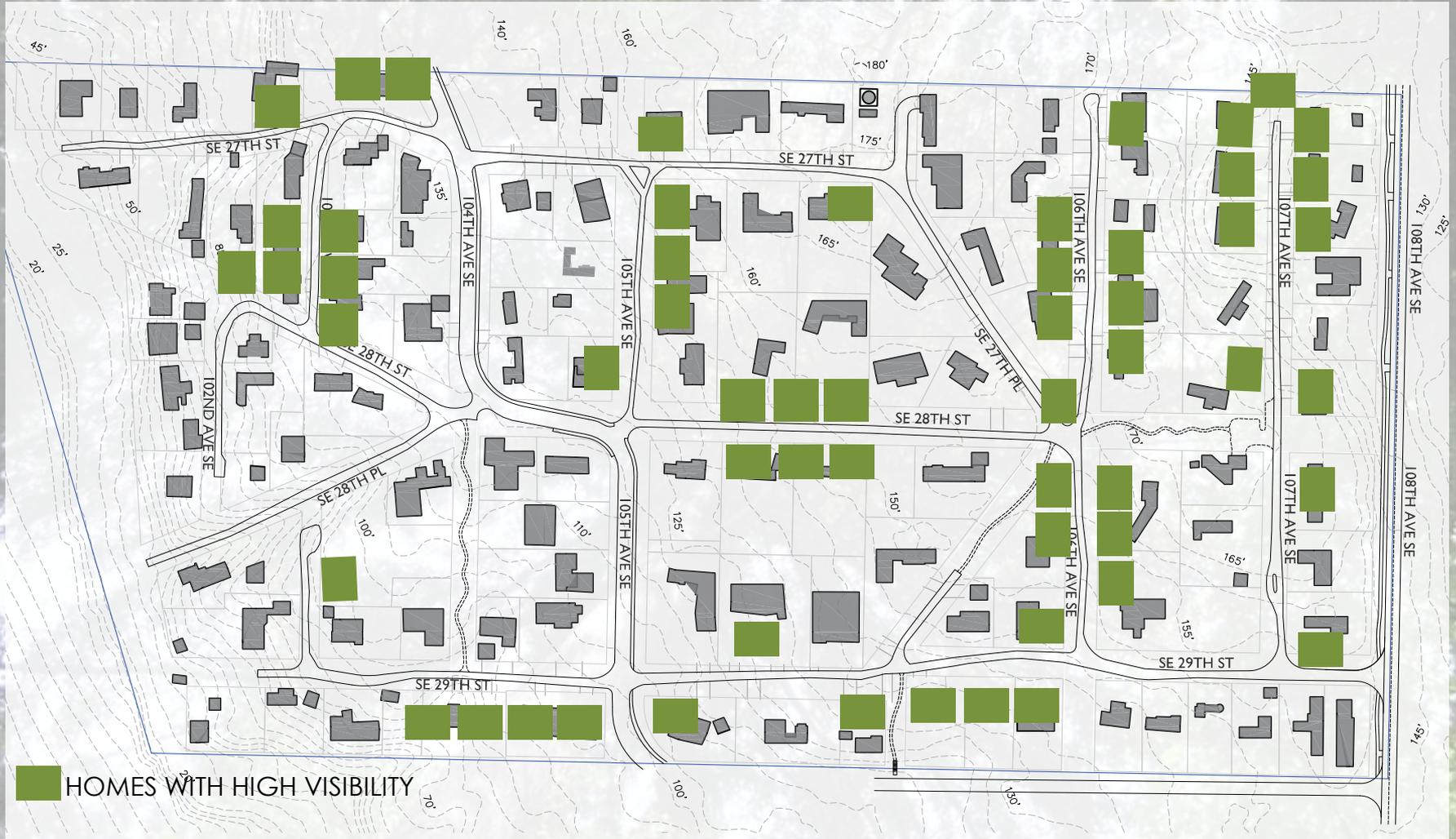


MAILBOX

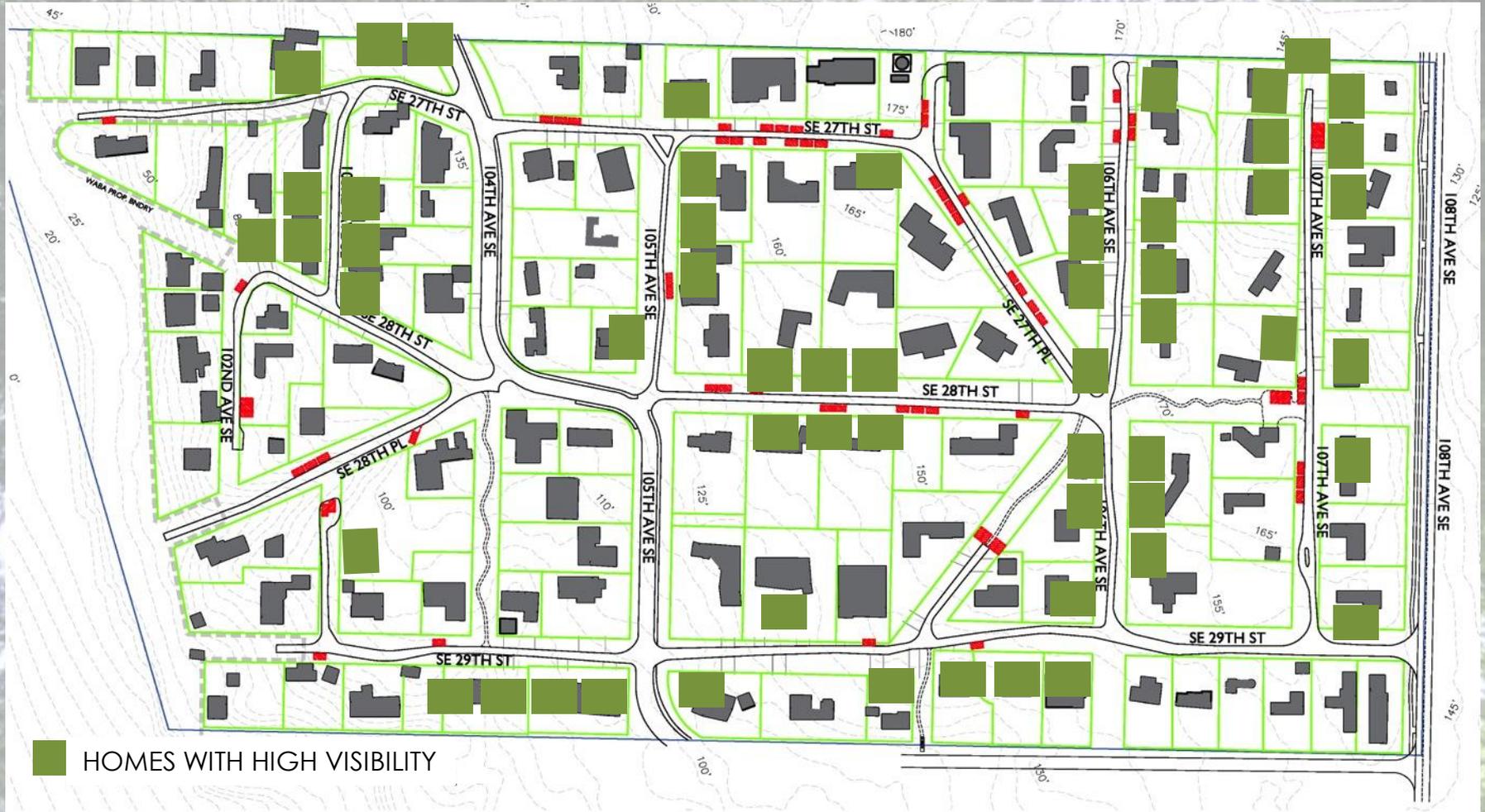


OVERHEAD LIGHT

Visibility index by street



Existing parking and visibility



Designing for safety

- Establish clear boundaries between private and public spaces
- Allow for natural surveillance of property and streets
- Indicate high maintenance
- Plan for active use of public space
- Establish clear lines for movement

