

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

Architect

Landscape Architect

Steve Tangney

John Kay

Karen Kiest

Status

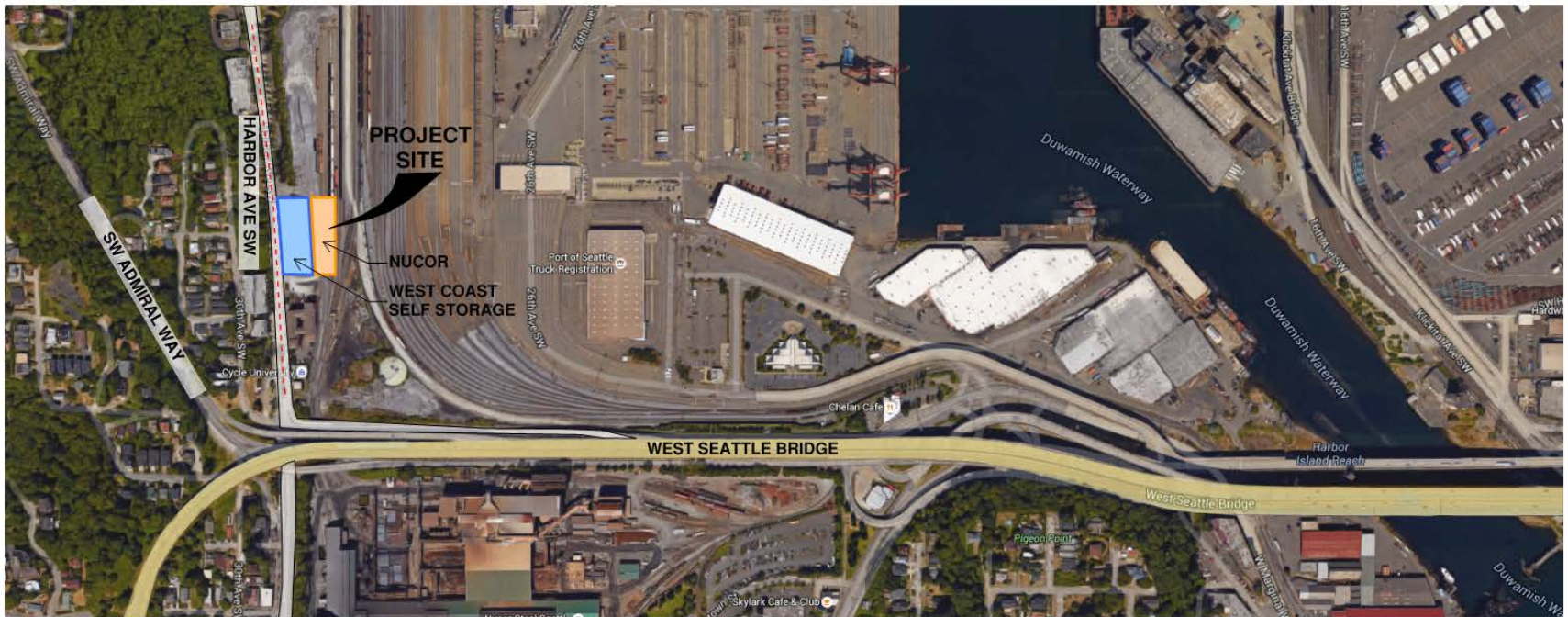
- ▶ Urban Design Merit approved Dec 1, 2016
- ▶ Current
 - Requesting approval of Public Benefit milestone
- ▶ Other processes underway:
 - MUP submitted to planning
 - 60% SIP submitted to SDOT
 - Lot boundary adjustment submitted

Outline

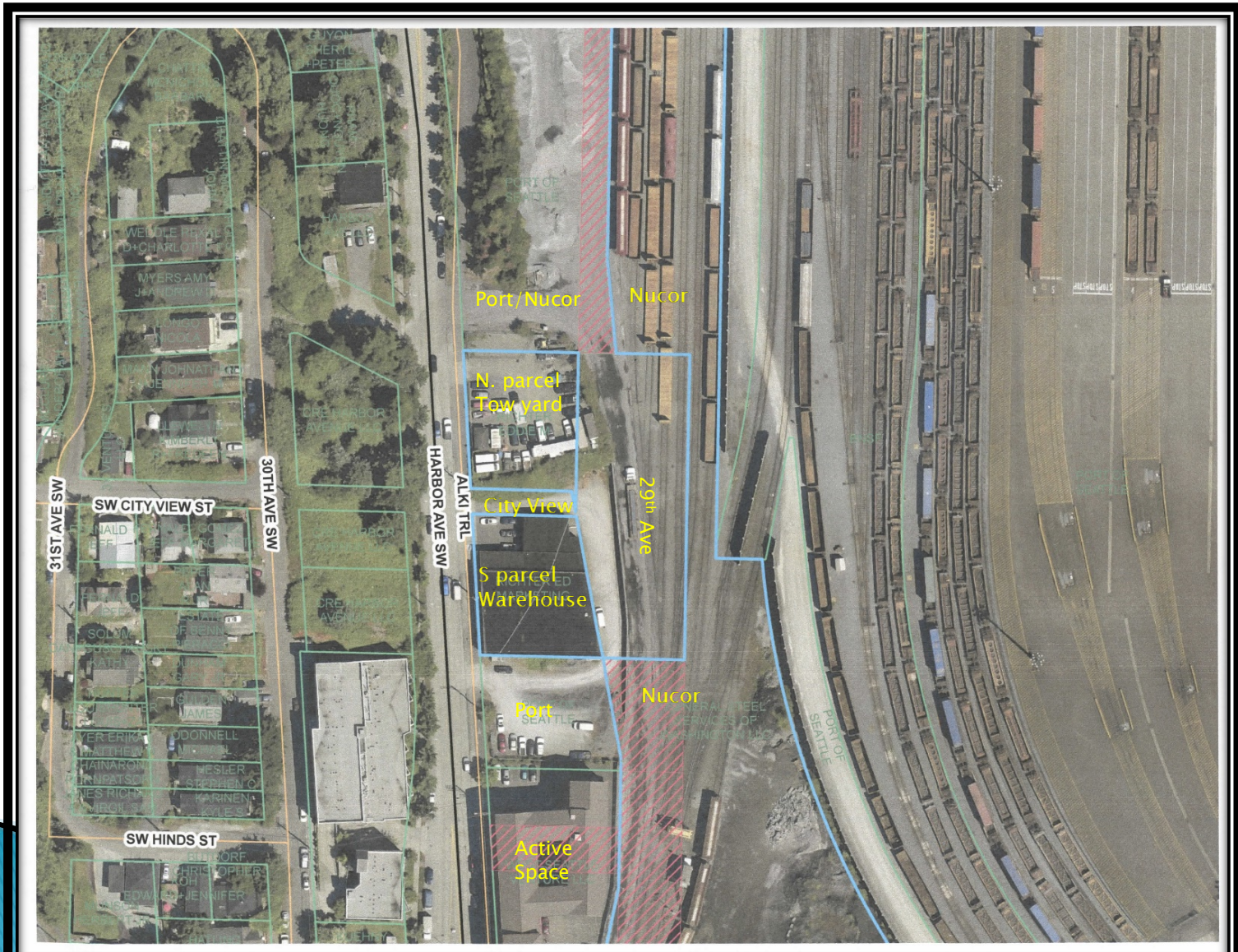
- ▶ Review: Location and Existing Conditions
- ▶ Public Benefit
- ▶ Conditions from December meeting
- ▶ Questions and Discussion

