



# Mercer Island Town Center Streetscape Manual

Updated April 24, 2023

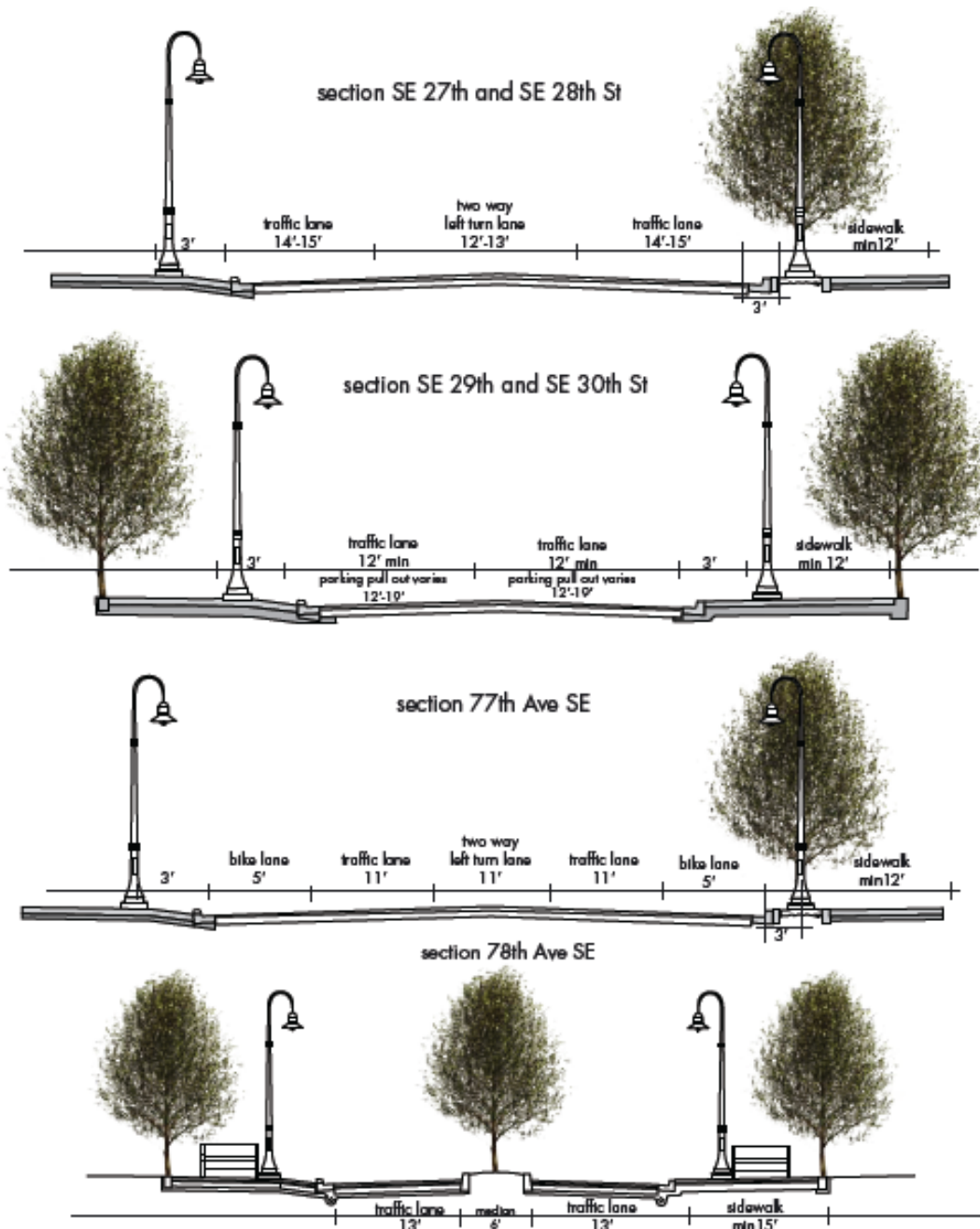
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# 1. General Guidelines

The following Town Center streetscape guidelines shall apply to both new improvements and replacement of any existing improvements within any Town Center public right of way.