Private property edges

- Clearly delineate private and public property
- Create controlled and visible entrances
- Establish sense of ownership – for properties and town

Active use of public space

- CONTROLLED AND VISIBLE SEATING
- CONTROLLED AND VISIBLE ENTRANCES
- CONTROLLED AND VISIBLE PARKING

Surveillance

- Good visibility and sightlines
- Informal surveillance
- Formal surveillance
- Eliminate concealment spots
- Even continuous lighting
- Control and survey public parking

Clear lines for movement

- Clear main routes with choices
- Long sight lines
- Visible footpaths
- Controlled and clear access to properties

Maintenance

- Good quality public spaces
- Vandal resistant furniture
- Scheduled ongoing maintenance
- Cleared public right of way and signage
- Exposed street lights and signs

BEAUX ARTS RIGHT OF WAY MASTER PLAN

CONCEPTUAL FRAMEWORK

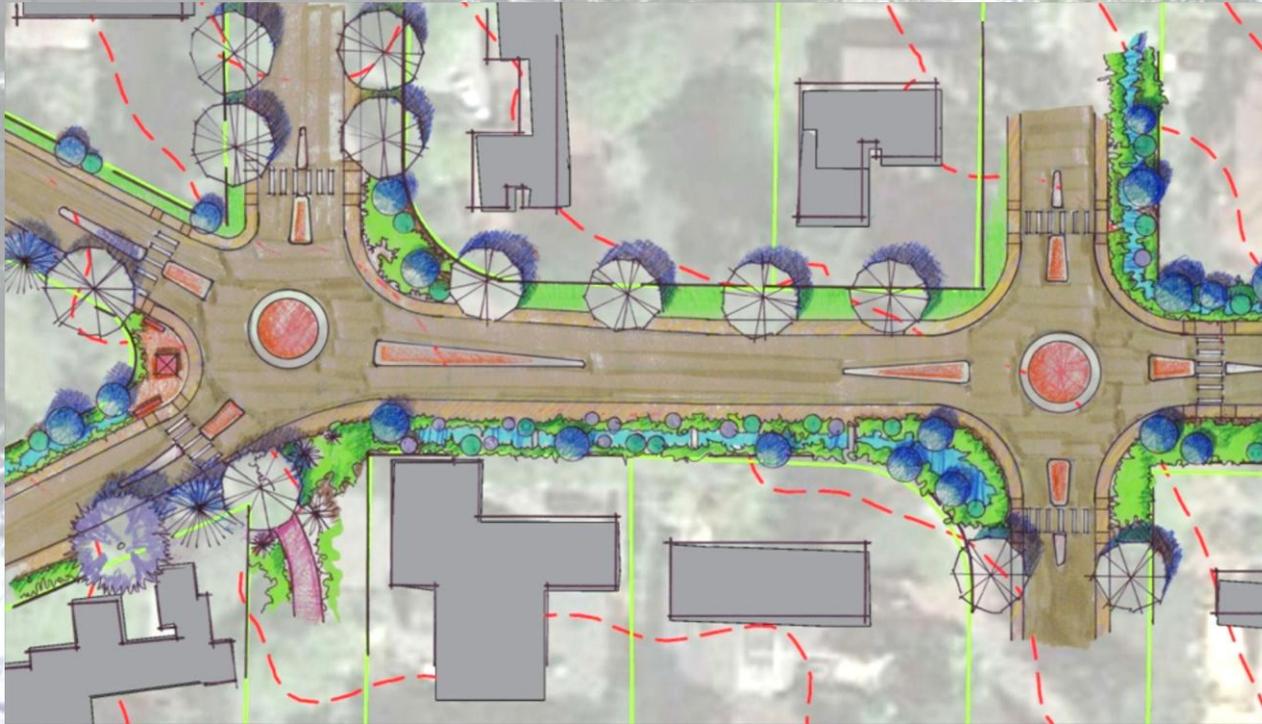
CONCEPTUAL FRAMEWORK



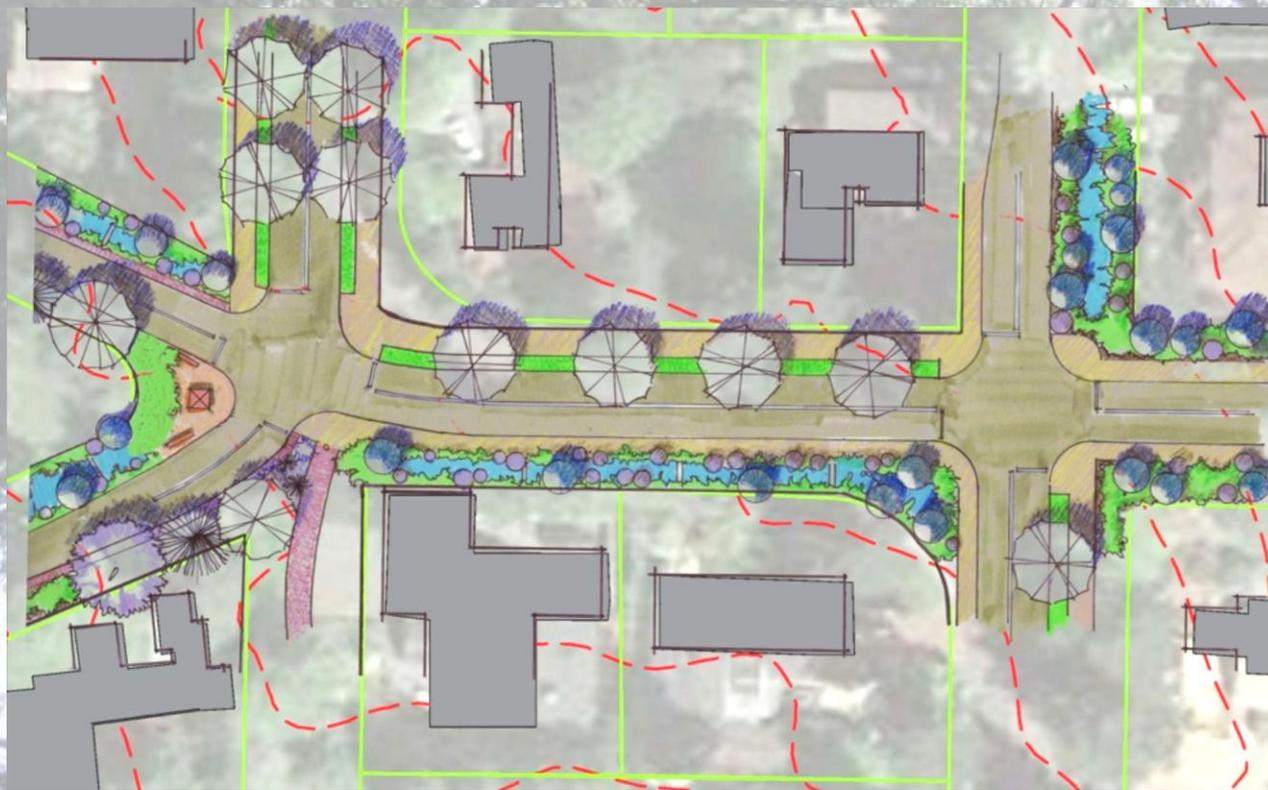
PEDESTRIAN NETWORK



Village Square West Concept 1



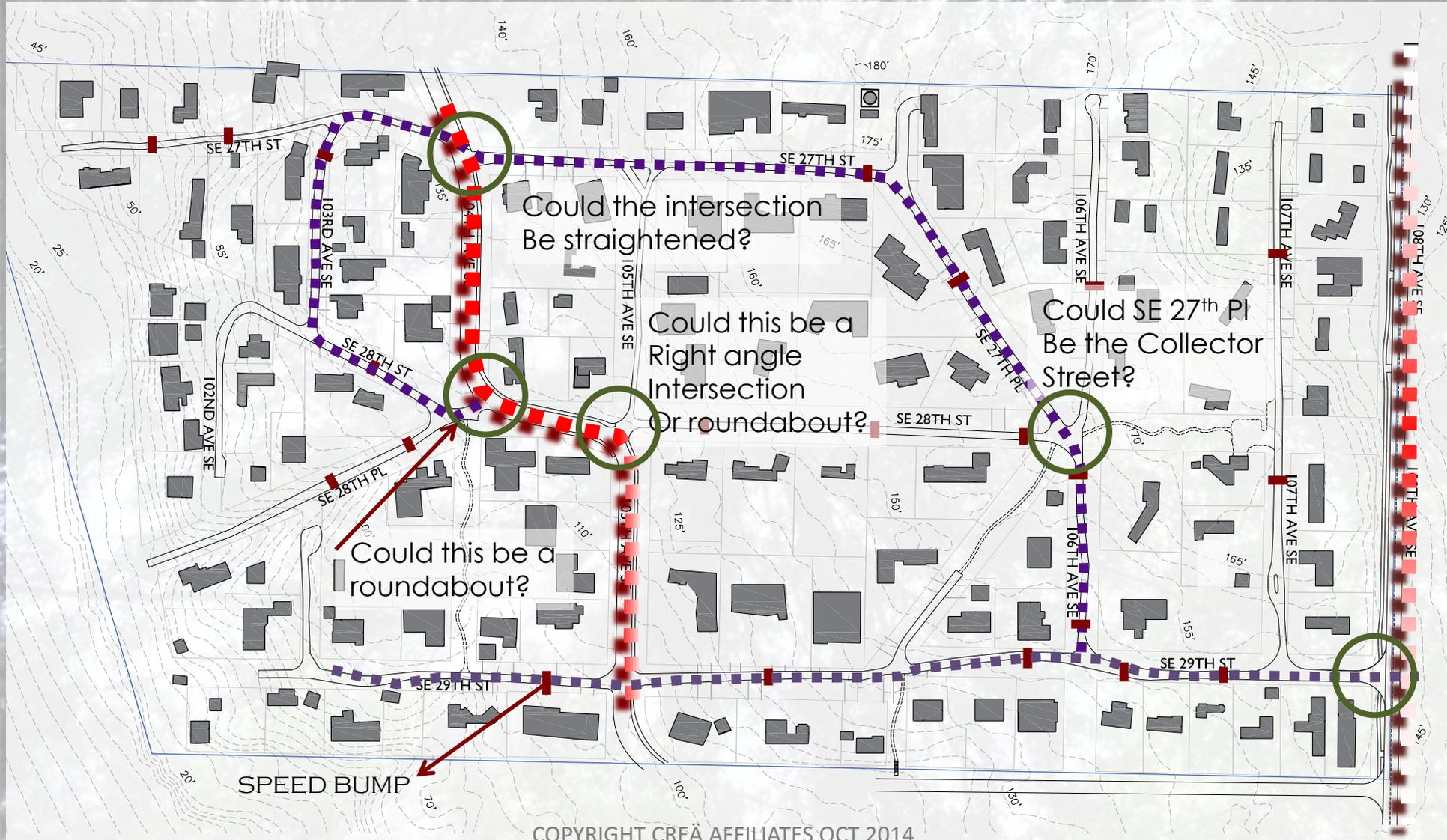
Village Square West Concept 2



Village Square East Concept



Traffic Circulation



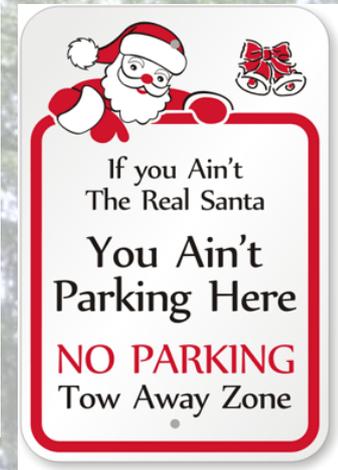
- PLANTED ROADSIDE
- ROADSIDE WALKING PATHS
- ROADSIDE PARKING AREAS
- WALKING PATH R.O.W.S
- ANGLED WALKING PATH DESIGN CONCEPT
- WATER TOWER PARK CONCEPT
- STREET LIGHTING OPTIONS
- BOLLARD OPTIONS
- GATEWAY

BEAUX ARTS RIGHT OF WAY MASTER PLAN

STANDARDS

PARKING MANAGEMENT OPTIONS

- Limit on-street parking spaces
- 2-hour time Limit
- Restrict after-hours parking
- Provide permits to park



Traffic calming toolbox

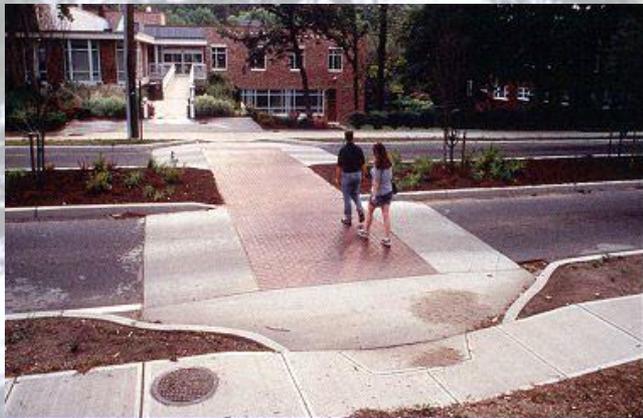
- Reduce width
- Stop signs
- Median island
- SPEED CATCHERS
- CURVES
- BUMPS



