

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

Architect

Landscape Architect

Steve Tangney

John Kay

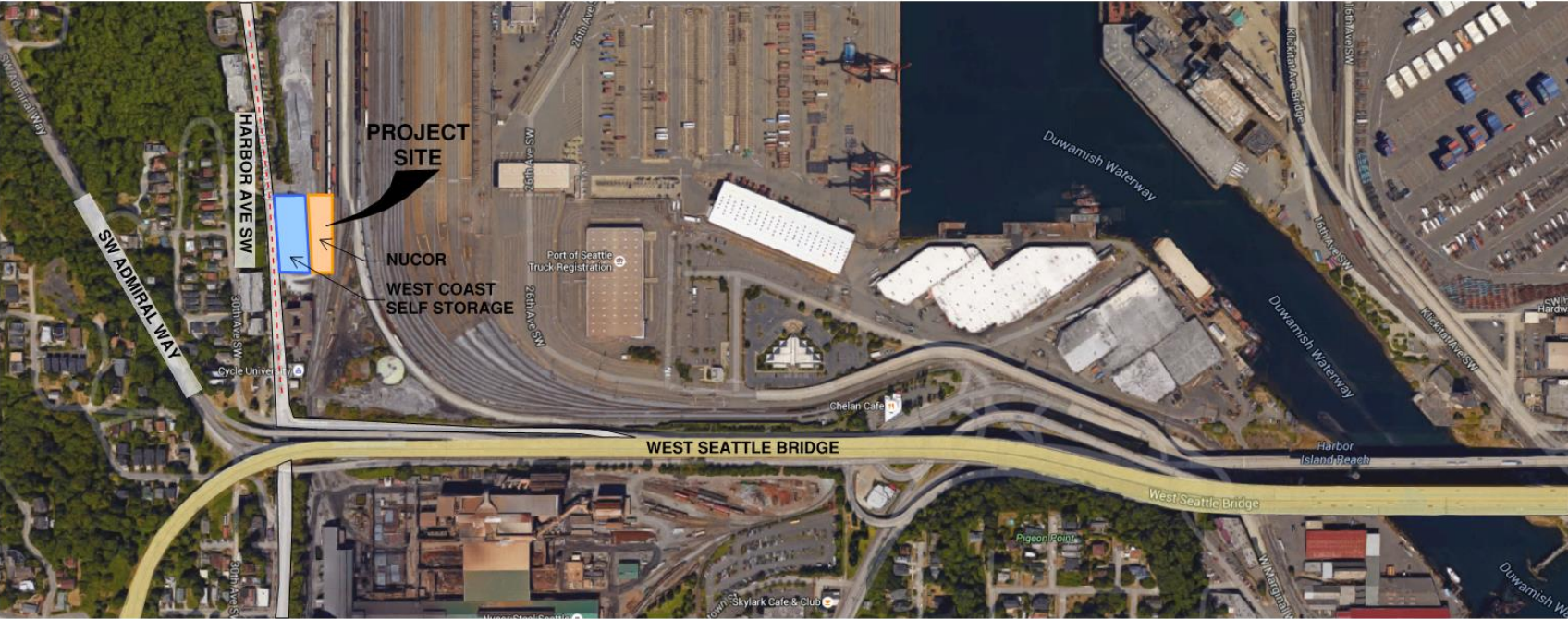
Karen Kiest

Presentation Outline

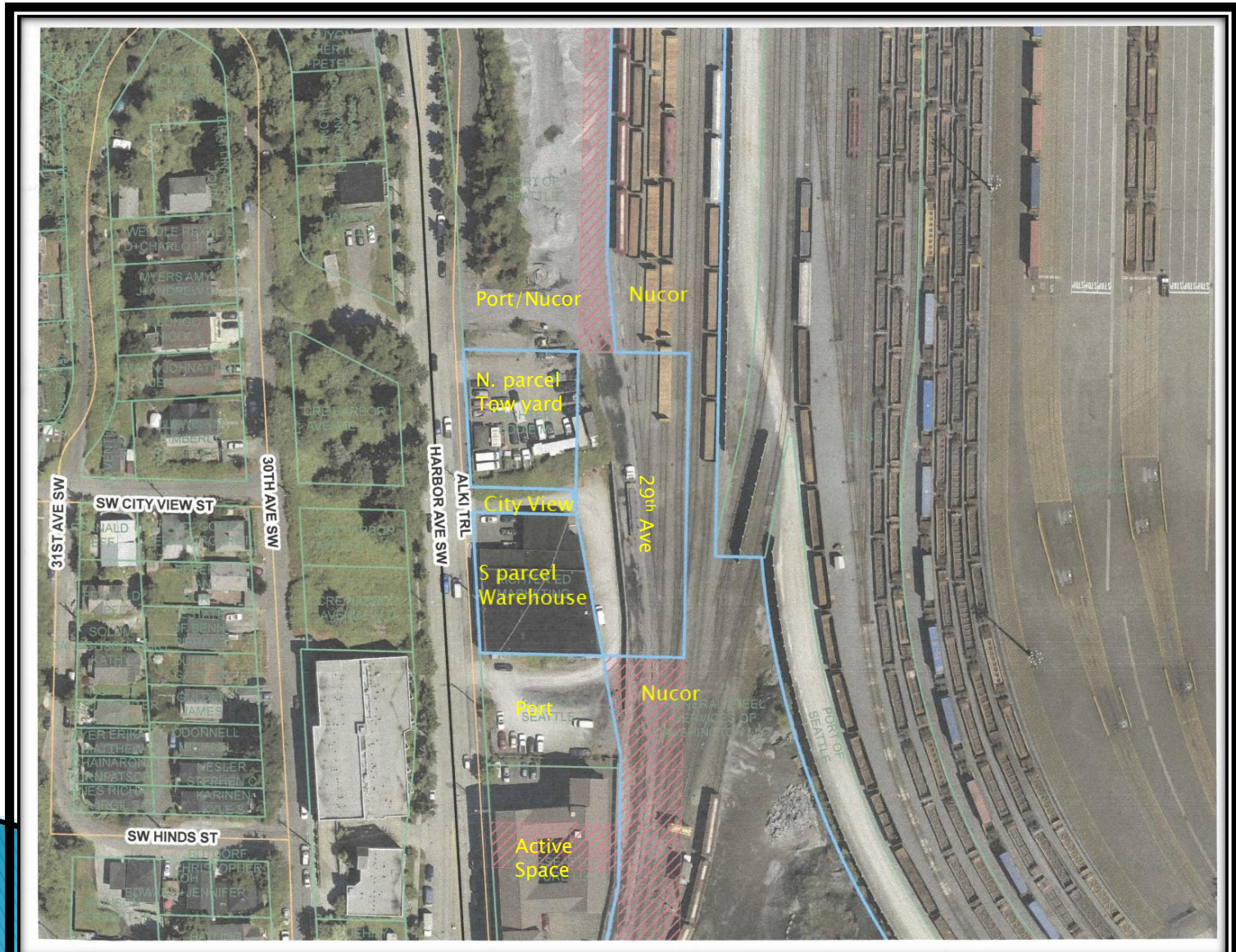
- ▶ Requesting approval of Urban Design Merit milestone on right-of-way vacation petition
- ▶ Location and Background
- ▶ Existing Conditions
- ▶ Proposed Vacation
- ▶ Urban Design Merit
- ▶ Proposed Development
- ▶ Public Benefit Preview
- ▶ Questions and Comments