Location

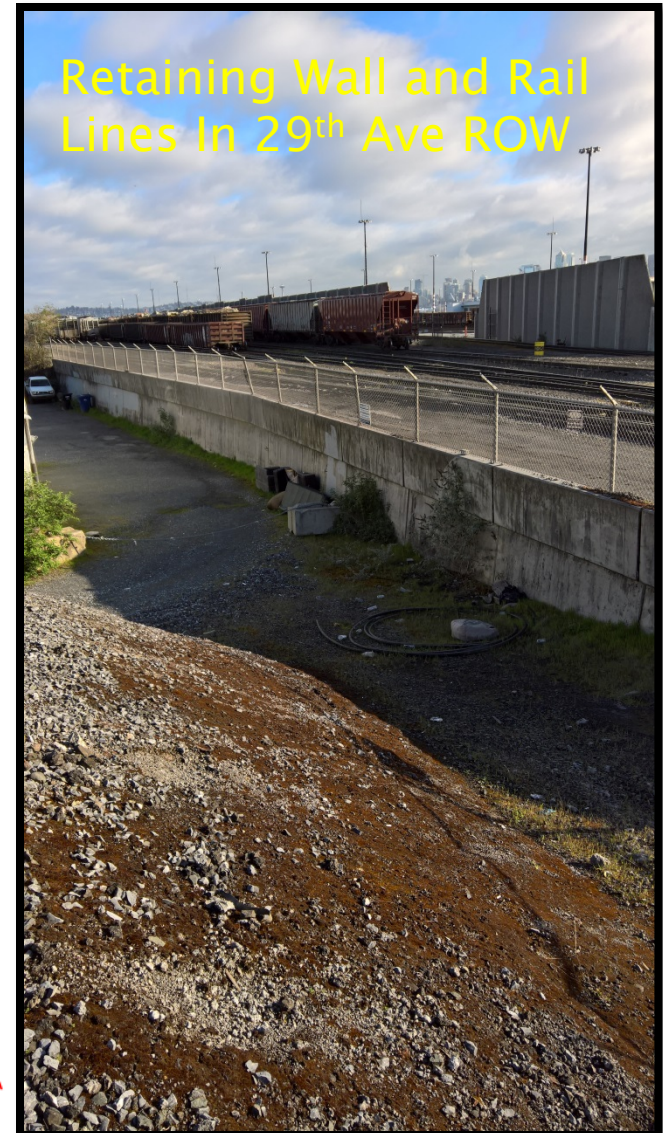
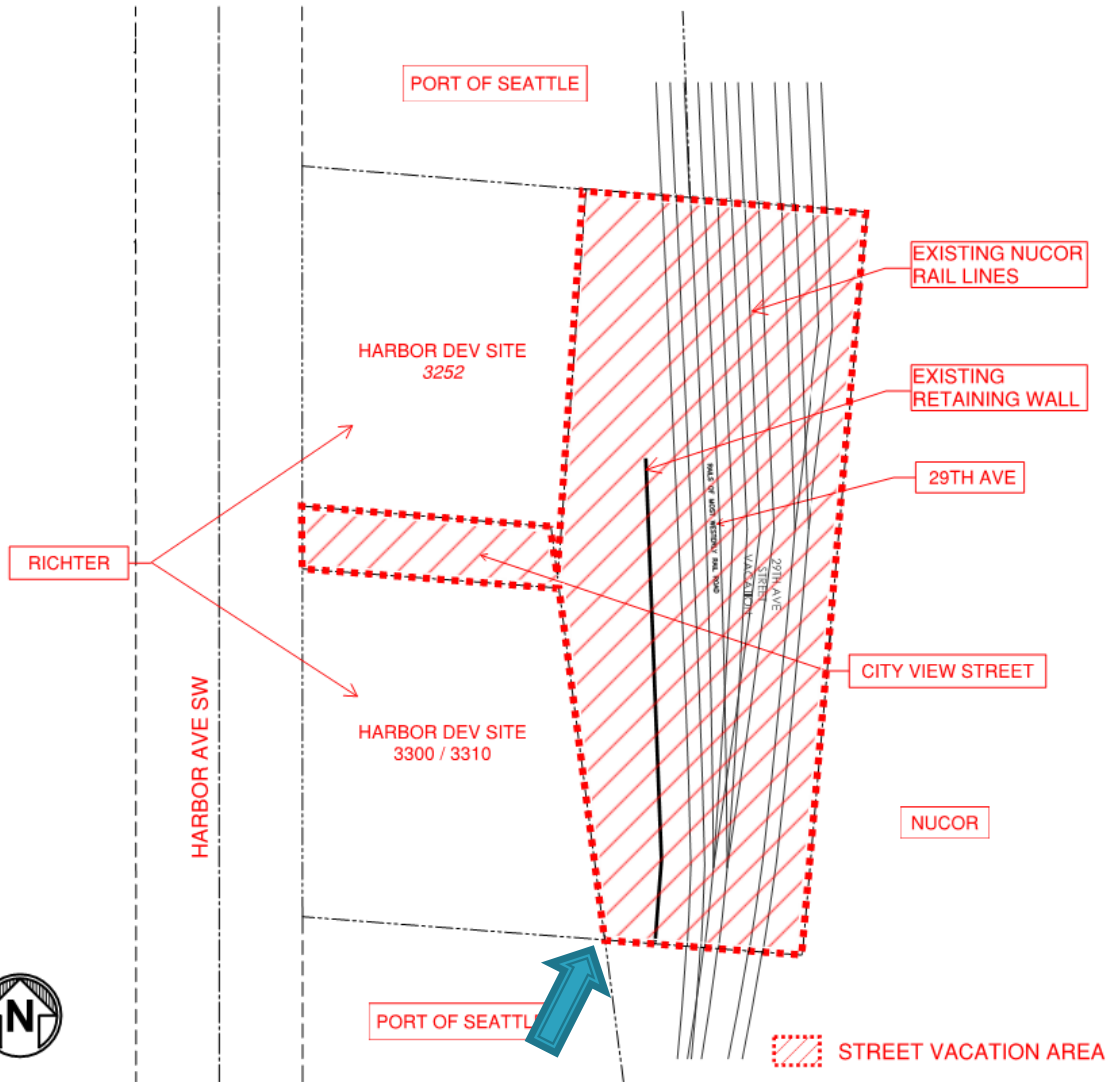
3300 and 3252 Harbor Ave SW
West Seattle



