

MEMORANDUM

To: CRA Board
From: Cecelia Cobb, Project Planner
Date: September 20, 2023
Re: BMT Streetscape Plan Approval for Future Phases related to Galaxy Park

BACKGROUND INFORMATION

In July, 2022, the CRA board authorized the Chair and Executive Director to amend the BMT Streetscape Plan's contract with Sasaki to increase their scope to include the completion of a park and streetscape design around the eastern side of Galaxy Park. The amended scope includes the progression of design from a concept phase through construction design for a protected bicycle lane heading eastbound on Broadway from Third Street to Main Street, as well as increased activation of the eastern corner of Galaxy Park. The streetscape designs were advanced based off the 10% concept plans developed by the CRA and Sasaki in the earlier phases of the contract.

As the creation of the BMT Streetscape Plan and Report was considered Phases 1-3 of the contract scope, the amended scope began at Phase 4. This phase of design included the development of design alternatives for both the streetscape and the landscape of the eastern corner of the park. The alternatives allowed for the comparison of the street geometry, park functions, and cost estimates of each design alternative. Phase 5 will develop one alternative for both the streetscape and park design to 25% design. Phases 6 and 7 will advance plans to 75% and 100%, respectively, and Phase 8 will consist of preparing final construction bidding documents.

PROPOSED DESIGN

The contract amendment, executed on September 1, 2022, stated that the CRA gave notice to proceed on Phase 4, but stated any work on subsequent stages require written approval from the CRA Board before commencement by Sasaki or any of its subcontractors.

Sasaki has proceeded with Phase 4 with three park design concepts and two streetscape design concepts, which were shared with stakeholders over the past several months. The park alternatives included (1) seating at the park's eastern corner, (2) a cut-through path that would bisect the park, and (3) a nature-focused option that would add to the park's greenery, nicknamed "The Grove" (see figure 1). The streetscape alternatives included (1) an option that would leave the sidewalk untouched and provide a flex-post separated bike lane heading east on Broadway, and (2) an alternative option that featured a more complete set of interventions that would expand the sidewalk width and provide an elevated cycle track on Broadway eastbound.

In June of this year, these design alternatives were presented at a CRA Design Review committee meeting as well as a City joint transportation committee meeting. Based on feedback from all parties, the CRA is ready to select design alternatives for both the park and the street move forward from

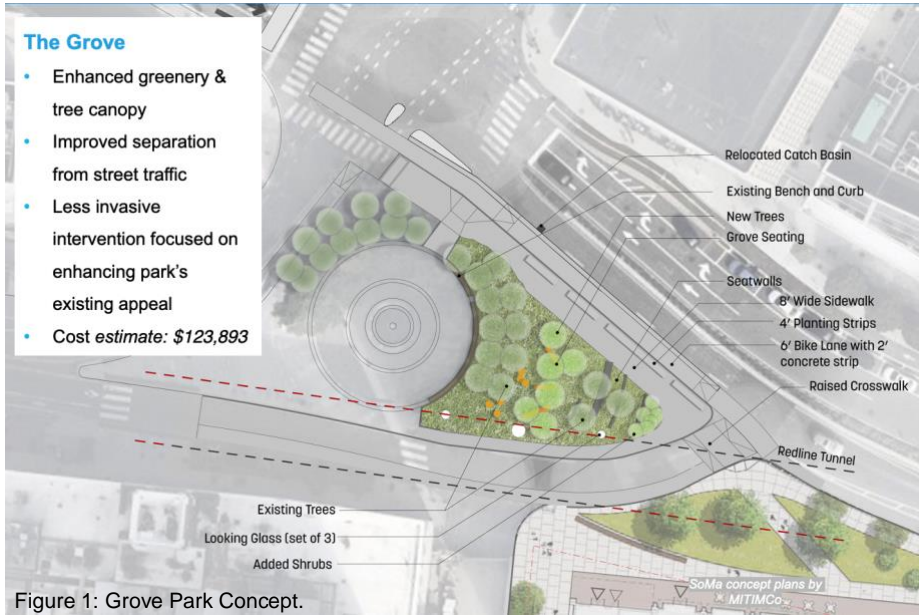


Figure 1: Grove Park Concept.

concept into 25% design phase, which would mark the beginning of Phase 5. The CRA has chosen The Grove design option, due to its enhancement of the park's existing feeling of reprieve from the surrounding roadways. CRA staff and design review members felt that seating at the park's eastern corner would be unappealing due to its proximity to traffic. They also ruled out the cut-through, as it creates circulation where there is presently little

demand, removes valued space for landscaping, and would be cost and labor intensive. Consensus for The Grove concept was strong across all parties to which it was presented.