Location

3300 and 3252 Harbor Ave SW
West Seattle



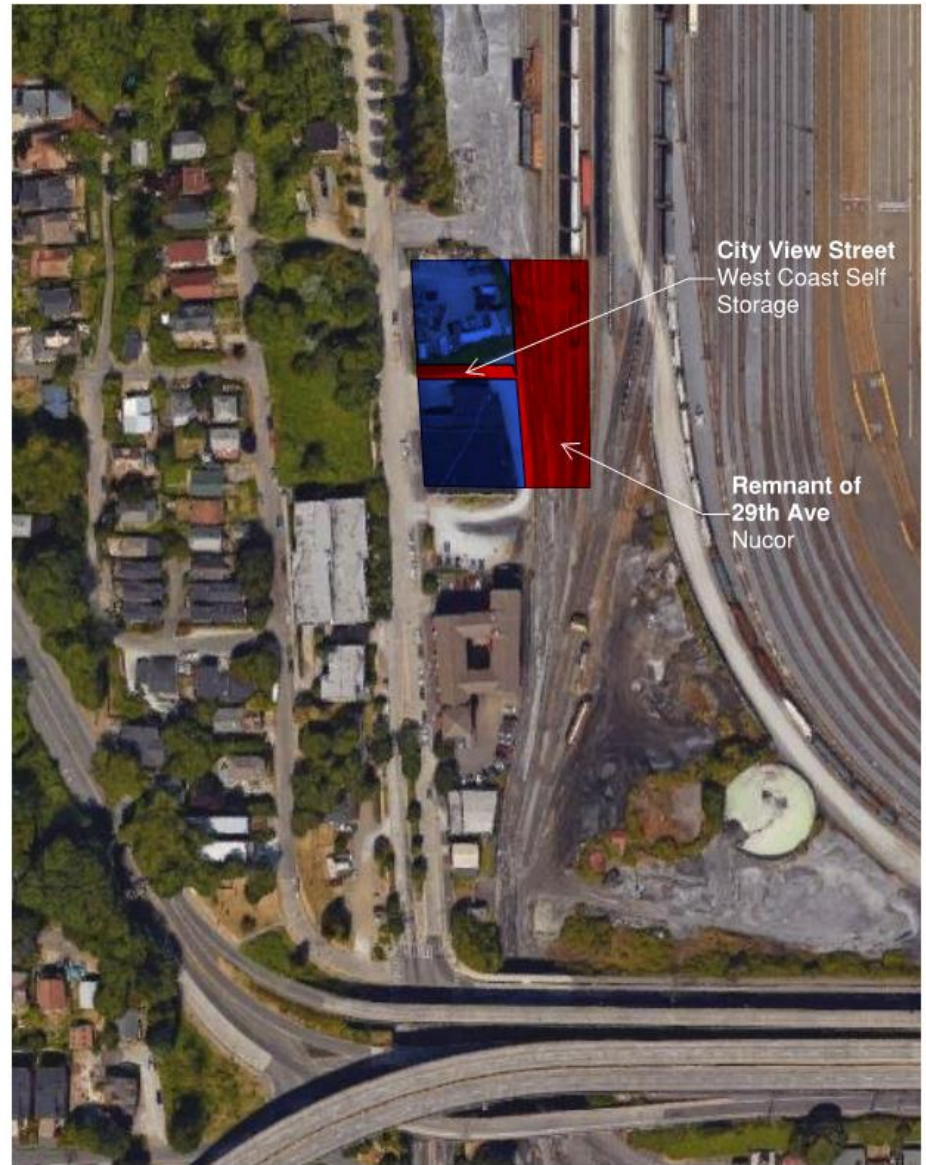
Location / Orientation



Existing ROW

City View and 29th Ave

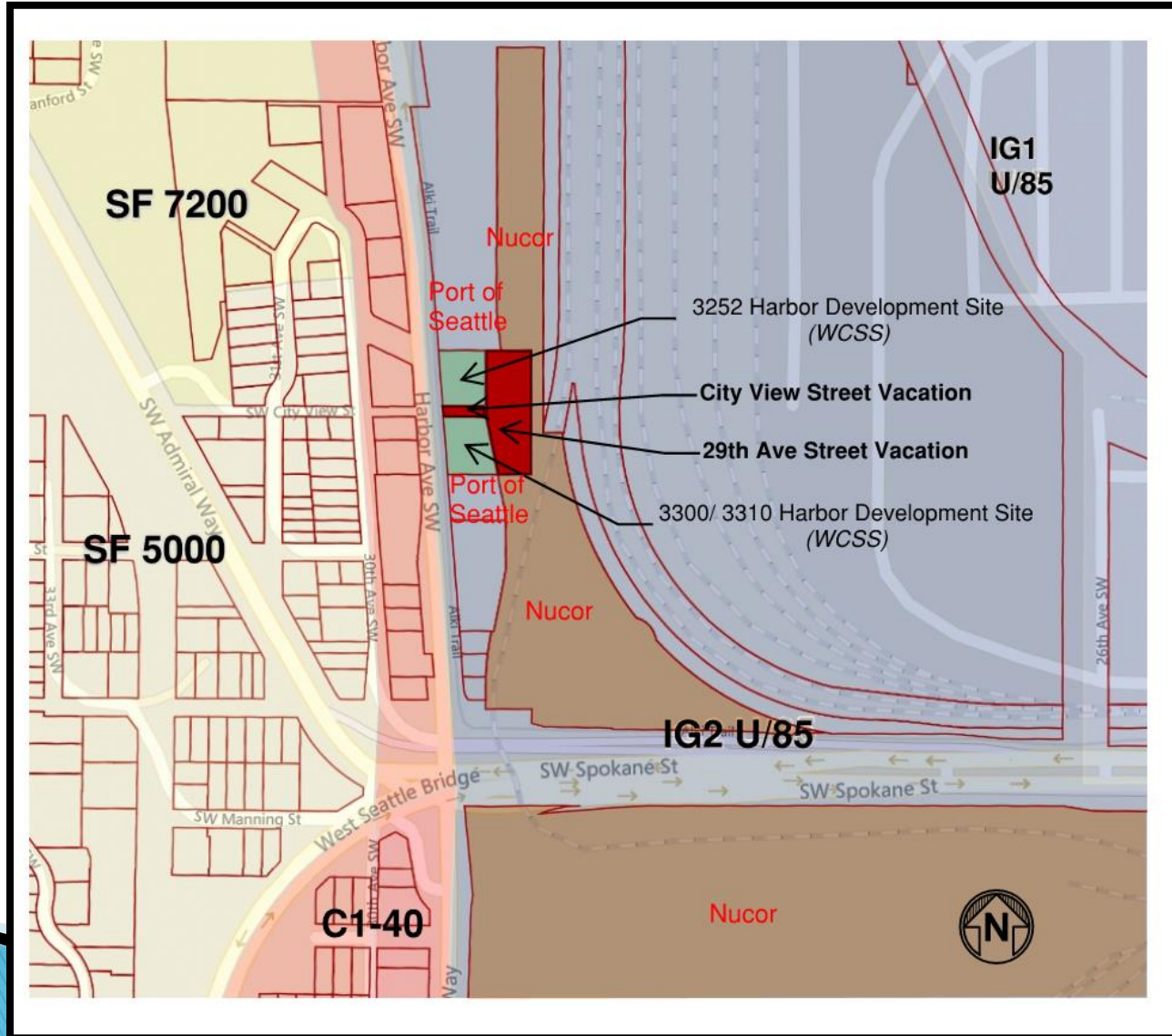
Unimproved Remnants
No public circulation