CHICANES, CIRCLES AND OTHER CURVES



SPEED BUMPS, HUMPS AND TABLES



RUMBLE STRIP

Planted Roadside



Wide Range of Existing Conditions



Example of tall dense vegetation in the roadside



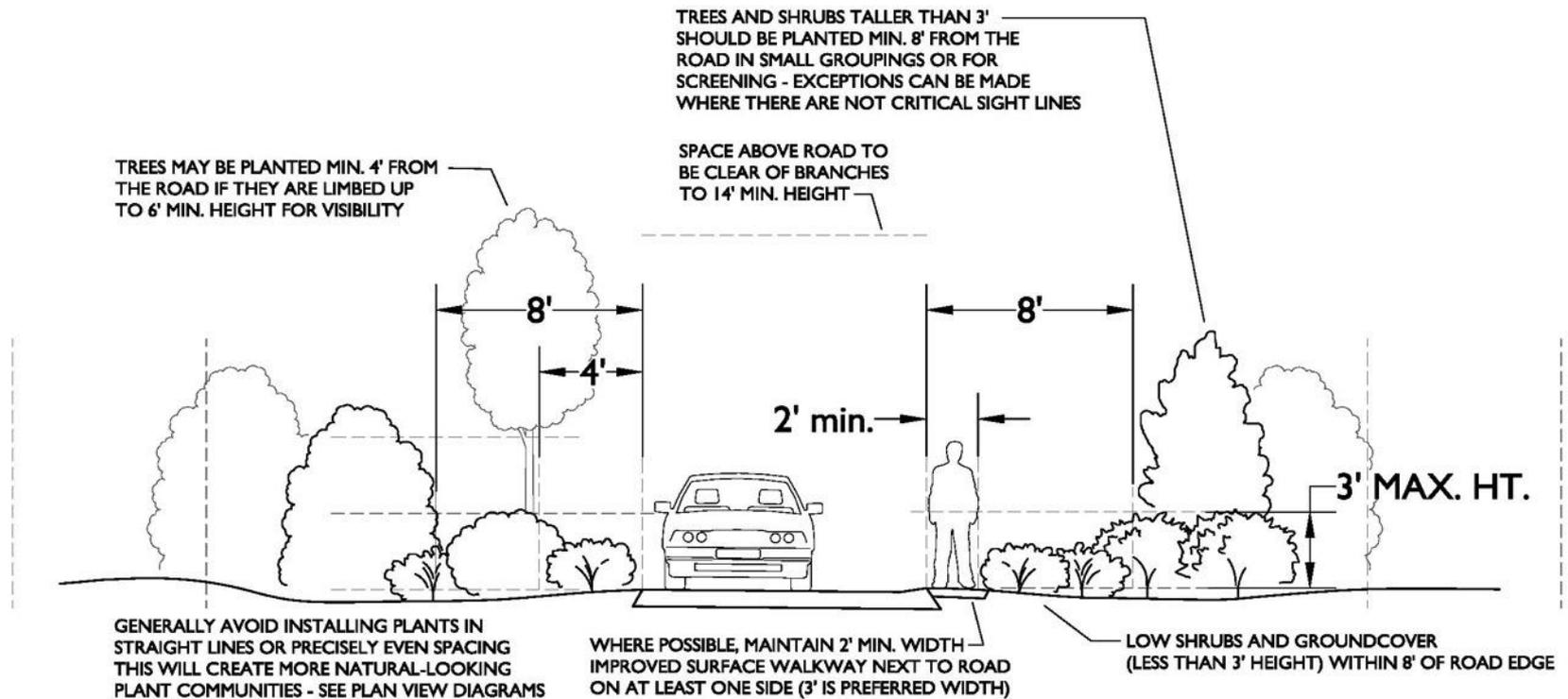
Example of medium and low vegetation in the roadside



Planted Roadside

- **Planting Guidelines**

- USE LOWER VEGETATION (<3' HT.) WITHIN 8' OF ROADS.
- TREES AND SHRUBS TALLER THAN 3' CAN BE PLANTED IN SMALL GROUPINGS OR FOR SCREENING 8' BEYOND THE ROAD EDGES.
- WHERE POSSIBLE, MAINTAIN 2' MIN. WIDTH IMPROVED WALKWAY NEXT TO ROAD ON ONE SIDE.