## 2. Typical Right of Way/Streetscape Cross-Sections



for additional street standards, refer to MICC 19.11.120  
[https://library.municode.com/wa/mercer\\_island/codes/city\\_code?nodeId=CICOOOR\\_TIT19U\\_NLADECO\\_CH19.11TOCEDEDEST\\_19.11.120STST](https://library.municode.com/wa/mercer_island/codes/city_code?nodeId=CICOOOR_TIT19U_NLADECO_CH19.11TOCEDEDEST_19.11.120STST)

## 3. Streetlights

### Standard Details

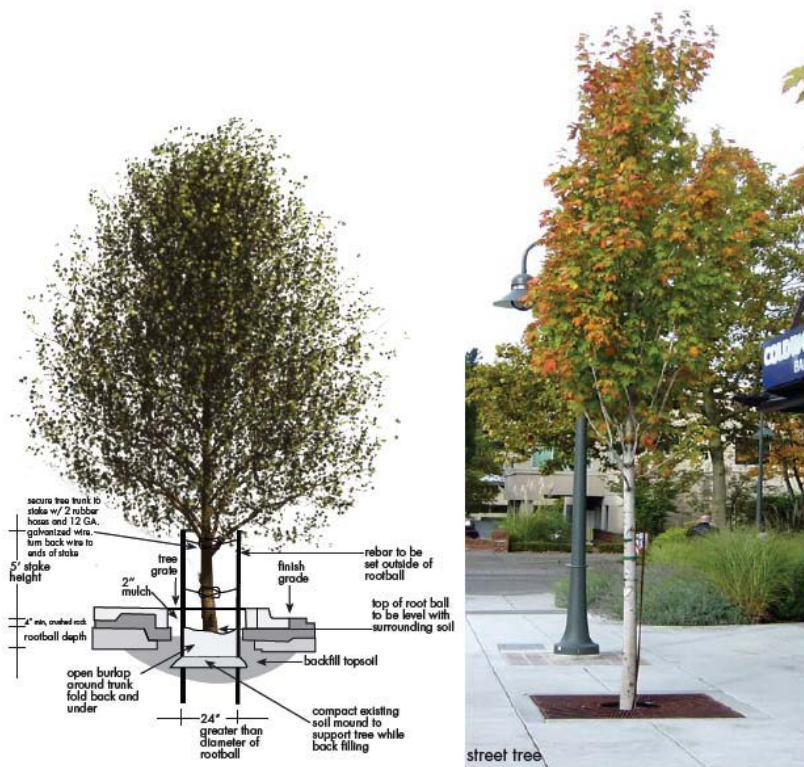
<https://www.mercerisland.gov/publicworks/page/standard-details>

- ❖ Centrecon tapered concrete type
  - a) See Standard Drawing IL-1 or IL-1B
  
- ❖ Decorative Bega aluminum type
  - a) See Standard Drawing IL-2 Town Center Decorative Lighting Detail
    - I. Spacing: 50' to 60' along the sidewalk
    - II. Concrete border: 6" wide with smooth troweled finish
    - III. pavers: 6" x 6" mortar set concrete unit pavers set on 4" concrete sub-base
    - IV. receptacle required in access panel of pole base and panel shall face building.
    - V. provide a separate fuse link for each light.
    - VI. foundation: minimum 3" reveal on upslope side of sidewalk with  $\frac{3}{4}$ " x 45-degree chamfer at top with a hard trowel finish.
  
- ❖ Handholes
  - a) WSDOT J-11a, Ty. 1 with/non-skid lid (Slip-NOT or approved equal)
  - b) ground both the frame and lid
  - c) finish and level bottom of box with two inches of 5/8" minus crushed rock
  
- ❖ Conduit & Wire
  - a) Spare conduit: one 2" conduit with pull string and ends temporarily sealed and terminated in junction boxes.
  - b) conduit ends: smoothed and terminated in junction boxes and extended at least 6" above crushed rock base.  
Splice/connectors: ILSCO long barrel compression sleeves with heat shrink tube.