- Street Vacation
- Development Site

Zoning and Parcels

IG2 Zoning
General Industrial

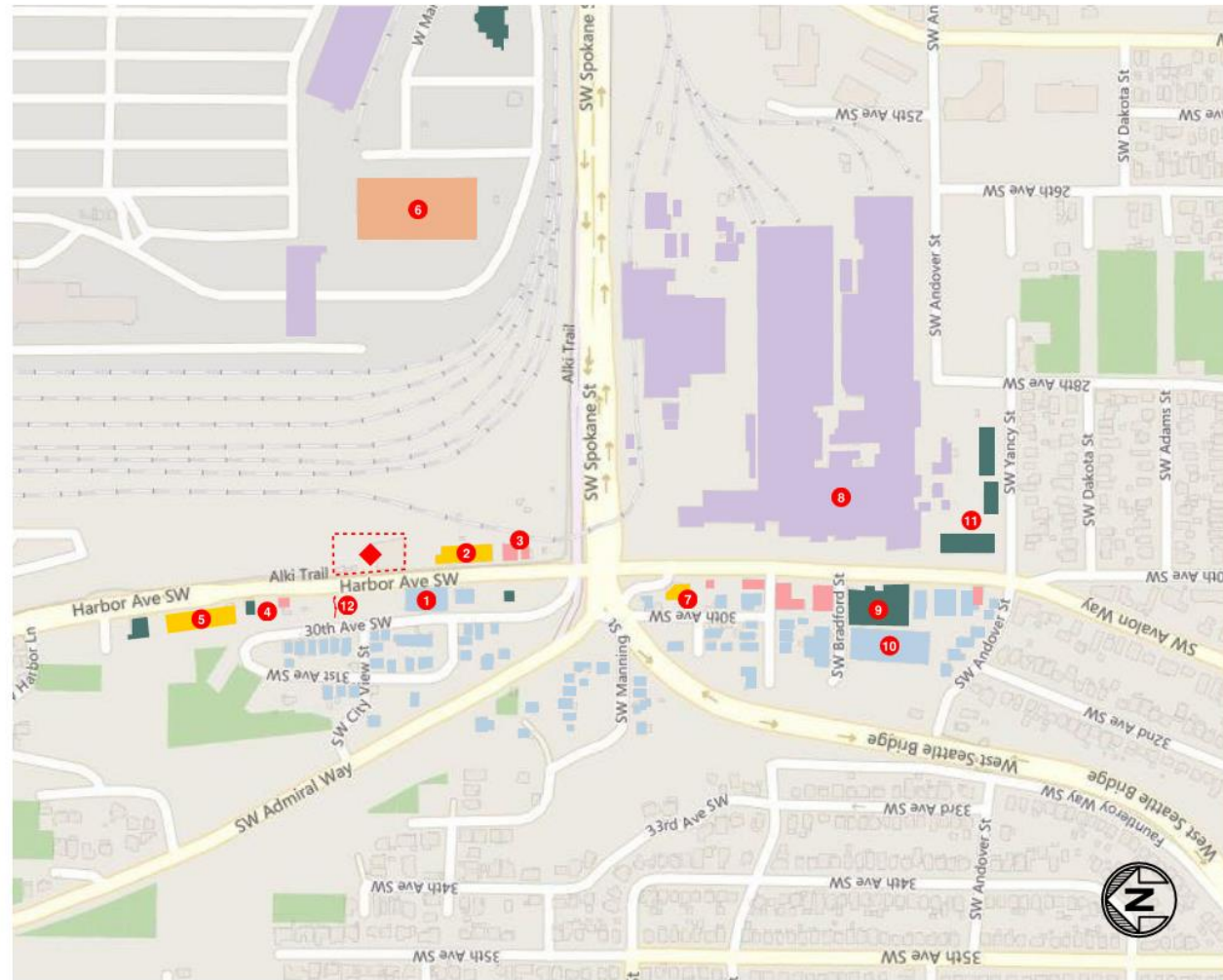


9 Block

Project Location

- ◆ Project Site
- 1 Harbor Place Condos
- 2 Active Space Project
- 3 + 4 small retail buildings (Cycle University, Kitty Harbour, 5D Scuba, and Recycle Center).
- 5 Verge Condos + X Gym. The parcel directly North and South of the site are currently undeveloped (owned by Port of Seattle).
- 6 Port of Seattle Truck Registration
- 7 Boysen Apts and Luna Park Cafe
- 8 Nucor Steel (*Petitioner*)
- 9 Public Storage
- 10 City Views Apts
- 11 Stor-More
- 12 Stairway from adjacent residential area toward to site.