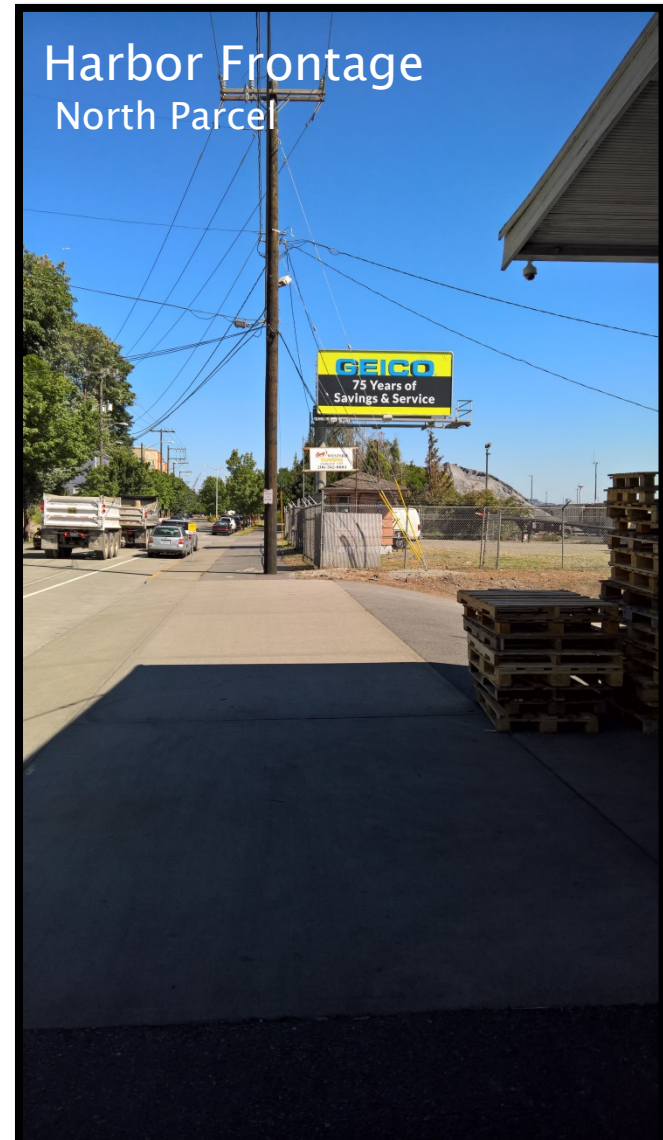
Location / Orientation



Existing Conditions – rear of site



Existing Conditions – frontage



Proximity to Jack Block Park

PROACTIVE ACCESSIBLE OPTIMAL

Vacation Policies / Public Benefit



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



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:

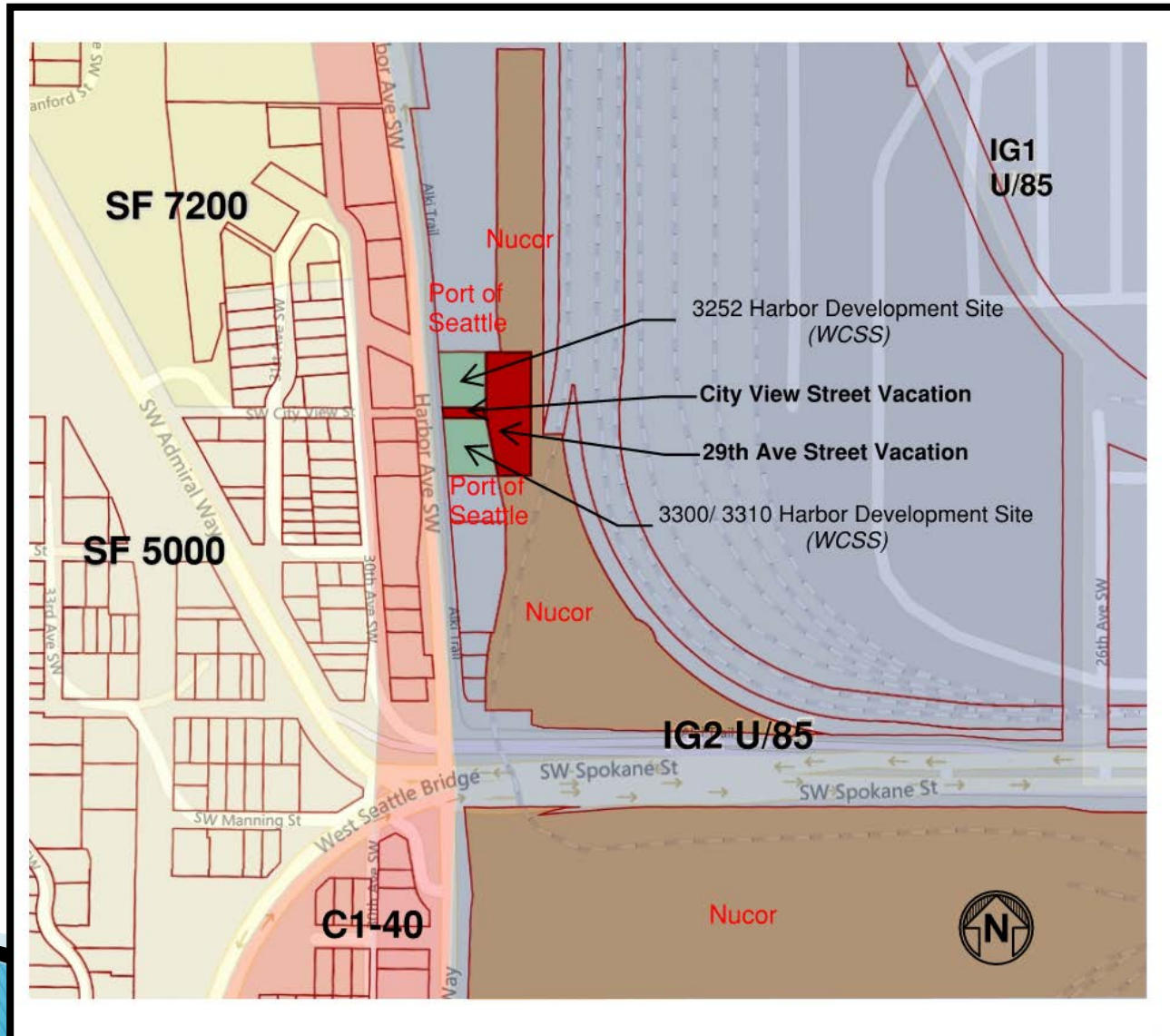
- Walking paths
- Walking Pier
- 45 foot high Observation Tower
- Children's Play Area
- Views of Terminal 5 operations, Seattle Skyline, Mt. Rainier
- Benches, restrooms, parking
- Hours: 6:00 a.m. to 9:00 p.m.