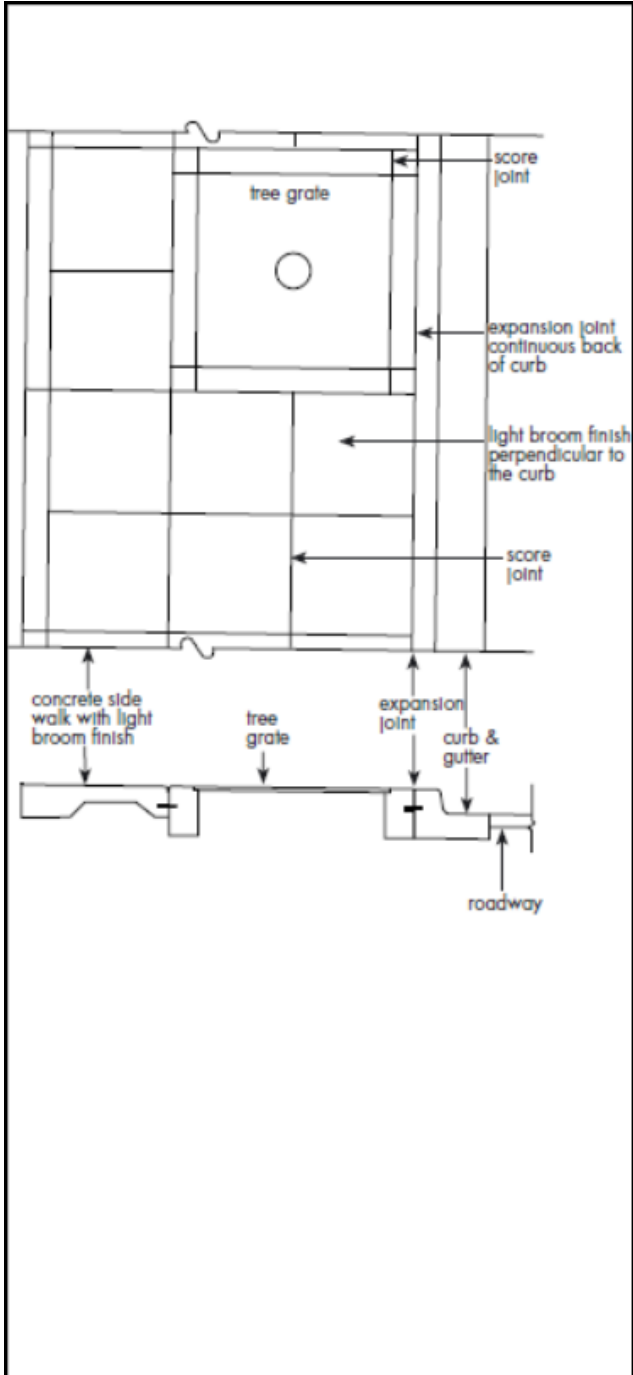
## 4. Street Trees

- ❖ species: flowering chanticleer pear species or other species approved by City Arborist and/or City Engineer
  - a) 2"-3" diameter caliper
  - b) spacing: min. 20' to 40' on center
  - c) location within sidewalks: 3' from curb face
  - d) distance from streetlight: min. 10'
  - e) tree planting pit and soil: see detail and as directed by City Arborist
  - f) staking: stake tree for support or provide alternative method utilizing 10 ga galvanized wire with ½" rubber hose over root ball connected to two 2" X 10" x 36" untreated lumber
  - g) concrete border: 6" smooth trowel finish
  - h) plant in Silva Cells (or approved equal)



# 5. Tree Grates

- ❖ Type:
  - a) Bird
  - b) Fish
  - c) Bird in Hand
  - d) Fan
- ❖ Location:
  - a) 12" between edge of tree grate and curb face



## 6. Trash Receptacles

- ❖ Type:
  - a) Canterbury International, #PADC 102
    - I. Color: Pantone green powder coat
    - II. Locations: align with streetlights and trees, co-locate with benches, or as directed by City Engineer.



## 7. Street Name Signs

- ❖ Location:
  - a) replace in existing location or alternate location directed by City Engineer.
- ❖ Placement:
  - a) perpendicular to each other and parallel to the street they are naming.



## 8. Bike Racks

- ❖ Type:
  - a) Cora Expo 4508
    - I. Color: Pantone green powder coat
    - II. Location: 2'-3' from curb face, centered along streetlights and street trees, or as directed by City Engineer



## 9. Bollards

❖ Type:

- a) Trystan Products- Windsor
  - I. Color: Pantone green powder coat
  - II. Height: 44"
  - III. Location: 4.5' from curb face where required by City Engineer
  - IV. Fasteners: Stainless steel ½" drive anchors with stainless steel washer and acorn nut torque to 60 ft.-lbs.
  - V. Miscellaneous: Plumb bollard using CRL plastic horseshoe shims (or approved equal) made from high impact styrene plastic, 1/8"x 2" through ¼" x 2" and void space filled with sanded self- leveling caulk with a ½" break/opening on downslope side to permit condensation