- ◆ Site
- Commercial
- Mixed-Use
- Retail
- Residential
- Industrial
- Government



Alki Trail to Jack Block Park



12 MIN



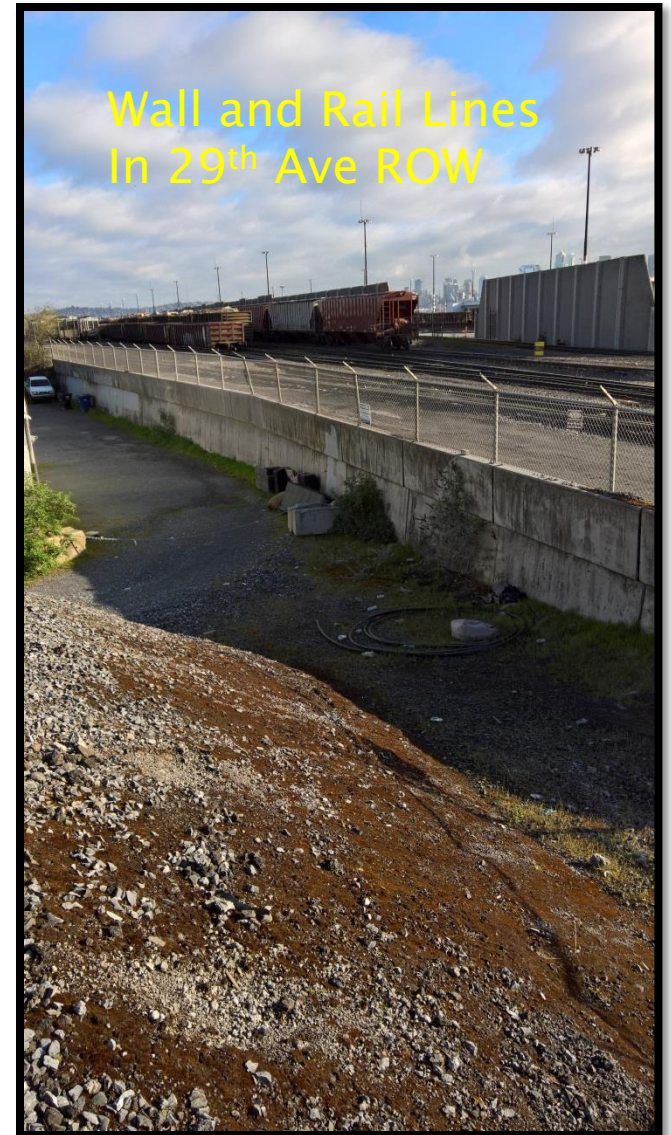
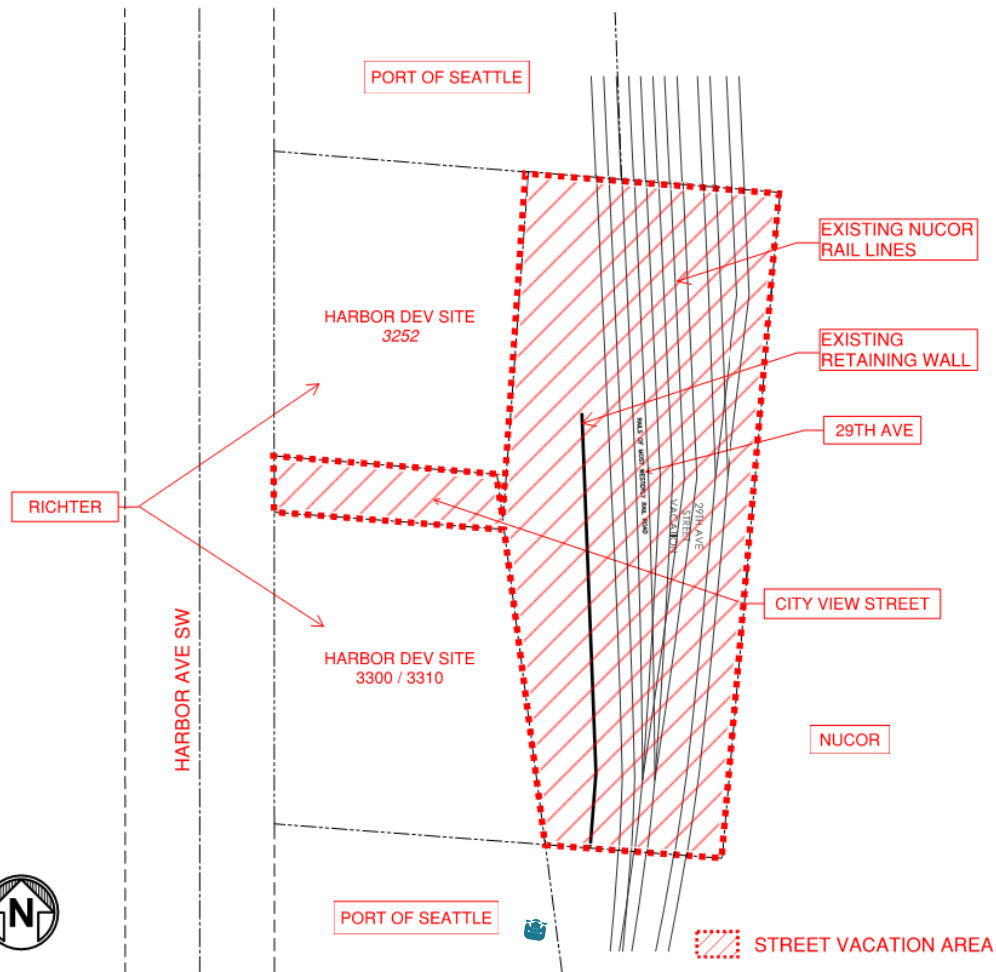
5 MIN