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

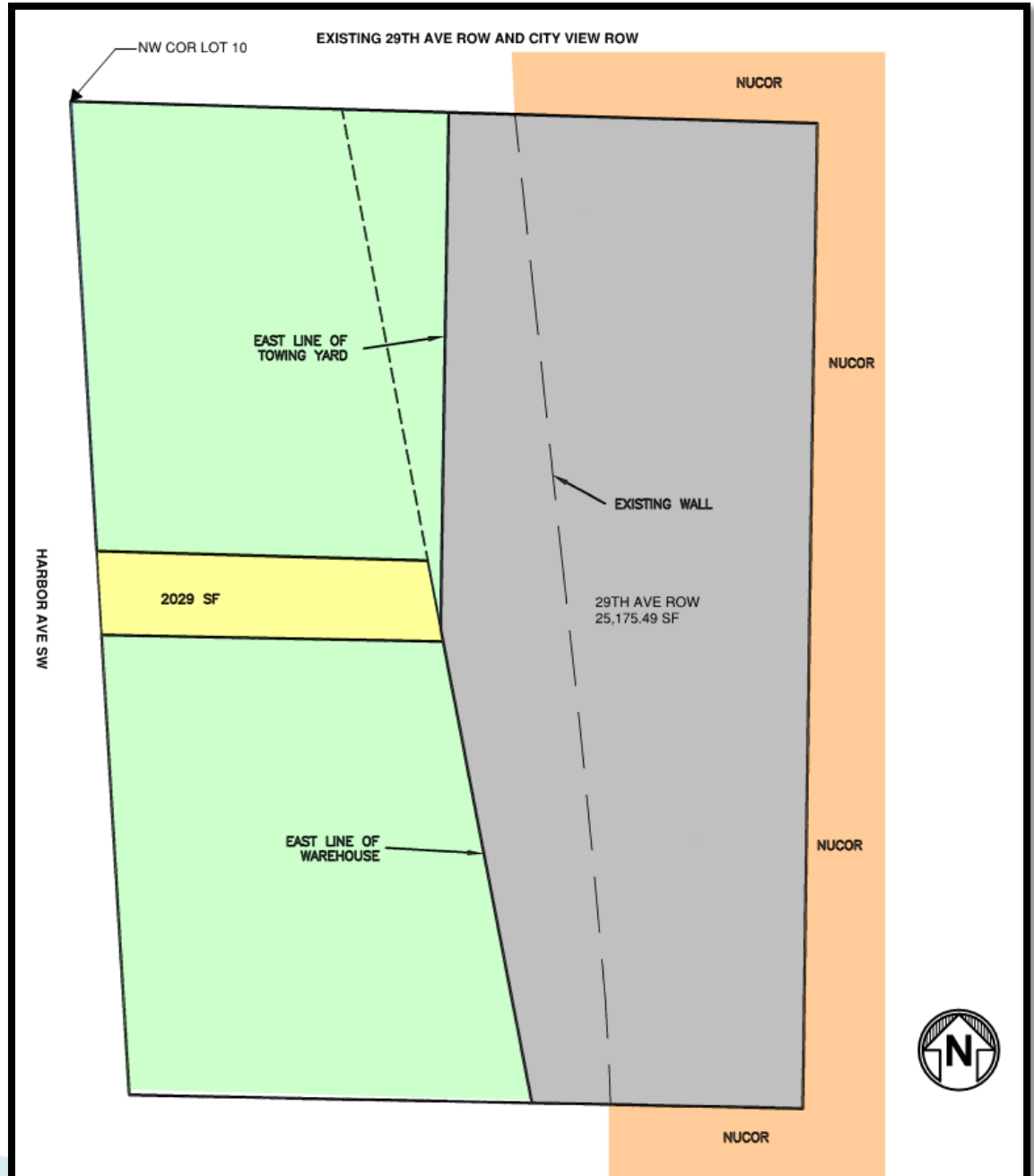
Industrial
IG2 Zoning



Proposed Vacation

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

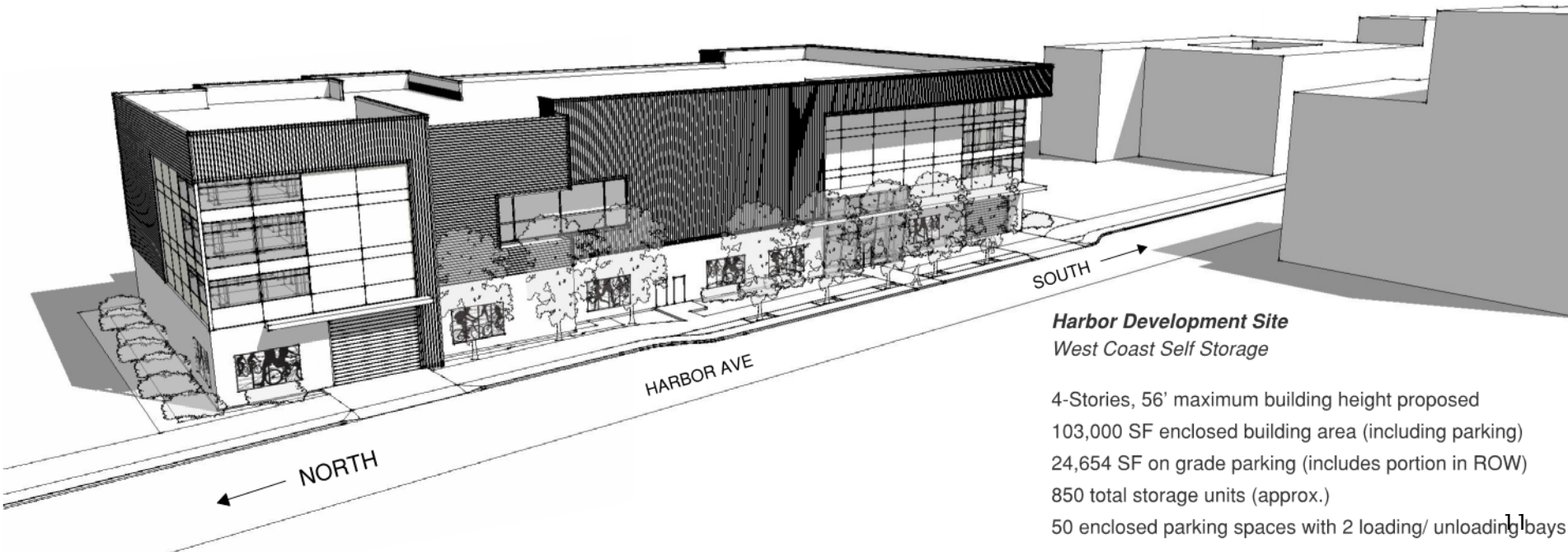
Combined = 27,204 sf



RIGHT OF WAY PROPOSED FOR VACATION

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

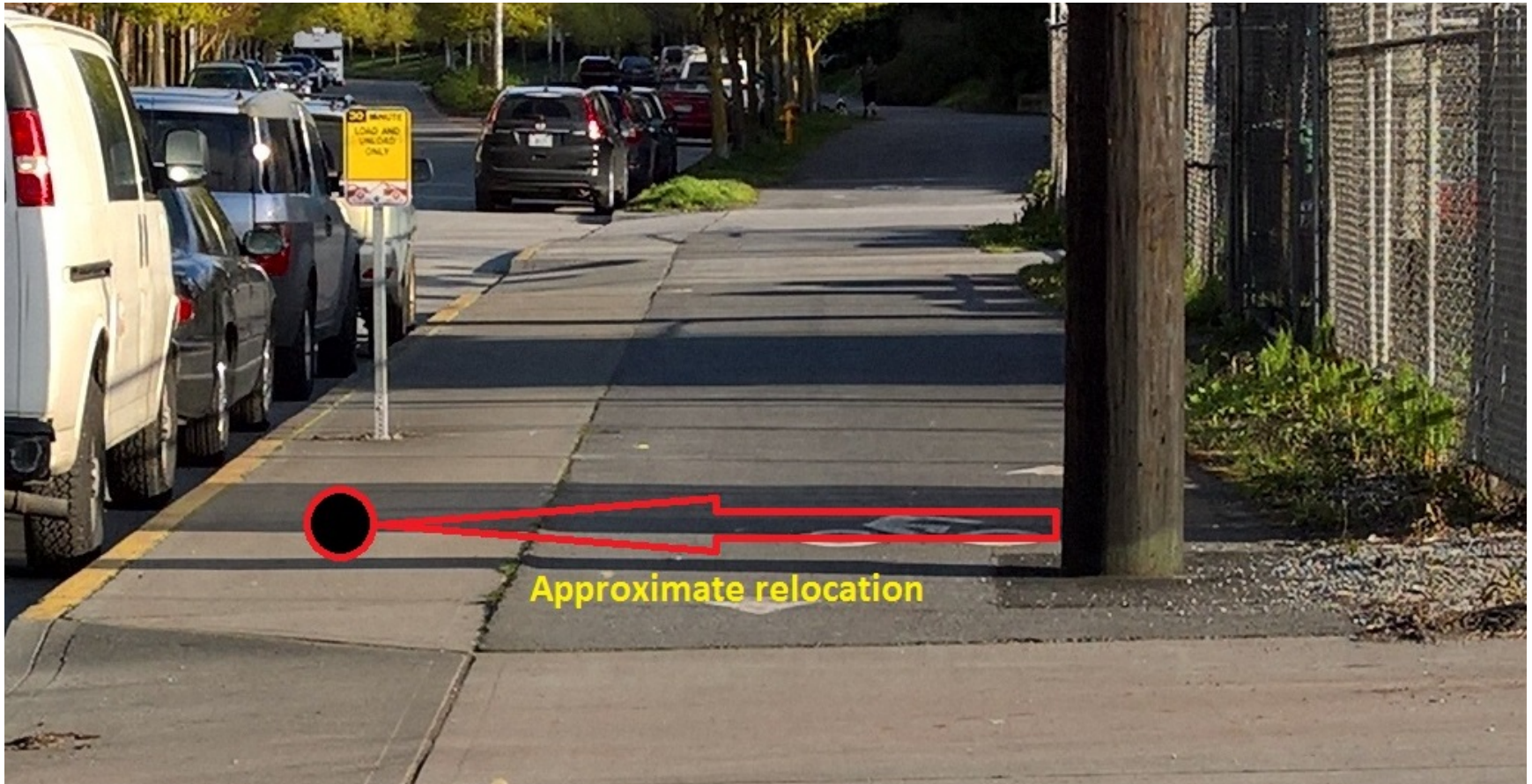
- Remove bollards from crossing at Salty's Restaurant

Art – onsite

Incorporate pedestrian level art into building

Power Pole Relocation – out of trail

Northern Pole



Power Pole Relocation – out of trail

Southern Pole



Landscape Strip



MATERIALS AND FINISH

SYMBOL	DESCRIPTION
	SAND-COATED EXP. JOINTS, DEEP TOOLED SCORE JOINTS
	LIGHT-MEDIUM BROOM FINISH
	SCORING PER PLAN
	ASPHALT BIKE PATH
	ART PANEL, REF: ARCH.

NOTES

1. ALL PLANTING AREAS TO RECEIVE 2" OF MULCH.
2. AT GRADE LANDSCAPING AREAS SHALL CONTAIN AT LEAST EIGHT INCHES OF TOPSOIL AT FINISH GRADE. PLANTING SOIL TO BE AMENDED PER COS 2011 STANDARD PLAN #142
4. SHRUBS WITHIN ROW SHALL BE 30" HT. MAX, 24" MAX HT WITHIN 30' FROM INTERSECTION
5. ALL NEW PLANTING AREAS TO INCLUDE IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
6. STREET TREES TO BE INSTALLED PER COS STD PLAN 100A.