## 10. Benches

❖ Type:

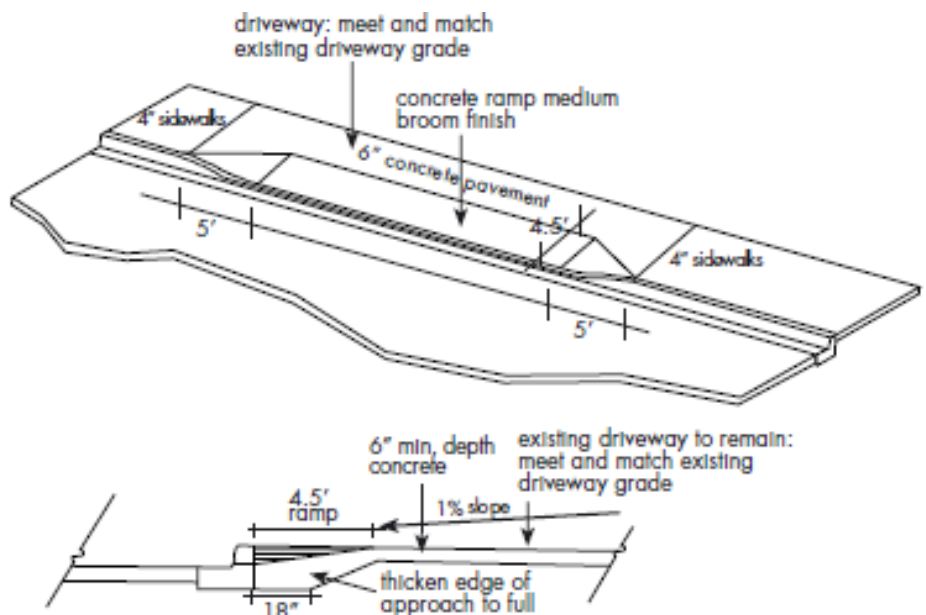
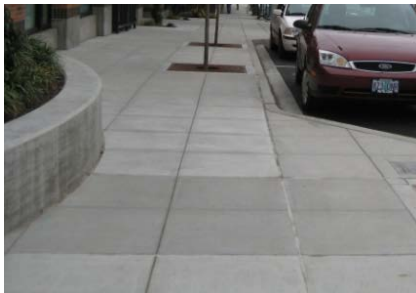
- a) FairweatherSF (Tradition Series) TD-5 with ductile cast iron end frames
  - I. Color: Pantone green powder coat
  - II. locations: directed by City Engineer
  - III. setback from curb: 2.5' from curb face when installed perpendicular to street. If parallel, align top back 5' from curb face or as directed by City Engineer.
  - IV. length: 5'