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

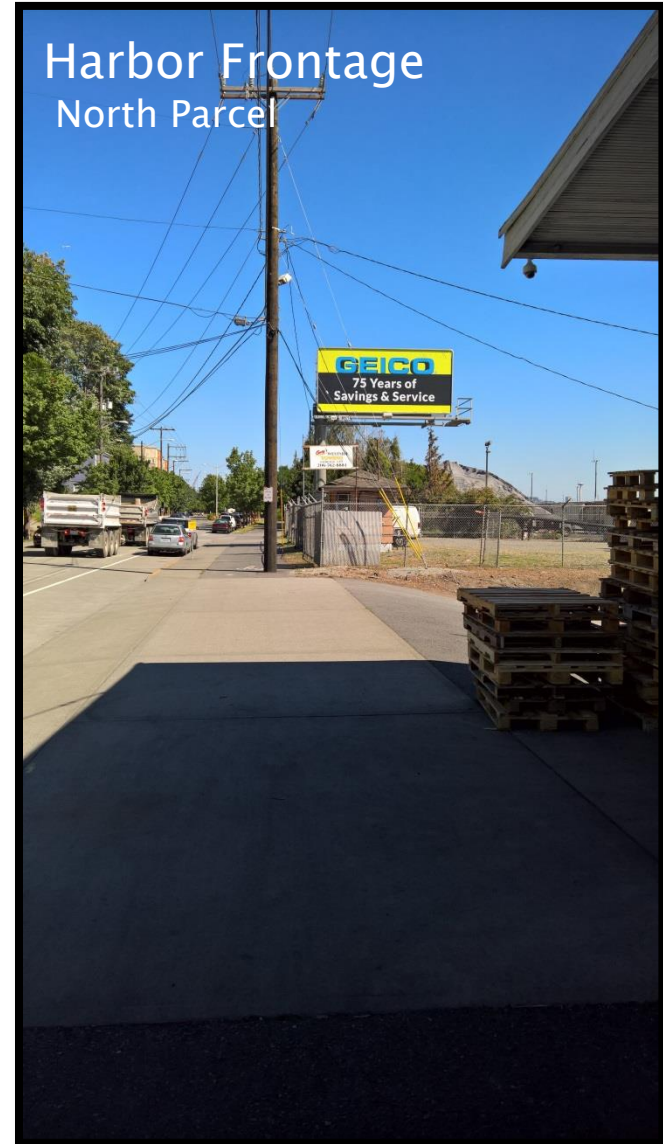
Background

- ▶ 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



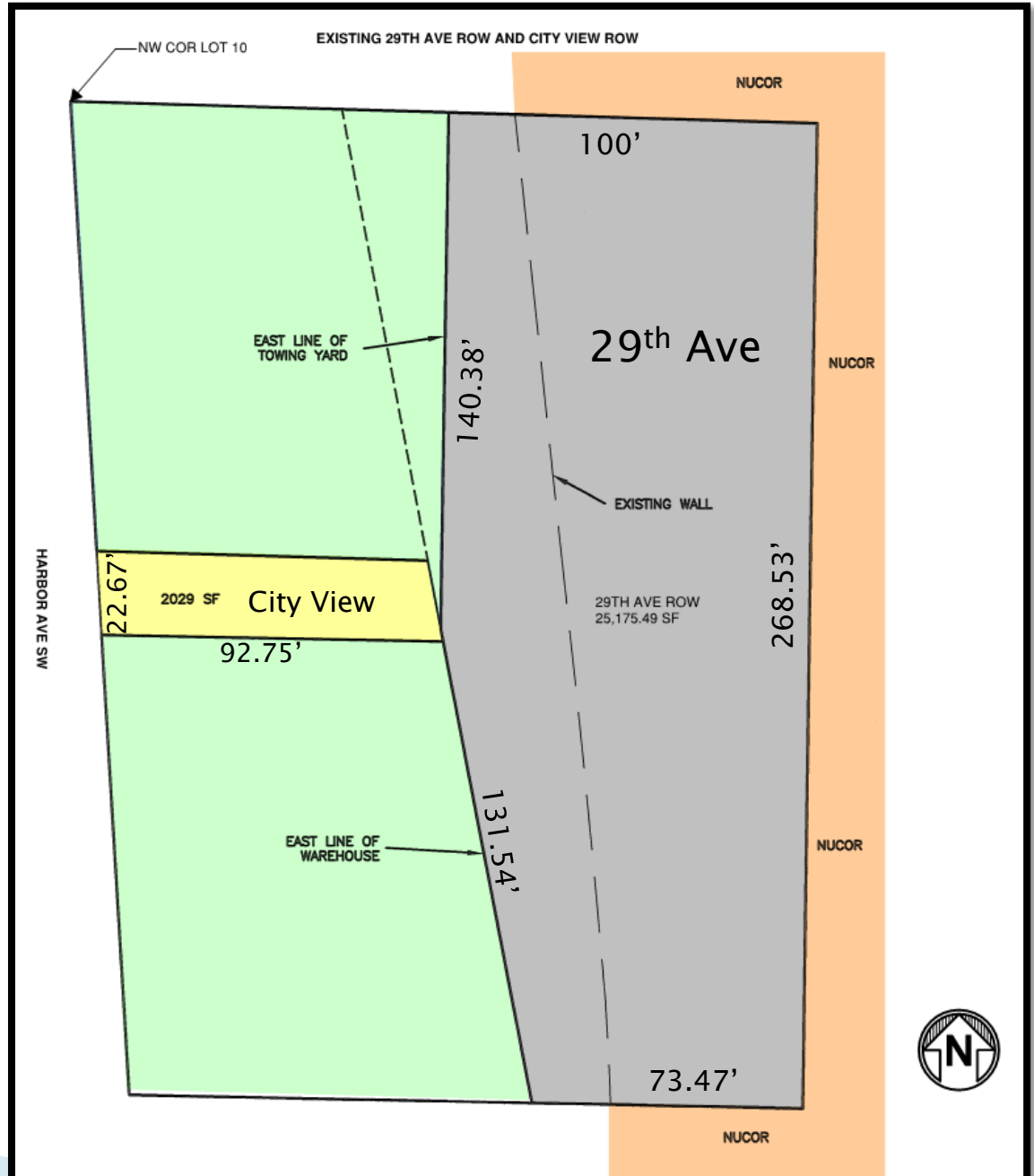
Existing Conditions



Proposed Vacation

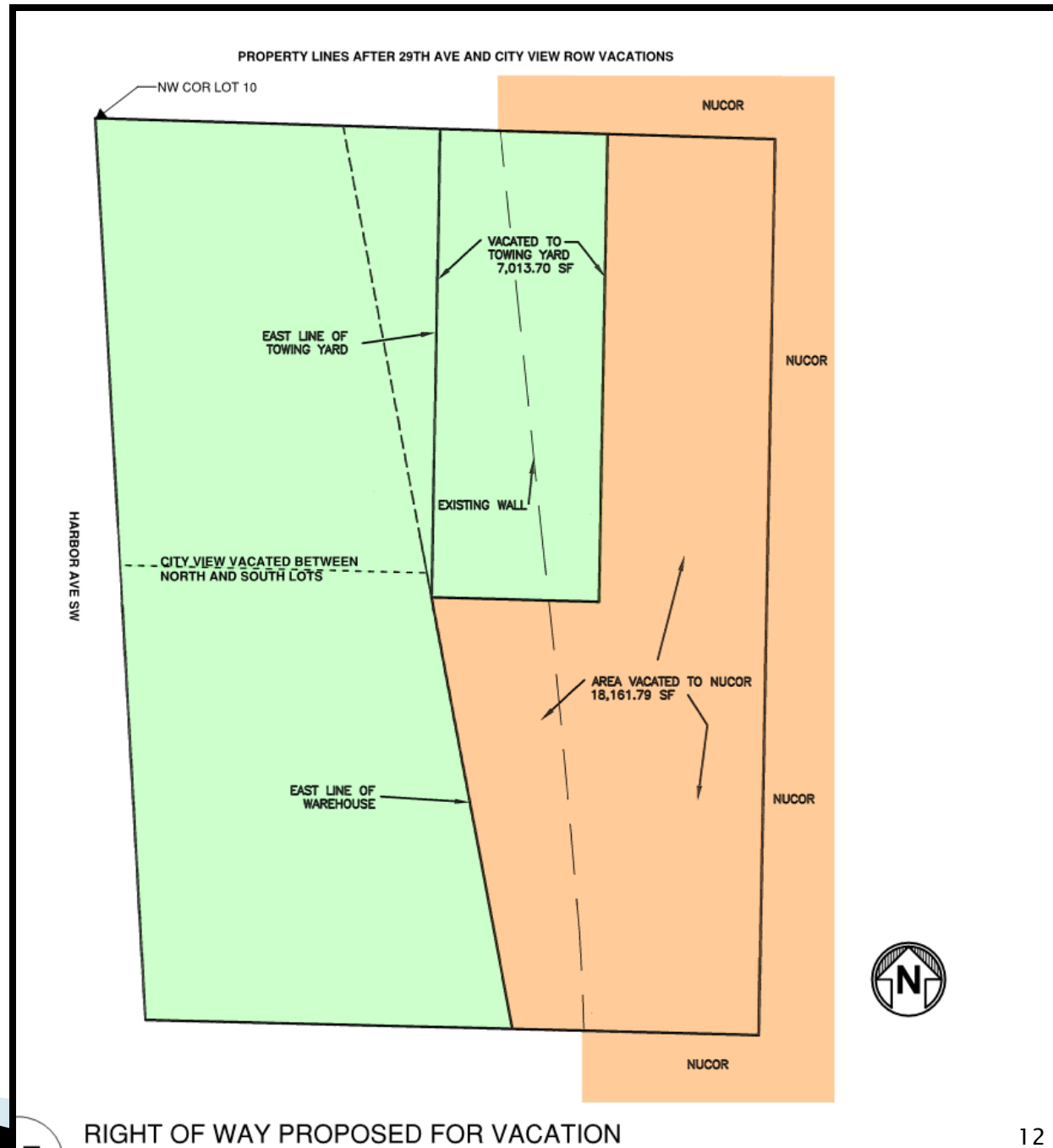
