Proposed City View and 29th Ave Street Vacation Request

Seattle Design Commission
December 1, 2016

West Coast Self Storage and Nucor Steel joint petition

Presenters:
Project Manager    Steve Tangney
Architect           John Kay
Landscape Architect Karen Kiest
Requesting approval of Urban Design Merit milestone on right–of–way vacation petition

Location and Background
Existing Conditions
Proposed Vacation
Urban Design Merit
Proposed Development
Public Benefit Preview
Questions and Comments
Location
3300 and 3252 Harbor Ave SW
West Seattle
Location / Orientation
Existing ROW
City View and 29th Ave

Unimproved Remnants
No public circulation
9 Block

Project Location

- Project Site
- Harbor Place Condos
- Active Space Project
- Small retail buildings (Cycle University, Kitty Harbour, 5D Scuba, and Recycle Center).
- Verge Condos + X Gym. The parcel directly North and South of the site are currently undeveloped (owned by Port of Seattle).
- Port of Seattle Truck Registration
- Boysen Apts and Luna Park Cafe
- Nucor Steel (Petitioner)
- Public Storage
- City Views Apts
- Stor-More
- Stairway from adjacent residential area toward to site.
Alki Trail to Jack Block Park

1.1 MILES FROM WEST COAST SELF STORAGE SITE TO JACK BLOCK PARK.
Background

- 29th Ave to the north and south vacated previously
- Subject property is last remnant of 29th Ave in the area
- This section previously considered for vacation by PORT of Seattle but was not completed
Existing Conditions

Wall and Rail Lines In 29th Ave ROW
Existing Conditions

Harbor Frontage
South Parcel

Harbor Frontage
North Parcel
Proposed Vacation

29th Ave  = 25,175 sf
City View St  = 2,029 sf
Combined  = 27,204 sf
Post Vacation Configuration
Nucor and West Coast agree to execute the LBA.

New boundary follows the functional boundary. Retaining wall and fence.
After Lot Boundary Adjustment
Proposed Development

- Self Storage
- Four stories
- Interior parking
- Secure, climate controlled
Proposed Development
Proposed Development

**Vacation Option**
*West Coast Self Storage*

- Two (2) one-way 22’ curb cut on Harbor Ave
- Fifty (50) enclosed parking spaces total (compliant with 23.54.015, Chart A)
- Two (2) loading/unloading spaces (marked L)
- Eight (8) Art panels on the exterior facing Harbor Ave
- Extended Curb Bulb to increase safety for Alki Trail users & Alki Trail alignment
Area Section
Urban Design Merit

- Corrects anomalies in existing ROW
- Adjusts property lines to existing functional/logical boundaries
- Reduces curb cuts from 4 to 2
- Addresses power poles in Alki Trail
- Opportunity to improve this link of trail. Safer for bikes, pedestrians, etc

Harbor Development Site
West Coast Self Storage

4-Stories, 56’ maximum building height proposed
103,000 SF enclosed building area (including parking)
24,654 SF on grade parking (includes portion in ROW)
850 total storage units (approx.)
50 enclosed parking spaces with 2 loading/unloading bays
Urban Design Merit

Removes anomalies in existing ROW

- Retaining wall and fence line – becomes future boundary line
- RR Tracks – becomes Nucor property
Urban Design Merit
Property follows existing functional/logical boundaries

- East of retaining wall: fenced rail yard operated by Nucor. No public access.

- West of retaining wall: commercial land accessed from Harbor Ave
Urban Design Merit
Reduces curb cuts from 4 to 2
Urban Design Merit
Addresses power poles in Alki Trail

View North

Existing

View North
Urban Design
Aligns trail away from poles
Provides landscape both sides
Urban Design Merit
Trail Improvements

- Wider trail (existing 6’, proposed 8’–12’)
- Re-aligned to avoid power poles in trail
- Safer trail
- both sides of trail landscaped
- Street trees included
Other Project Benefits