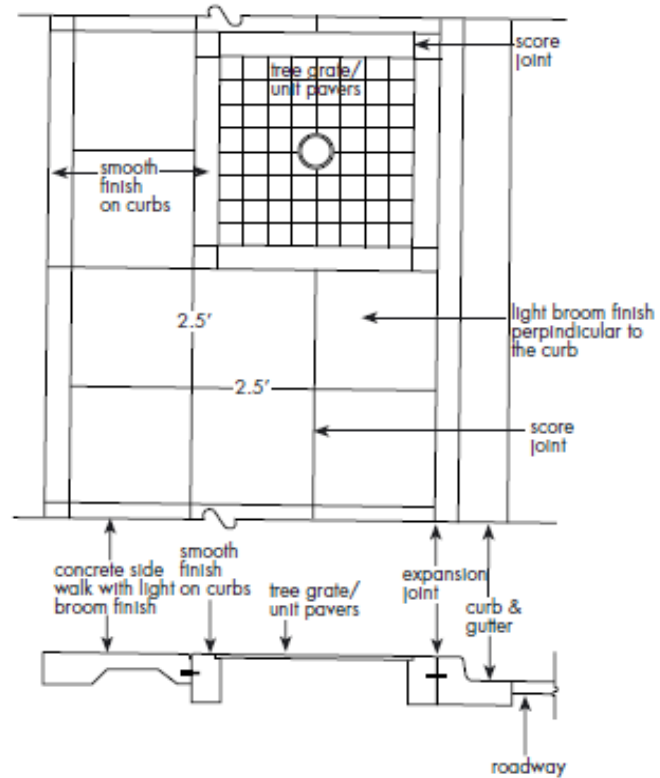




## 11. Flatwork

- a) sidewalks: 30" x 30" tooled or saw cut concrete with light broom finish perpendicular to curb with minimum thickness of 4". Contractor shall provide a sample panel with finish and tooling for review and approval prior to proceeding with pouring of sidewalk.
- b) control joints: 3/8" x 3" felt with self-leveling caulk on top (Pechora Dyna Trol II slope grade (SG) 15% urethane sealant #39 limestone)
- c) borders around streetlights and tree grates: 6" wide with smooth trowel finish
- d) curb & gutter: 6" concrete curb and gutter with light broom finish
- e) driveways: width of throat shall be 60" wider than parking garage entrance or as direct by City Engineer and minimum thickness of 6."
- f) concrete mix design for driveways and sidewalks: Stoneway 6013 or approved equal, 4,000 psi, 6 sack, 3/8", air entrained.
- g) detectable warning strips:
  - I. CAST intact 3 or as approved by City Engineer.
  - II. Color: yellow
  - III. Joint: felt expansion joint on perimeter topped with self-leveling caulk joint filler
  - IV. Curved installations: cut wedges out of each square panel (refer to example on southwest corner of Sunset Hwy. & 78th Ave. SE)





## 12. Paver Blocks

- ❖ Type:
  - a) Manor Square Pavers
    - I. Size: 6"x6"
    - II. color: autumn
    - III. mortar: Polymer grout Perma Color Laticrete natural grey 2524 with maximum  $\frac{3}{4}$ " finished joint between pavers when placed around streetlights. Pavers placed in larger expanses such as sidewalks shall have a narrower joint spacing of  $\frac{1}{2}$ ".
    - IV. Sample: contractor shall provide sample panel for review and approval prior to installing any pavers

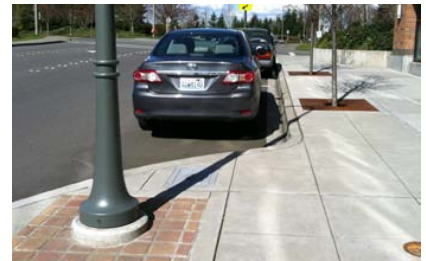
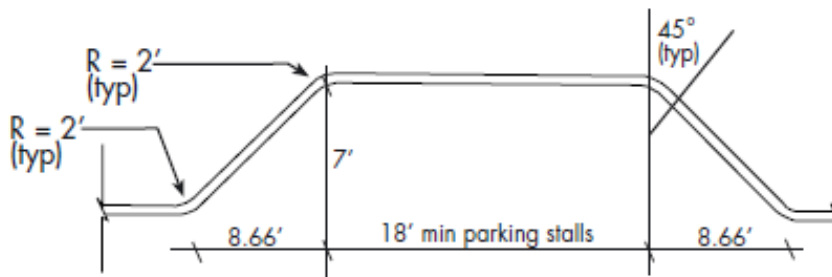


## 13. Utility Vaults in Sidewalk and Other Walking Areas

- a) Vault lid/hatch: provide non-slip surfaces such as SlipNOT or equal approved by the City Engineer
- b) Vault top and lid/hatch placement: place such that concrete top is under sidewalk and only lid/hatch is at grade with sidewalk and matches sidewalk slope
- c) Vault alignment: set vault top and hatch parallel and perpendicular to curb and sidewalk scoring



## 14. Parking Pullouts: Refer to detail below



## 15. Planter Island

- a) In sidewalk: Minimum 36" width



## 16. Roadway Restoration

- a) Patching
  - I. full depth asphalt pavement patch with minimum 12" (T-cut) beyond excavation limits or as directed by City Engineer
  - II. patches within 24" of curb shall be extended to curb.
- b) grind and overlay: minimum 2" grind and overlay to at least 25' beyond edge of excavation area, full lane width for each lane disturbed.