29th Ave = 25,175 sf
 City View St = 2,029 sf

Combined = 27,204 sf



RIGHT OF WAY PROPOSED FOR VACATION

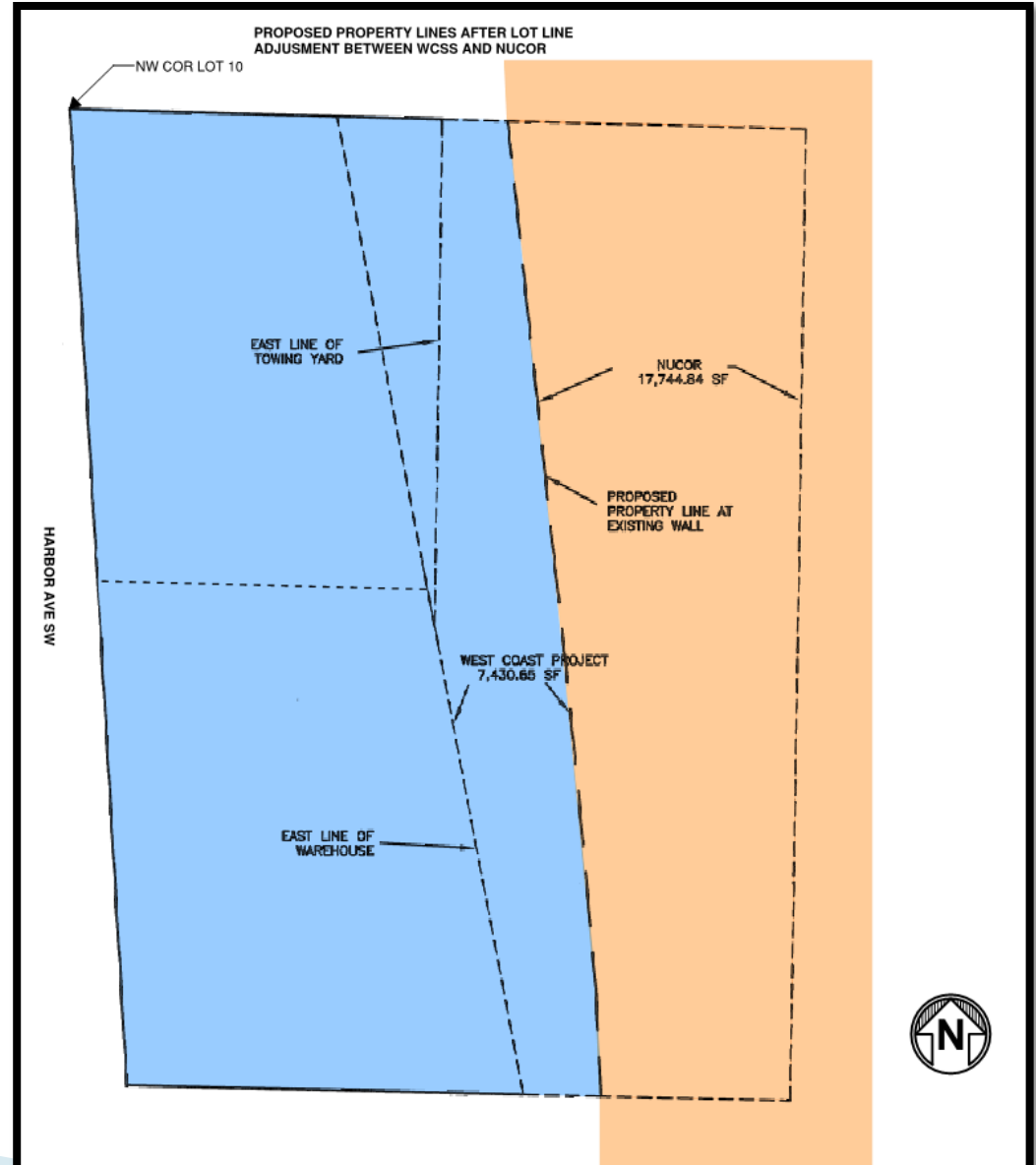
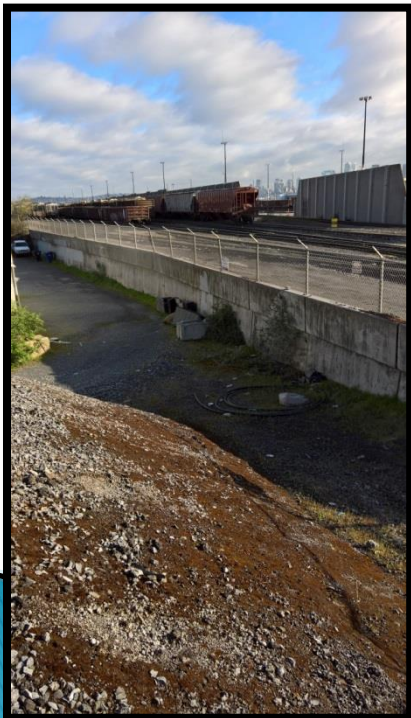
Post Vacation Configuration



After Lot Boundary Adjustment

Nucor and West Coast agree to execute the LBA.