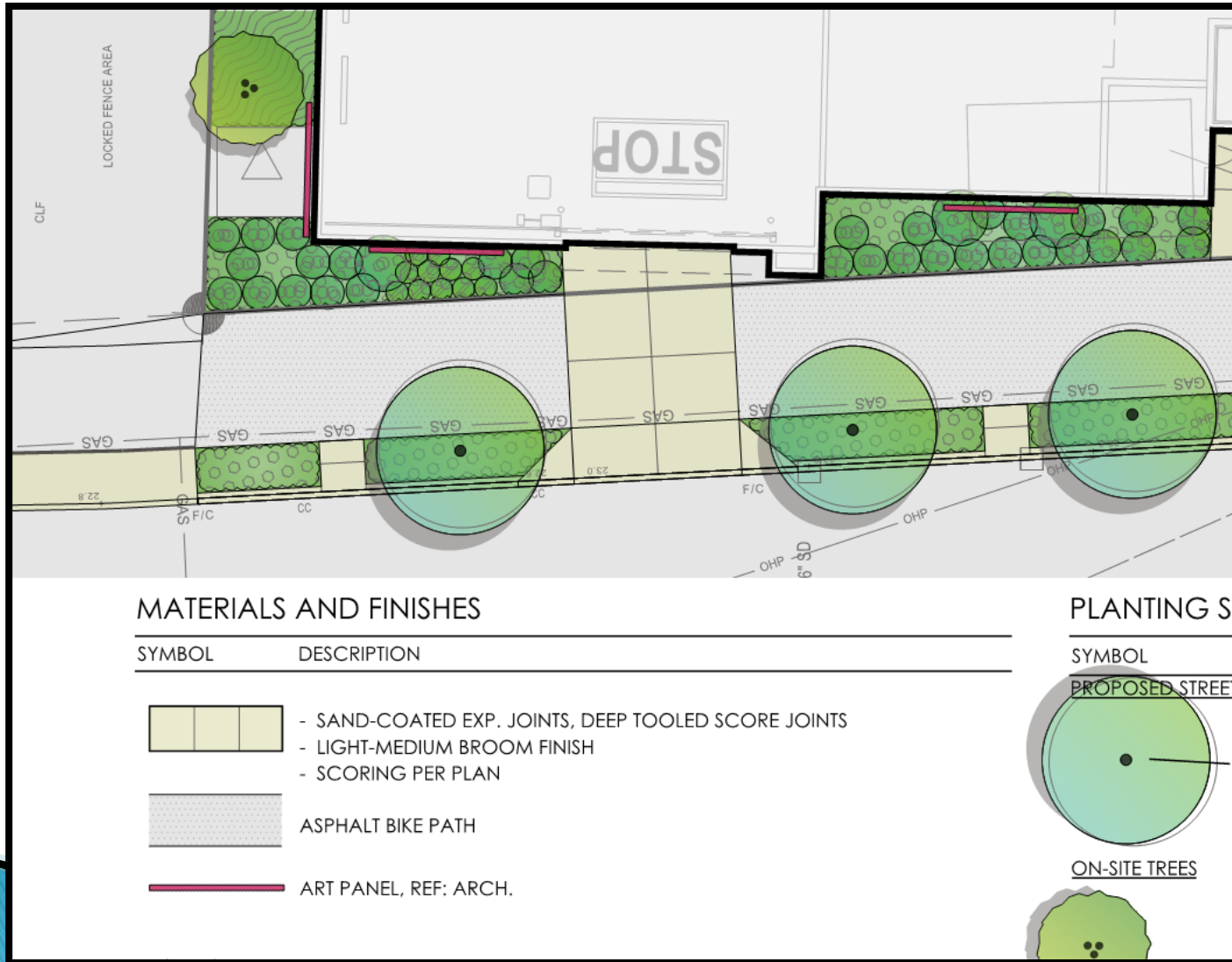
PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE/COND./SPACING
	OFF-SITE TREES	STREET TREE SPECIES SENT TO BILL AMES FOR APPROVAL VIA EMAIL ON 11/15/16.
	HARBOR AVE SW NYSSA SYLVATICA / HAYMANHRED / RED RAGE TUPELO*	2' CAL / B&B / PER PLAN
	ON-SITE TREES	
	ACER CIRCINATUM / VINE MAPLE	MULTI-STEM. MIN 3 STEMS. 6' HT / B&B / PER PLAN
	PINUS NIGRA / AUSTRIAN PINE	1.5' CAL / B&B / PER PLAN
	BETULA UTILIS / MADSON / WHITE SATIN BIRCH	1.5' CAL / B&B / PER PLAN

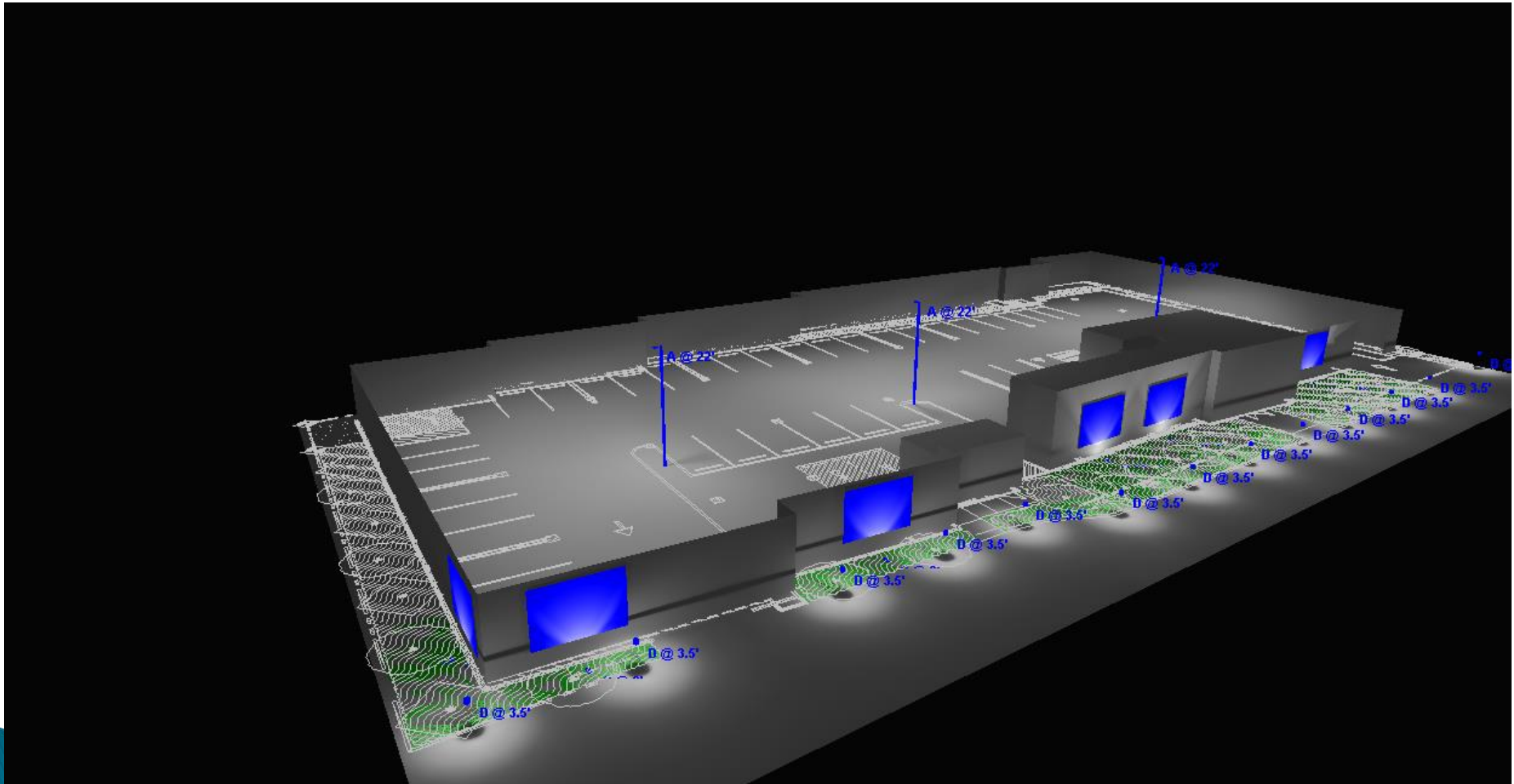
*INDICATES DROUGHT TOLERANT OR NATIVE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE/COND./SPACING
	VIBURNUM X BODNANTENSE 'DAWN' / BODNANT VIBURNUM	5 GAL / CONT / AS SHOWN
	LONICERA PILEATA / BOXLEAF HONEYSUCKLE *	1 GAL / CONT / 30" O.C.
	SPIRAEA X BUMALDA 'DENSTAR' / SUPERSTAR SPIREA *	1 GAL / CONT / 24" O.C.
	VIBURNUM DAVIDII / DAVID'S VIBURNUM *	2 GAL / CONT / 36" O.C.
	BUXUS MICROPHYLLA 'WINTER GEM' / JAPANESE BOXWOOD	1 GAL / CONT / 24" O.C.
	FRAGARIA CHILOENSIS / COASTAL STRAWBERRY *	1 GAL / CONT / 18" O.C.
	MAHONIA NERVOZA / LOW OREGON GRAPE (33%)	1 GAL / CONT / 24" O.C.
	POLYSTICHUM MUNITUM / SWORD FERN (33%)	1 GAL / CONT / 24" O.C.
	GAULTHERIA SHALLON / SALAL (33%)	1 GAL / CONT / 24" O.C.
	BIORETENTION	
	JUNCUS EFFUSUS / COMMON RUSH (45%)	1 GAL / CONT / 24" O.C.
	CAREX OBNUPTA / SLOUGH SEDGE (45%)	1 GAL / CONT / 24" O.C.
	IRIS SIBERICA / SIBERIAN IRIS (10%)	1 GAL / CONT / 24" O.C.
	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE REDTIG DOGWOOD	2 GAL / CONT / 36" O.C.
	SALIX PURPUREA 'NANA' / DWARF ARCTIC WILLOW	5 GAL / CONT / 36" O.C.