- Reduces/buffers noise and dust from active rail yard
- Screens/buffers heavy industrial to the east
- Compatible use
- Compatible scale
- Landscaping provided – none required
- Neighborhood serving
- Low traffic
- Removes existing billboard sign

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Harbor Development Site
West Coast Self Storage

4-Stories, 56’ maximum building height proposed
103,000 SF enclosed building area (including parking)
24,654 SF on grade parking (includes portion in ROW)
850 total storage units (approx.)
50 enclosed parking spaces with 2 loading/ unloading bays
No Vacation Alternative

No Vacation Option
West Coast Self Storage

- Two (2) separate 3-story buildings (38’)
- A single two-way 24’ curb cut on Harbor Ave
- Three (3) surface parking spaces
- Four (4) loading / unloading spaces (marked L)
- Significant retaining walls required to protect ROW
No Vacation
Massing Study
No Vacation

- Requires city exceptions. May not be feasible
- Does not fix Nucor’s non-conforming rails
- Restricts future use/potential of properties
- Limits trail improvements
- Limits ability to screen dust and noise
Public Benefits – Alki Trail Focus

- Construct curb bulb along Harbor Ave

- Reconstruct Alki Trail along site frontage
  - Re-align slightly west to avoid power poles
  - Widen trail to 8’-12’
  - Re-locate hydrant out of trail
  - Provide 5 street trees (not required)
  - Landscape both sides of trail
  - Reduce curb cuts from 4 to 2
  - Distinctive pavement marking crossings of trail
  - Signage to warn/delineate crossings

- Art
  - Incorporate pedestrian level art into building
Alki Trail to Jack Block Park

Park Amenities
• Tables / Benches
• Restrooms
• Scenic views
• Bike racks
• Trails
• Play areas

1.1 MILES FROM WEST COAST SELF STORAGE SITE TO JACK BLOCK PARK.
Public Benefit
Frontage Improvements
Alki Trail Realignment

Vacation Policies / Public Benefit

Curb bulbs, crossings, sidewalks in concrete (ActiveSpace)
Permeable pavers with street trees
Generous landscape back of sidewalk
Art

As previously described, the second component is the artwork in the form of artistic steel grills incorporated into the building and depicting scenes relevant to the Alki Trail. The proposed art panels take a culturally neutral approach in promotion of health and exercise for all residents and visitors to appreciate and enjoy. See artist’s statement:

“Motion” is inspired by the many different forms of people moving along the Alki Trail: kids and adults, biking and running, for fitness and fun, all joined by the pleasure in moving their human bodies. The elements of human figures and bicycles are joined by oversized silhouettes of bicycle spokes, which weave through the elements.

6’x12’ laser cut steel panels
Commissioned artist Jennifer Wedderman
Proximity to Jack Block Park

Vacation Policies / Public Benefit

JACK BLOCK PARK
- Public Parking
- Public Restrooms
- Scenic Views of
  - Downtown
  - Working port

The Alki trail is a multiuse trail that loops around Alki point in West Seattle. The trail is about 5 miles in length and passes in front of the subject properties.

The 15 acre Jack Block Park is about 1 mile north of the subject properties is a popular staging area and stopping point along the trail.

Public amenities at the park include:
- Walking paths
- Walking Pier
- 45 foot high Observation Tower
- Children’s Play Area
- Views of Terminal 5 operations, Seattle Skyline, Mt. Rainier
- Benches, restrooms, parking
- Hours: 6:00 a.m. to 9:00 p.m.

Complimentary Public Benefit:
The public amenities at Jack Block Park are excellent in terms of city views, port views and access to the waterfront. Additionally the restrooms, tables, benches, parking, bike racks, etc. provide an excellent stopping point for bikers and the public in general. Because these high quality amenities are nearby and convenient to the trail, we did not want to compete with the park, but rather provide other ways to complement the trail experience for our public benefit. This is one of the reasons we selected the the trail improvements and art panels shown later in this packet as the public benefit.

1.1 MILES FROM WEST COAST SELF STORAGE SITE TO JACK BLOCK PARK.
Questions and Discussion