PLANTING GUIDELINES ALONG VILLAGE ROADS

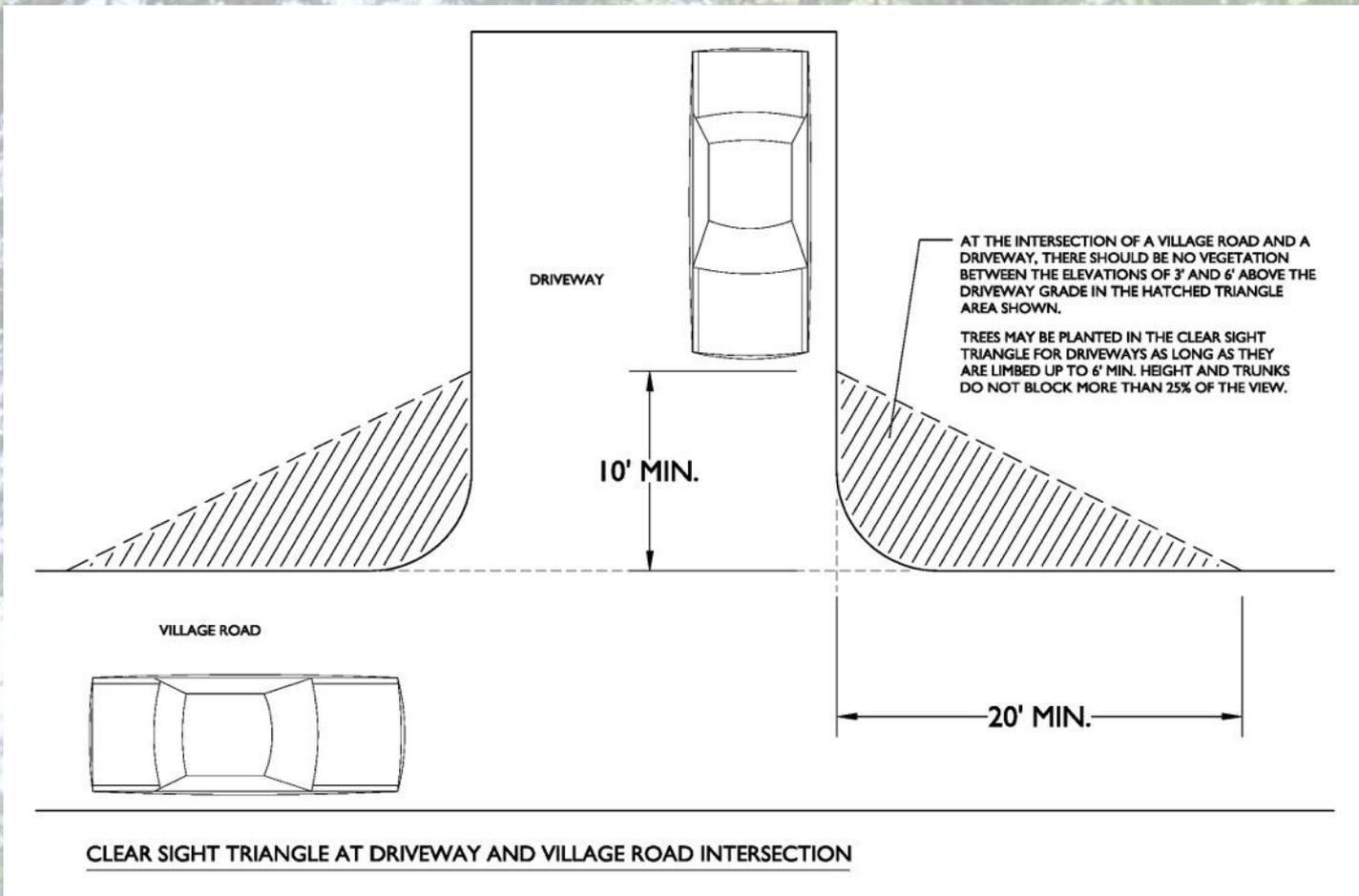
BIOSWALES



Planted Roadside

- **Clear Sight Triangles at Driveways**

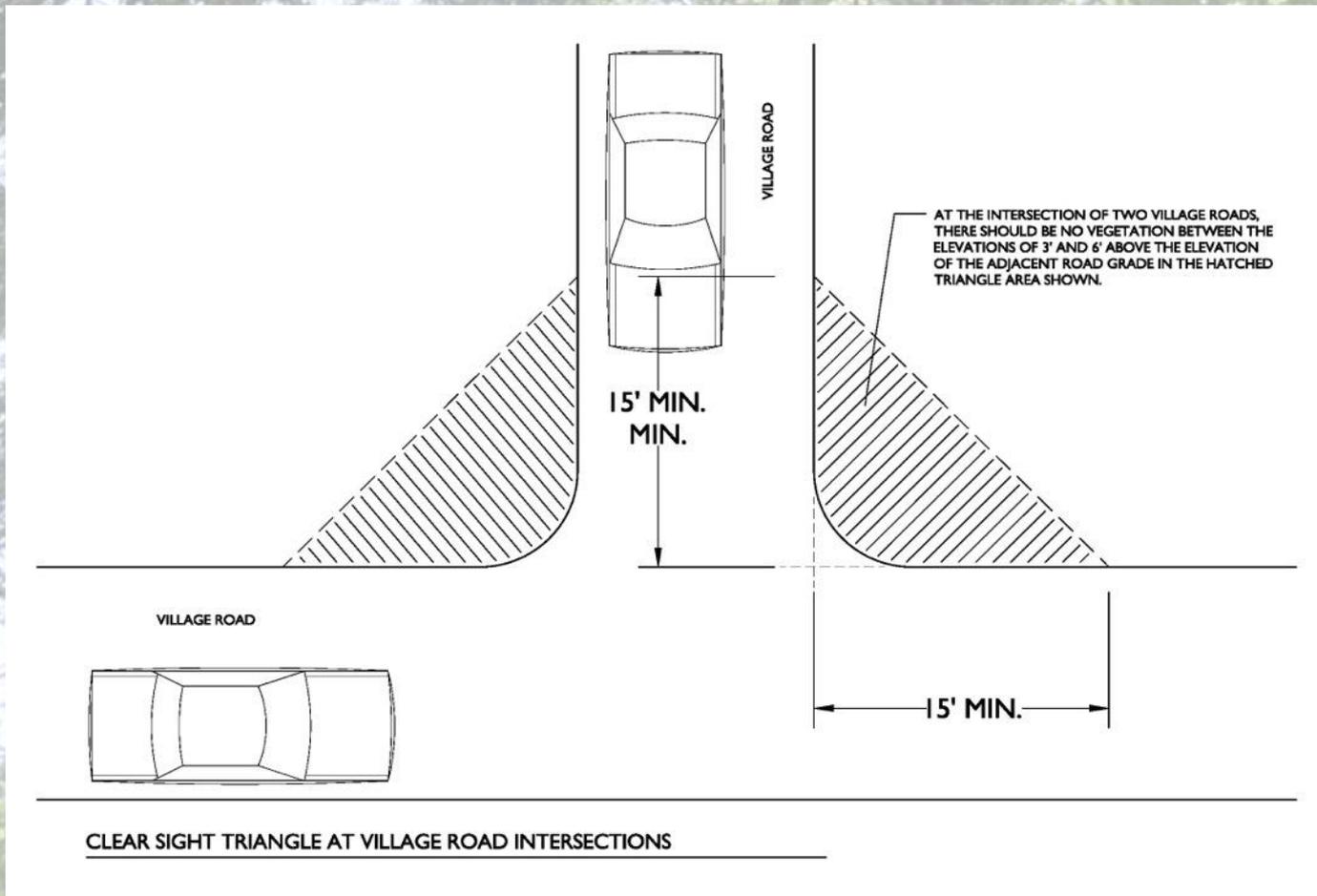
- AT THE INTERSECTION OF VILLAGE ROADS AND A DRIVEWAYS, THERE SHOULD BE NO VEGETATION BETWEEN THE ELEVATIONS OF 3' AND 6' IN THE 10' X 20' SIGHT TRIANGLE, SHOWN BELOW, TO PROVIDE ADEQUATE VISIBILITY.



Planted Roadside

- **Clear Sight Triangles at Intersections**

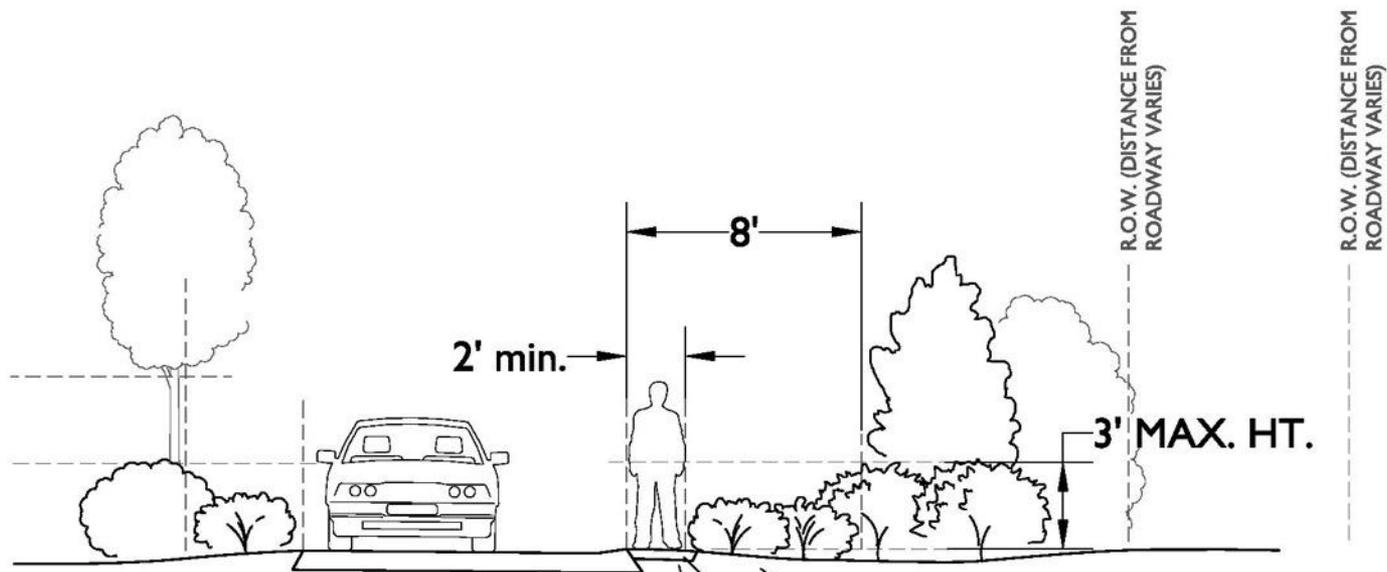
- AT THE INTERSECTION OF TWO VILLAGE ROADS THERE SHOULD BE NO VEGETATION BETWEEN THE ELEVATIONS OF 3' AND 6' IN THE 15' X 15' SIGHT TRIANGLE, SHOWN BELOW, TO PROVIDE ADEQUATE VISIBILITY.



Roadside Walking Paths

- **Roadside Walking Path Guidelines**

- RECOMMEND 2' MIN. WIDTH WALKING PATH NEXT TO ROAD WHERE POSSIBLE, OR INTERMITTENT PEDESTRIAN "PULL-OUTS" SPACED NOT MORE THAN 30' APART.
- RECOMMENDED MATERIALS ARE 4" COMPACTED CRUSHED ROCK OR COARSE BARK OR MULCH.



WHERE POSSIBLE, MAINTAIN 2' MIN. WIDTH IMPROVED SURFACE WALKWAY NEXT TO ROAD ON AT LEAST ONE SIDE (3' IS PREFERRED WIDTH). WHERE CONTINUOUS PATH IS NOT FEASIBLE, PROVIDE INTERMITTENT PEDESTRIAN "PULL-OUTS" WHERE WALKERS CAN GET OFF THE ROADWAY SPACED NOT MORE THAN 30' APART. (MINIMUM SIZE: 2' WIDTH X 5' LENGTH)

LOW SHRUBS AND GROUNDCOVER (LESS THAN 3' HEIGHT) WITHIN 8' OF ROAD EDGE

RECOMMENDED MATERIALS:
4" MIN. THICKNESS CRUSHED ROCK, OR
4" MIN. THICKNESS COARSE BARK OR MULCH.
PLACE MATERIAL LEVEL WITH OR SLIGHTLY BELOW ROADWAY, OVER COMPACTED NATIVE SUBGRADE.