Trail Crossings delineated with concrete



Trail Lighting



Offsite: Remove six bollards from trail



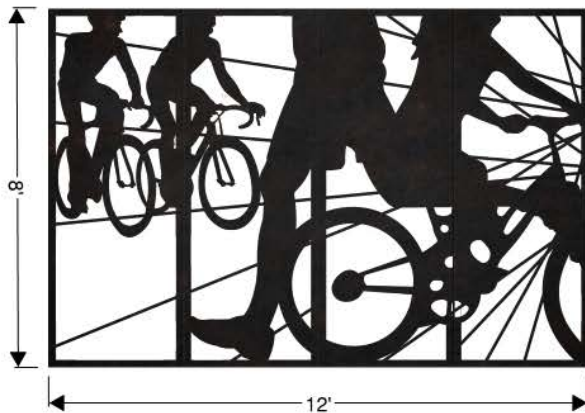
Art – inset panels along building

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.



Street view with Art Panel Installation



6'x12' laser cut steel panels
Commissioned artist Jennifer Wedderman

Cost Summary

Relocate poles	\$100,000
Art Panels	\$50,000
Reconstruct/widen trail (3,280 sq ft)	\$35,000
Lighting	\$15,000
Construct landscape strip	\$20,000
Offsite bollard removal	\$5,000
	\$225,000

SDC notes – merit meeting

December 1, 2016

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:

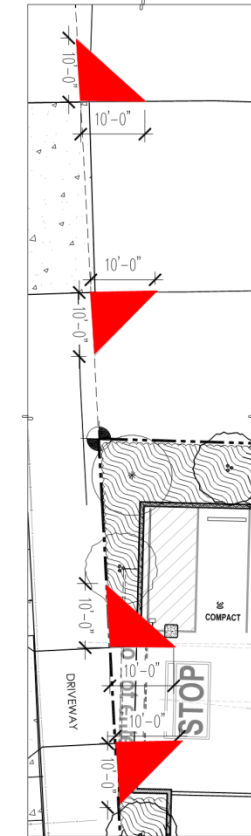
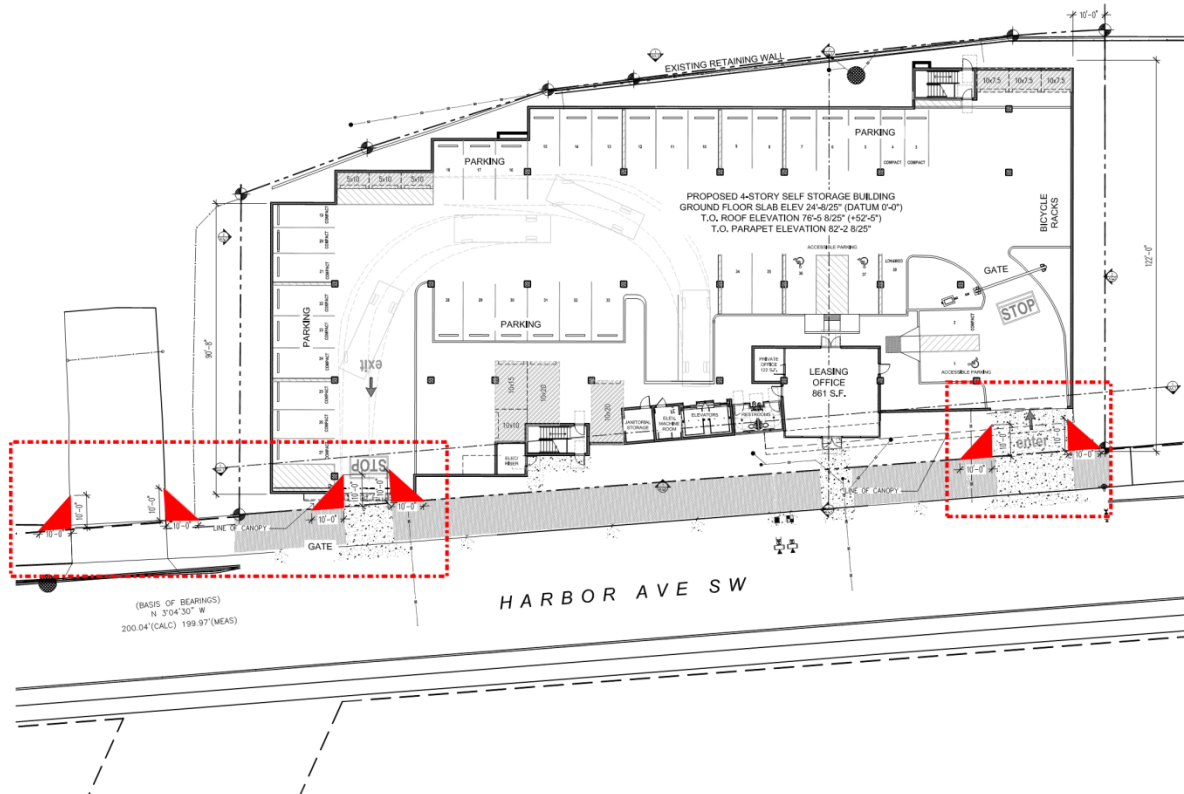
1. Mirrors, and an audible alarm to alert pedestrians and bicyclists or any other approved safety measure at our exit.