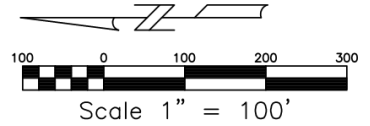
New boundary follows the functional boundary.
Retaining wall and fence.



RIGHT OF WAY PROPOSED FOR VACATION

LOT BOUNDARY ADJUSTMENT NO.

PROPOSED LOTS



MERIDIAN
WA STATE PLANE COORDINATE SYSTEM-NORTH ZONE
NAD 83(2011)
PER FAST STATIC GPS OBSERVATIONS AND OPUS SOLUTION.

EQUIPMENT AND PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

GENERAL NOTES

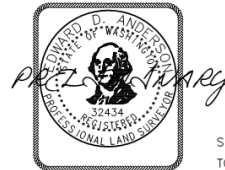
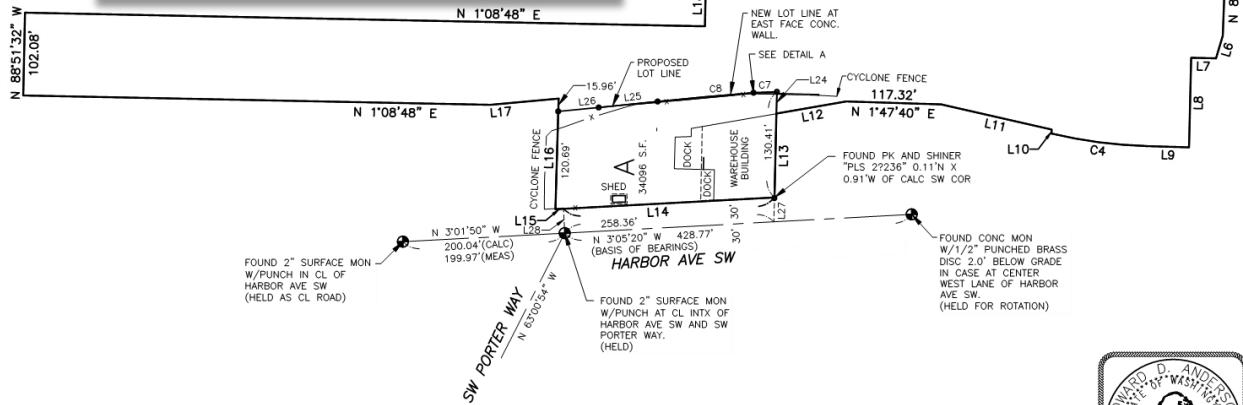
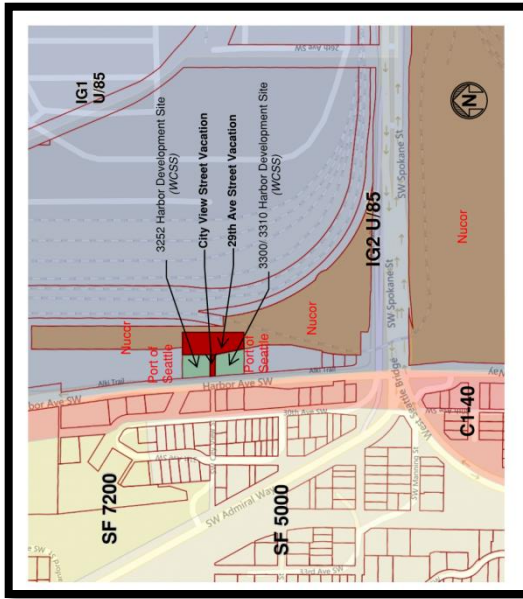
1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. THIS MAP DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, IF ANY.
4. TOTAL SITE AREA 308,169 S.F.
5. ORIGINAL LOTS 1 ((TAX NO. 719280-0050) AND 2 (TAX NO. 798740-0005) WILL BE MERGED TO ONE SINGLE LOT (LOT A) AFTER ADJUSTMENT. LOT 3 AFTER ADJUSTMENT WILL BE LOT B.

REFERENCES

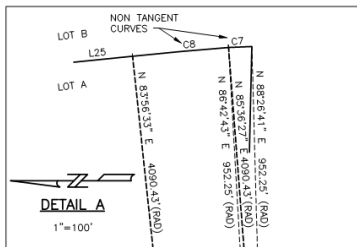
1. READ'S FIRST ADDITION TO THE CITY OF SEATTLE AS PER PLAT RECORDED IN VOL 16 OF PLATS, PGS. 88-89 IN KING COUNTY, WA.
2. BLA NO 9907544, RECORDED IN VOL. 139 OF SURVEYS, PGS. 141-141B IN KING COUNTY, WA.
3. COS AB SEWER AND DRAINAGE PLAN 774-103 PAGES 23-24 OF 43.
4. COS AB WATER PLAN 774-103 PAGE 29 OF 43.
5. COS SEWER DATA CARD NO. 6600.
6. COS SEWER DATA CARD NO. 6599.

LEGEND

- SET 1/2" X 24" REBAR WITH 1-3/4" PLASTIC CAP STAMPED 'MEAD GILMAN & ASSOCIATES 32434/35145' (EXCEPT AS OTHERWISE NOTED).