WALKING PATH GUIDELINES ALONG VILLAGE ROADS

Roadside Walking Paths



Minimal (24")
Crushed Rock Path

A few examples of existing conditions



Moderate (36")
Crushed Rock Path

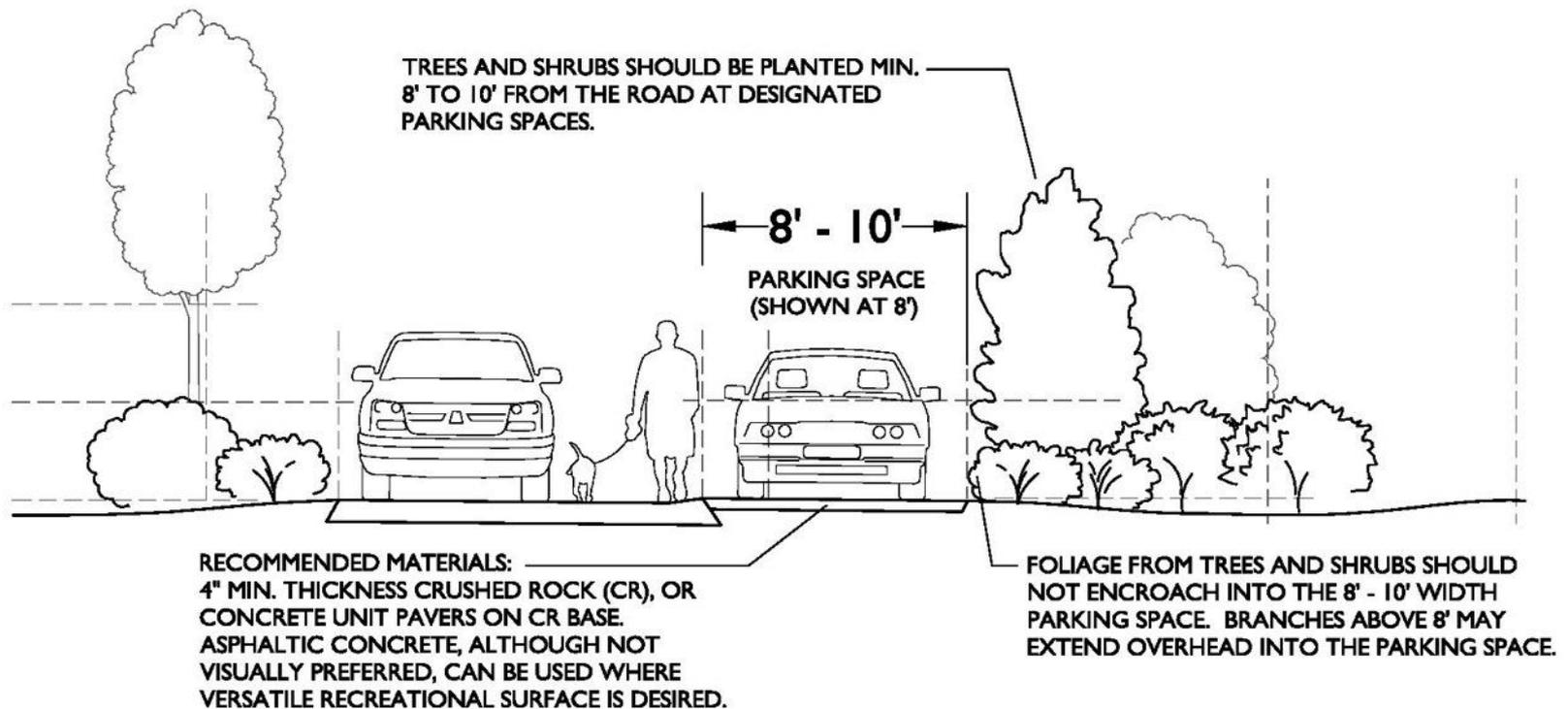


Moderate (36")
Crushed Rock Path

Roadside Parking Spaces

- **Roadside Parking Spaces Guidelines**

- RECOMMEND 8' TO 10' CLEAR AREA NEXT TO ROAD WHERE TEMPORARY INTERMITTENTLY USED PARKING AREAS ARE ESTABLISHED.
- RECOMMENDED MATERIALS ARE 4" COMPACTED CRUSHED ROCK, OR CONCRETE UNIT PAVERS. ASPHALT IS NOT VISUALLY PREFERRED, BUT MAY BE USED WHERE VERSATILE RECREATIONAL SURFACE IS DESIRED.



PARKING AREA GUIDELINES ALONG VILLAGE ROADS

Roadside Parking Spaces

A few examples of existing conditions



Inadequate width informal unpaved parking area in ROW



Informal parking area with crushed rock paving



More formal parking area with crushed rock paving

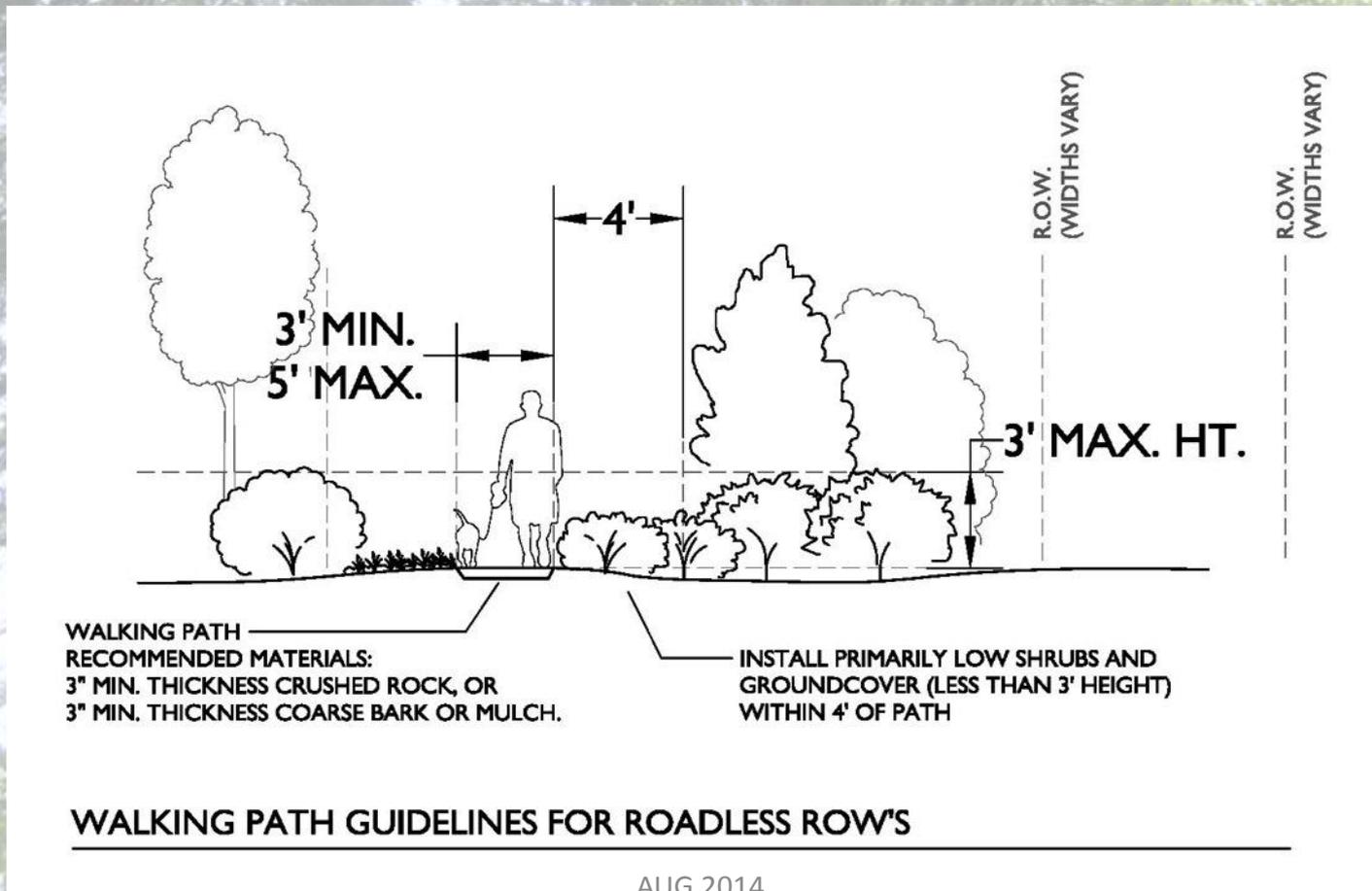


Asphalt paving increases visual scale of one-lane roads, but may be desirable for recreational uses