The streetscape design alternatives each had advantages and drawbacks, which were discussed throughout Phase 4. The flex-post separated bike lane allows for a slightly larger width, but offers inferior protection from cars and does not address the area's narrow sidewalk which features a pinch point of 4 feet 3 inches. The elevated cycle track offers improved walking and biking facilities, but members of the Design Review committee were concerned that the facilities may narrow the vehicle travel lane to the point where it would impact emergency vehicles' ability to egress appropriately along this stretch.

After consulting with City staff and the Fire Department, CRA staff have received endorsement from CDD and the Deputy Chief of the Fire Prevention Bureau for a version of the elevated cycle track that maintains adequate travel lane widths for emergency vehicles while allowing for widened walking and biking facilities (see figure 2). CDD staff felt that a grade-separated bicycle lane was paramount for safety along this corridor and supported the inclusion of a beveled curb to meet Fire Department needs (see figure 3). Feedback from the joint transportation committee and the CRA design review committee expressed strong support for resolving the sidewalk pinch point

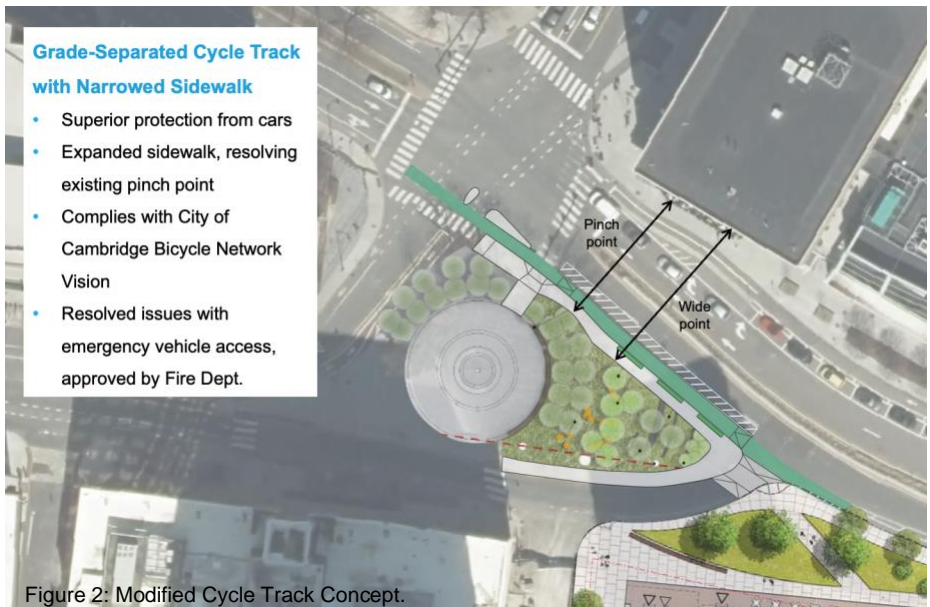


Figure 2: Modified Cycle Track Concept.

while also providing ample space for emergency vehicle access. CRA staff agree that this modified option retains the vehicle access width present in the flex-post design while offering a grade-separated bike lane and expanded sidewalk that provide the best long-term conditions for this section of Broadway.



CRA staff are prepared to work with Sasaki and other project stakeholders to progress these concepts into the subsequent phase of design. More substantial effort will be required to achieve

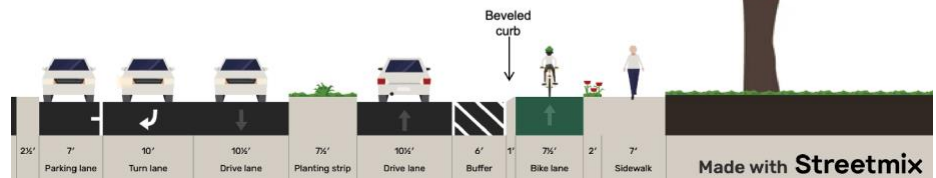


Figure 3: Detail of beveled curb in Modified Cycle Track Concept.

the 25% design milestone, particularly concerning the streetscape option. The CRA staff is delighted to commence the following phase of work in close collaboration with the CRA Board, City staff, and adjacent properties. Phase 5 will include the continued refinement of the streetscape design in compliance with the needs of emergency vehicle access and development of the park design in line the Grove concept. CRA staff expect Phase 5 to take approximately 2-3 months, at which point staff plan to consult members of the public, external stakeholders, and the CRA design review committee before continuing towards 75% design.

DRAFT MOTION

Draft Motion: Authorizing the Executive Director to enter into the next phase of the contract with Sasaki Design to advance streetscape and park improvements at Galaxy Park.

EXHIBITS

Exhibit A: Presentation on Galaxy Park, Street & Park Design: BMT Streetscape Plan, Phase 4 Summary