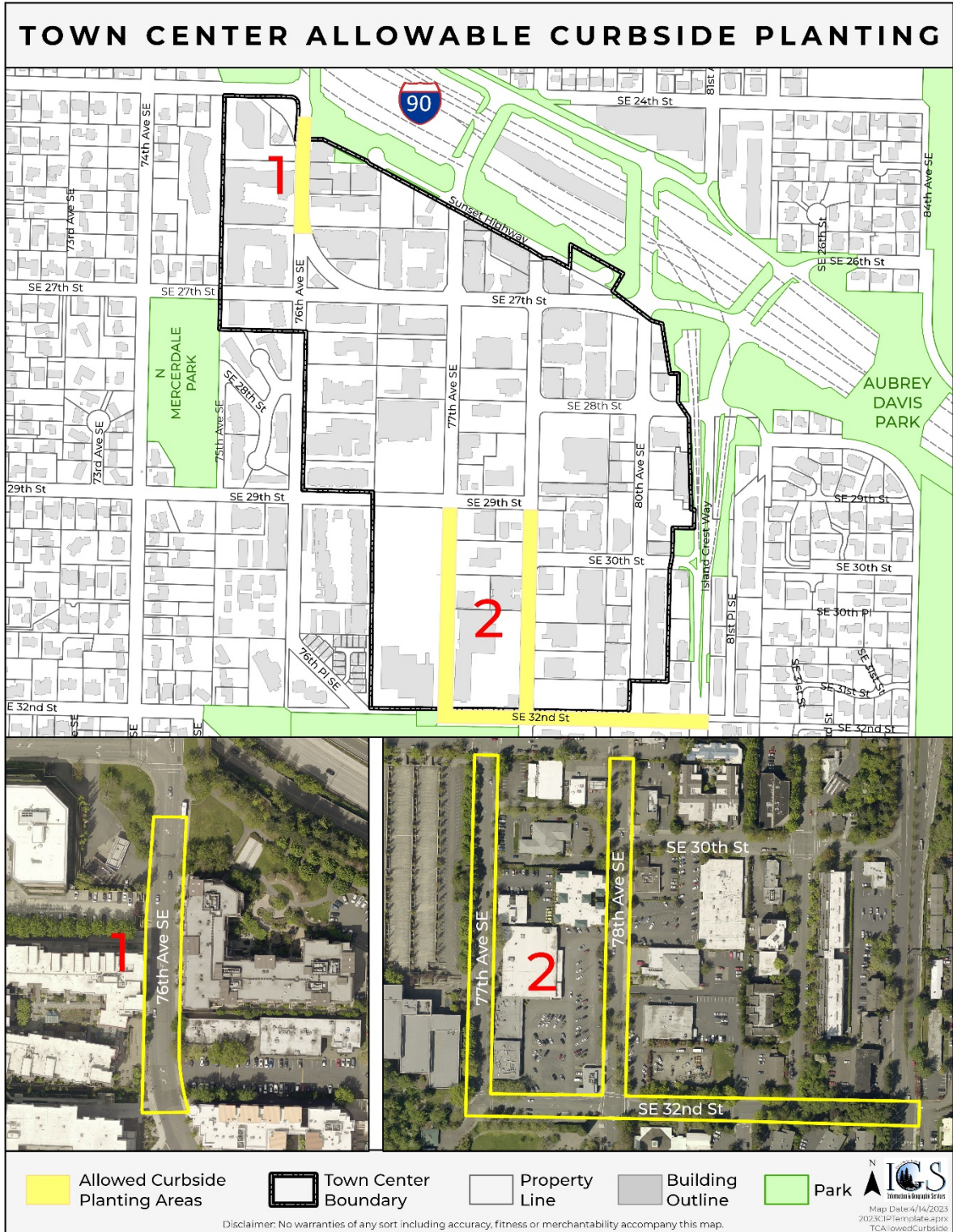
## 17. Sidewalk Inlays

- a) Street Names: located on the inside edge of corner curb cut shall be protected during any sidewalk reconstruction.
- b) Art Inlays: all existing art shall be protected and preserved during any reconstruction and returned to its original location in the same or better condition than existed prior to reconstruction.



# 18. Areas with Allowable Curbside Planting Strips

- a) plant material: grass, shrubs, groundcover or other as approved by City Engineer
- b) size: minimum 36" width



## 19. Miscellaneous

- a) paint: All street furnishings (light poles, benches, bike racks, bollards, street name signs, etc.) shall be powder coated pantone (#5605U). Submit 3" x 5" sample paint chip to City Engineer for approval prior to coating furnishings.



PANTONE 5605 U