Walking Path ROW's

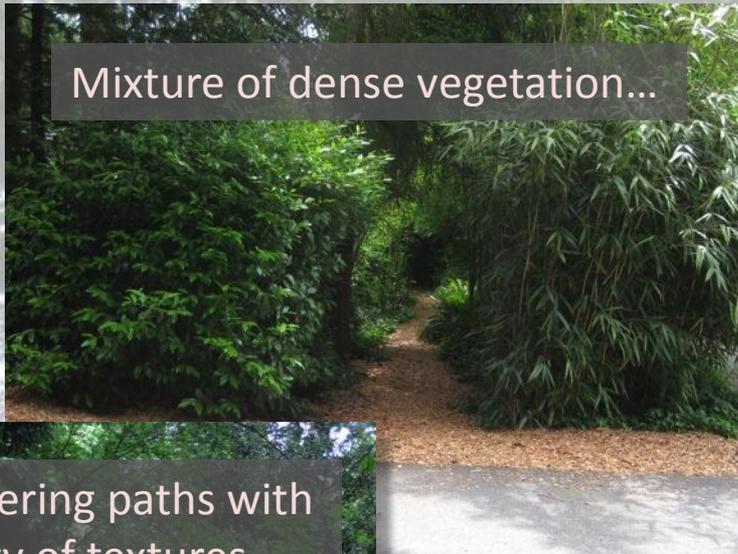
- **Walking Paths Guidelines**

- INSTALL PRIMARILY LOW SHRUBS AND GROUNDCOVER (LESS THAN 3' IN HEIGHT) WITHIN 4' OF PATHS.
- RECOMMENDED PATH MATERIALS ARE 3" MIN. COMPACTED CRUSHED ROCK, OR 3" MIN. COARSE BARK OR MULCH.
- ESTABLISH CLEAR GATEWAYS; MEANDER PATHS TO ADD VISUAL INTEREST.



Walking Path ROW's

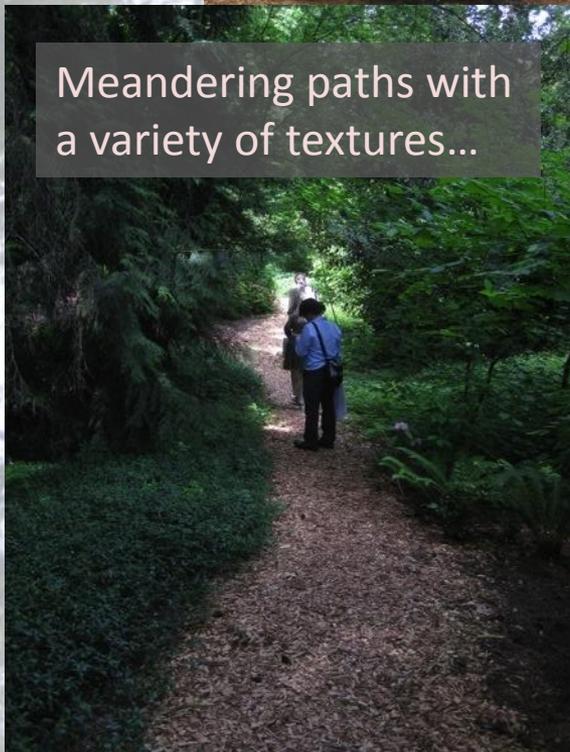
Mixture of dense vegetation...



...with more open segments.



Meandering paths with a variety of textures...



...and range of light qualities.



Angled Walking Path – Concept

SE 28TH ST

ESTABLISH GATEWAY WITH PLANTS AND LIGHTED BOLLARD

PRIMARILY LOW SHRUBS AND GROUNDCOVER (<3' IN HEIGHT) IN R.O.W. INTERIOR

BENCH

TALLER SHRUBS FARTHER AWAY FROM PATH, AND USED TO CREATE EDGES OF "LANDSCAPE ROOMS"

PRUNE BACK OR REMOVE THICKET AND CREATE SERIES OF "LANDSCAPE ROOMS" TO ADD VISUAL INTEREST AND IMPROVE VISIBILITY

INCREASE MEANDERING QUALITY OF PATH

ESTABLISH AREA FOR PARKING WITH CRUSHED ROCK OR GRASSCRETE AND ESTABLISH CLEAR GATEWAY WITH PLANTS AND BOLLARD

LIGHTED BOLLARD

ANGLED WALKING PATH CONCEPT

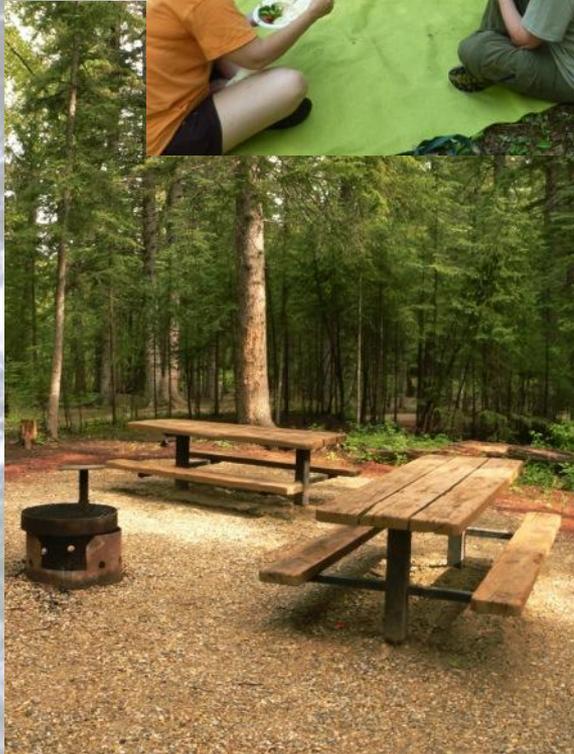
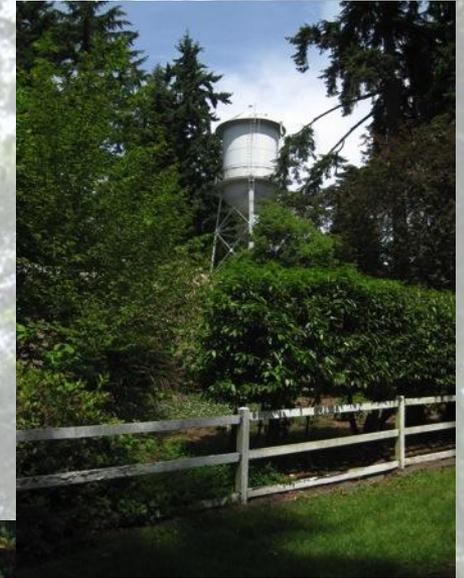
106TH AVE

