Proposed City View and 29th Ave Street Vacation Request

Seattle Design Commission
April 6, 2017

West Coast Self Storage and Nucor Steel joint petition

Presenters:
Project Manager    Steve Tangney
Architect           John Kay
Landscape Architect Karen Kiest
Status

- Urban Design Merit approved Dec 1, 2016

Current
  - Requesting approval of Public Benefit milestone

Other processes underway:
  - MUP submitted to planning
  - 60% SIP submitted to SDOT
  - Lot boundary adjustment submitted
Outline

- Review: Location and Existing Conditions
- Public Benefit
- Conditions from December meeting
- Questions and Discussion
Location
3300 and 3252 Harbor Ave SW
West Seattle
Port/Nucor
N. parcel
Tow yard
Active
Space
29th Ave
Port/Nucor
Nucor
S parcel
Warehouse
City View
31st Ave SW
SW CITY VIEW ST
SW HINDS ST
HARBOR AVE SW
Existing Conditions – rear of site

Retaining Wall and Rail Lines in 29th Ave ROW
Existing Conditions – frontage

Harbor Frontage
South Parcel

Harbor Frontage
North Parcel
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.

Complementary 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 trail improvements and art panels shown later in this packet as the public benefit.
Zoning and Parcels

Industrial

IG2 Zoning
Proposed Vacation

29th Ave  = 25,175 sf
City View St  = 2,029 sf

Combined  = 27,204 sf
Development

4 story self storage

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
Public Benefit
Public Benefits – Alki Trail Focus

Trail – Property frontage improvements
◦ Relocate power poles out of trail
◦ Construct landscape planter along curb
◦ Provide lighting along trail
◦ Delineate crossings of trail with pavement change
◦ Reduce curb cuts from 4 to 2

Trail – improvements offsite
◦ Remove bollards from crossing at Salty’s Restaurant

Art – onsite
Incorporate pedestrian level art into building
Power Pole Relocation – out of trail

Northern Pole

Approximate relocation
Power Pole Relocation – out of trail

Southern Pole
Trail Crossings delineated with concrete

MATERIALS AND FINISHES

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td></td>
<td>- SAND-COATED EXP. JOINTS, DEEP TOOLED SCORE JOINTS</td>
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<td>- LIGHT-MEDIUM BROOM FINISH</td>
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<td></td>
<td>- SCORING PER PLAN</td>
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<td>ASPHALT BIKE PATH</td>
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<td>ART PANEL, REF: ARCH.</td>
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PLANTING S

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<tr>
<td>PROPOSED TREE</td>
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<td>ON-SITE TREES</td>
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Trail Lighting
Offsite: Remove six bollards from trail
Art – inset panels along building

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
## Cost Summary

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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<tr>
<td>Relocate poles</td>
<td>$100,000</td>
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<tr>
<td>Art Panels</td>
<td>$50,000</td>
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<tr>
<td>Reconstruct/widen trail (3,280 sq ft)</td>
<td>$35,000</td>
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<td>Lighting</td>
<td>$15,000</td>
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<tr>
<td>Construct landscape strip</td>
<td>$20,000</td>
</tr>
<tr>
<td>Offsite bollard removal</td>
<td>$5,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$225,000</strong></td>
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Conditions:
1. Show adequate sight lines at the facility’s exit driveway for cyclists and pedestrians
2. Ensure the transition to separated pathways is designed to avoid potential conflicts between cyclist and pedestrians.

The SDC also provided the following recommendations:

1. Provide consistency in trail alignment and materials used with adjacent portions of the trail to the north and south of the project site.
2. Consider roof treatments, such as a green roof, to enhance views from adjacent residential uses to the west
3. Explore interest from community members for further pedestrian activation at the street level
4. Explore combining the facility’s exiting driveway with the adjacent driveway on north end of site, further reducing curb cuts along Harbor Ave.
Site Plan and vicinity
Site Lines - Condition #1
Show site lines for adequate safety of bicyclists and pedestrians

SDC PROVIDED THE FOLLOWING CONDITION:
1. Show adequate sight lines at the facility’s exit driveway for cyclists and pedestrians.

ACCORDING TO SEATTLE MUNICIPAL CODE 23.54.030.G.6:
"In all Downtown, Industrial, Commercial 1, and Commercial 2 zones, the sight triangle at a garage exit may be provided by mirrors and/or other approved safety measures."

WEST COAST SELF-STORAGE WILL PROVIDE:
1. Mirrors, and an audible alarm to alert pedestrians and bicyclists or any other approved safety measure at our exit.
Trail Transitions

Condition #2
Ensure trail transitions avoid conflicts
Transitions to separated pathway

Condition #2
Ensure trail transitions avoid conflicts
Transitions to separated pathway

Condition #2
Ensure trail transitions avoid conflicts

North Transition
Consistency in Materials and Alignment – North and South

Recommendation #1

Asphalt trail
Consistency in Materials and Alignment – North and South

Recommendation #1

Consistent Curb Strip
View from the west – City View St

Consider roof treatments such as a green roof
Recommendation #2

Site Below
Consider roof treatments such as a green roof
Recommendation #2

- Storm water is addressed in bio-retention on the ground surface
- Site visibility is minimal from homes to the west
- Green roof would require costly structural upgrades to accommodate
Explore interest from community for further pedestrian activation

Recommendation #3

- Reached out to city SDOT bike staff to review project. Supportive as presented.

- Recent article in West Seattle Blog on project progress
Nucor is opposed to combining self storage traffic with heavy trucks and equipment using the same driveway.
Questions and Discussion