NOTES

LEVEL 1 = 25.137 GSF
 LEVEL 2 = 26.384 GSF
 LEVEL 3 = 26.384 GSF
 LEVEL 4 = 26.384 GSF
 TOTAL = 104.779 GSF



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Magellan
 ARCHITECTS
 8000 15th Avenue, Suite 100
 Redmond, Washington 98052
 Tel (425) 885-4307 Fax (425) 884-5303
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**WEST COAST SELF STORAGE
 WEST SEATTLE**
 3202 HARBOUR AVE SW
 SEATTLE, WA 98126

REVISIONS	
NO.	DATE BY

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
SD DOCS:	
CONTR. DOCS:	

3/30/17 SCALE:	1" = 30'
PLOT DATE:	15-06-2017 11:54:43 AM
CAD FILE:	15-06-2017
JOB NUMBER:	15-068
CHECKED:	CS, JK
DRAWN:	KJ
STATUS:	PERMIT

SITE PLAN
 SCALE: 1/16" = 1'-0"

ENLARGED DRIVEWAY PLAN
 SCALE: 1" = 20'

ARCHITECTURAL SITE PLAN
A1.0

Trail Transitions

Condition #2

Ensure trail transitions avoid conflicts



Transitions to separated pathway

Condition #2

Ensure trail transitions avoid conflicts



South Transition

Transitions to separated pathway

Condition #2

Ensure trail transitions avoid conflicts



North Transition

Consistency in Materials and Alignment – North and South

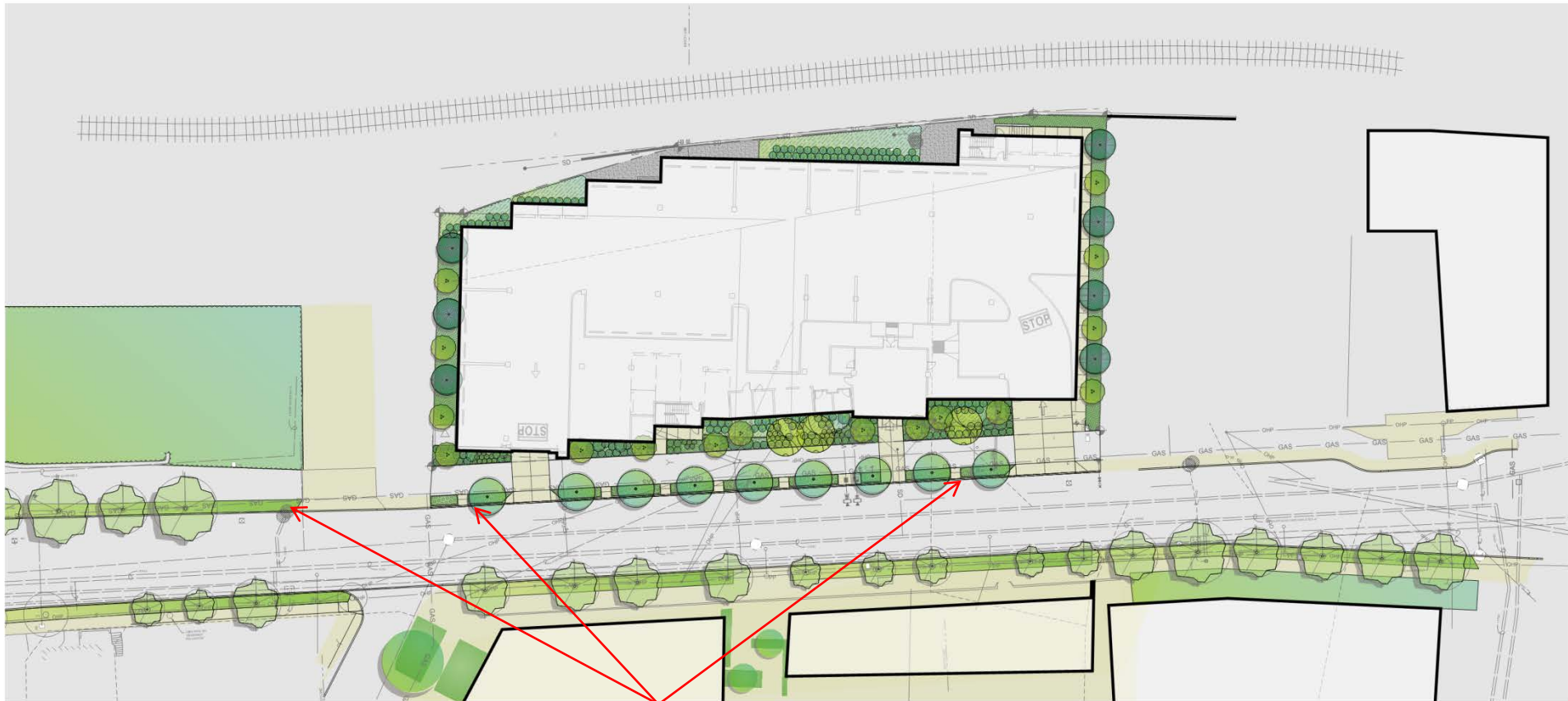
Recommendation #1



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



Legend

Site Below

Google earth

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6.18 ft



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

Explore combining north curb cut with Nucor

Recommendation #4

- ▶ Nucor is opposed to combining self storage traffic with heavy trucks and equipment using the same driveway.

Questions and Discussion