Water Tower Park Concept



WATER TOWER COMMUNITY GATHERING AREA CONCEPT

Water Tower Park Concept



AUG 2014

Grass games



Street Lighting Options

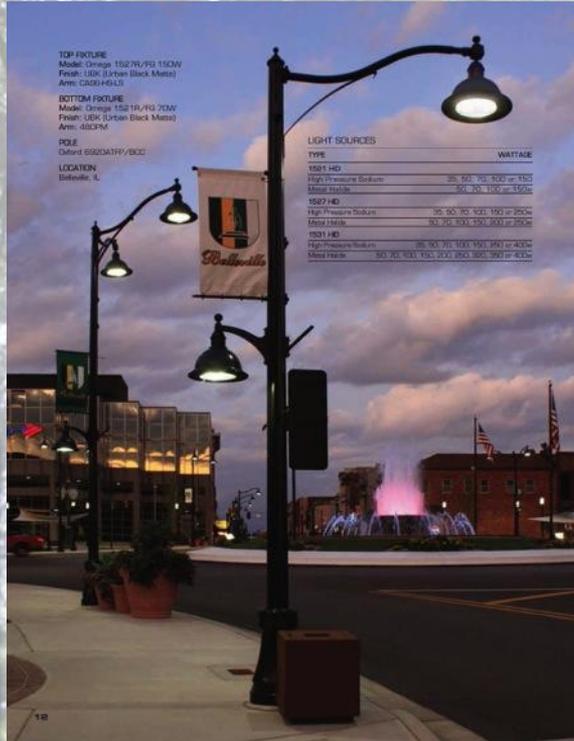


LUMINAIRE:
1521F/FG

ARM:
ONSPT

POLE:
Louisville 5600

OPTIONS:
Banner arm
Duplex GFI
receptacle



PAINT COLORS

					
LSBK Black	LSBK Black Textured	LUB Bronze	LUB Bronze Textured	LUB Light Bronze	LUB Light Bronze Textured
					
LAVH White	LUVHT White Textured	LUCS Champagne Satin Smooth	LUS Silver	LUST Silver Textured	Colors are approximate and may have a slight variation.



LUMINAIRE:
1521R/FG

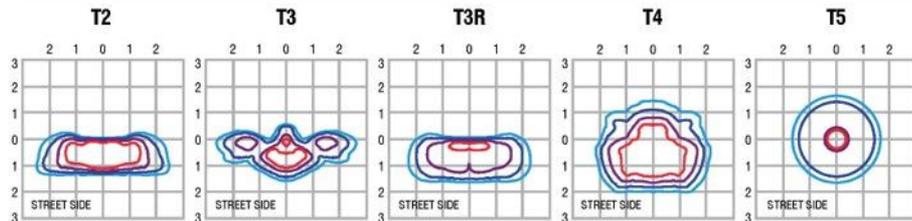
ARM:
OHPM

POLE:
Monrovia 8400

OPTIONS:
Single
convenience
outlet

Ground fault
breaker in base

ISO Footcandle Plots



All published luminaire photometric testing performed to IESNA LM-79 standards by NVLAP certified laboratory. ISO footcandle plots demonstrate the OMEGA 1527LED light patterns only. Not for total fixture output. For complete specifications and IES files, see website.

Bollard Options



Bollards along 108th

- PARKING DETERRENT
- WOOD WOULD BE EASIER / LESS EXPENSIVE TO REPLACE
- PROPOSED SPACING +/- 15' O.C.



Walking Path Lighted Bollards

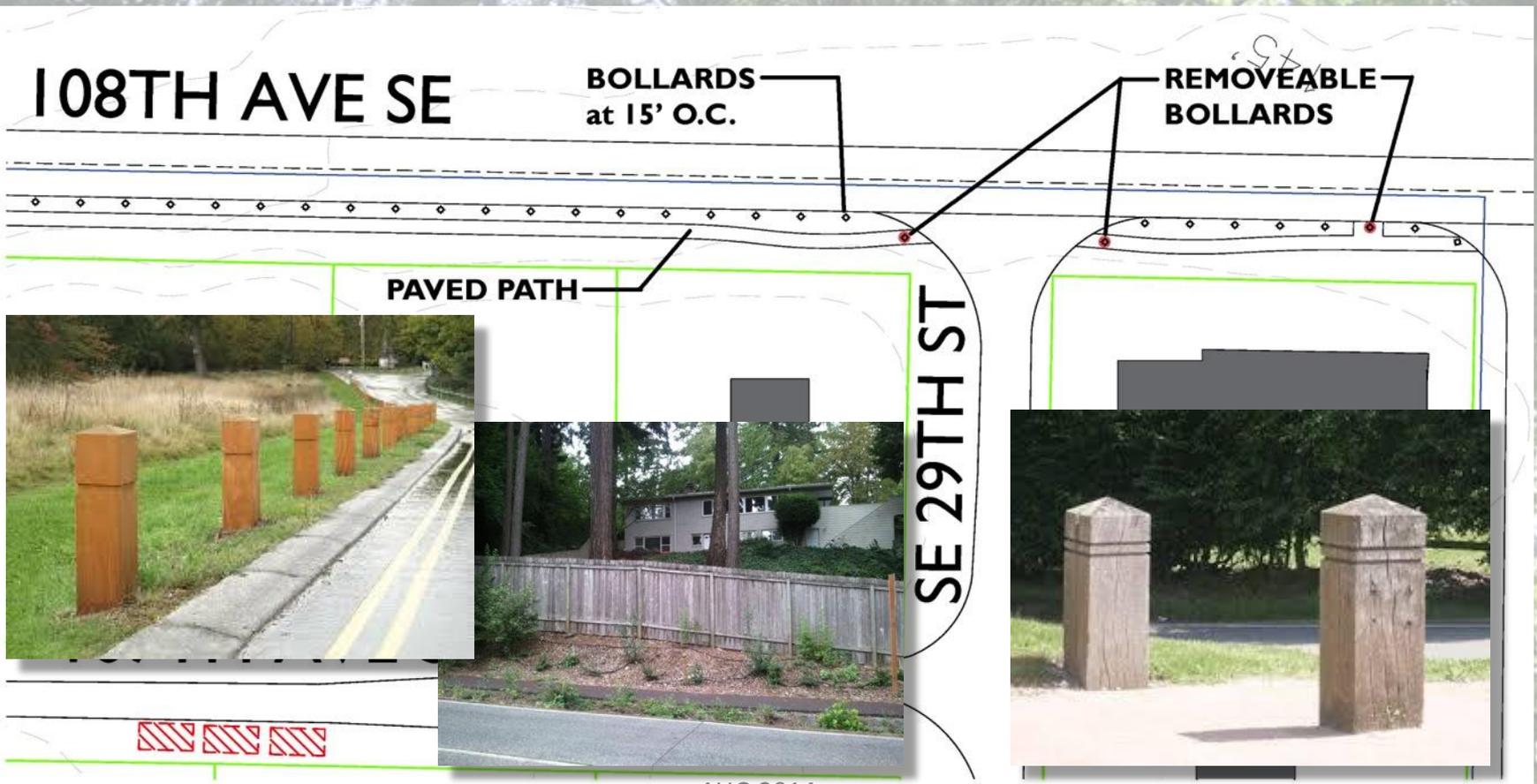
- BOLLARDS COULD MATCH OR REFLECT STYLE OF STREET LIGHTS
- METAL WOULD BE DURABLE
- USED ALONG WALKING PATH ROWS



108th Avenue SE

- **Parking Deterrent**

- INSTALL WOOD BOLLARDS AT 15' O.C. JUST OFF EDGE OF TRAVELWAY.
- USE REMOVABLE BOLLARDS AT PATH INTERSECTIONS AND EXISTING DRIVEWAYS/BACKYARD ACCESS POINTS.
- WOULD REQUIRE 68 BOLLARDS TOTAL (59 FIXED, 9 REMOVABLE) TO COVER ENTIRE LENGTH WEST SIDE OF 108TH (ONLY A PORTION OF 108TH SHOWN BELOW).



Gateway Concept