SURVEYED BY FIELD TRAVERSE WITH 3-SECOND TOTAL STATION. CLOSURE BETTER THAN 1:5000



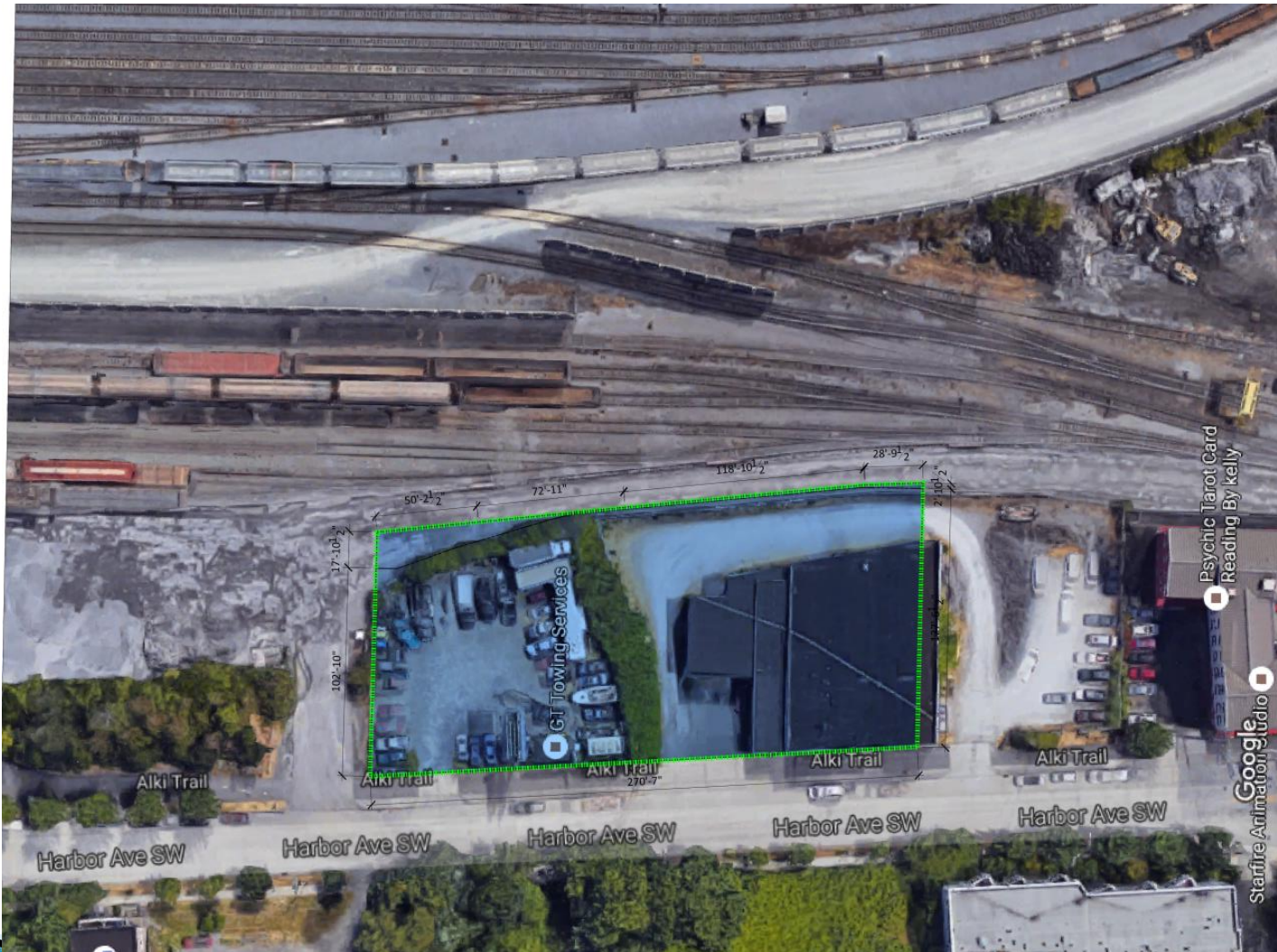
Mead Gilman & Assoc.
Professional Land Surveyors

P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

SURVEY IN NW1/4, NW1/4,
SEC. 13, T. 24N., R. 3E.

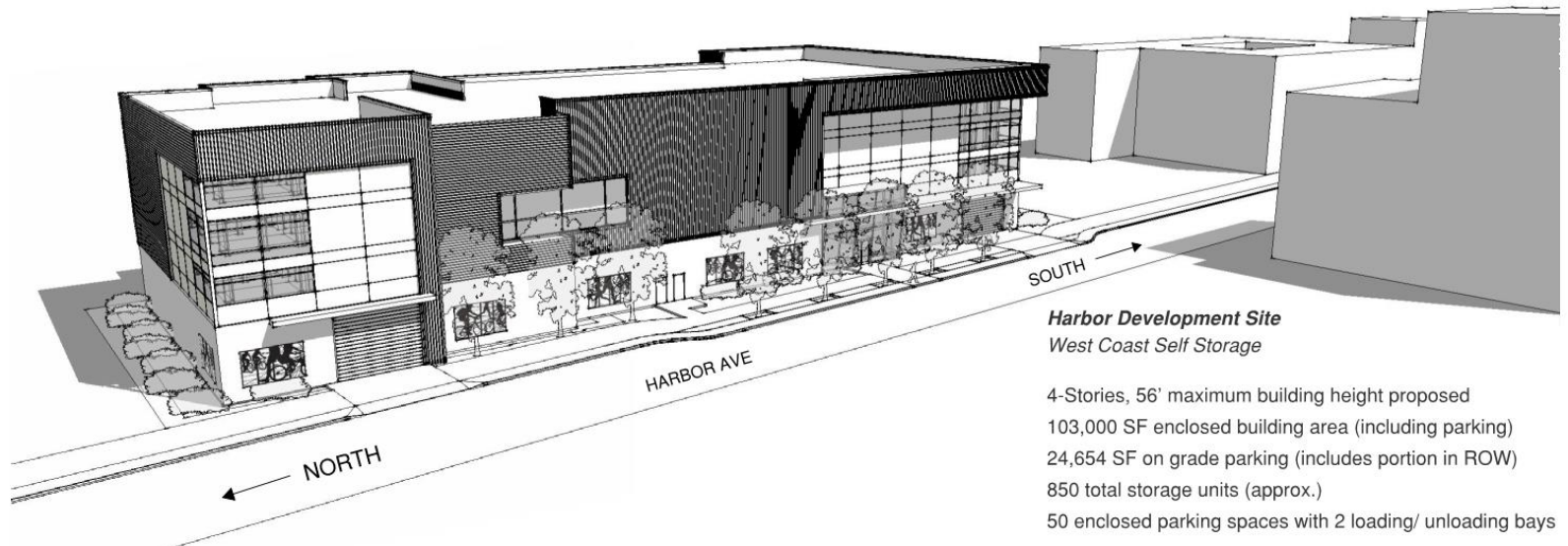
DWN. BY:	LD	DATE:	10/25/16	JOB NO.	14085
CHK. BY:	EA	SCALE:	1"=100'	SHEET	2 OF 3

After Lot Boundary Adjustment

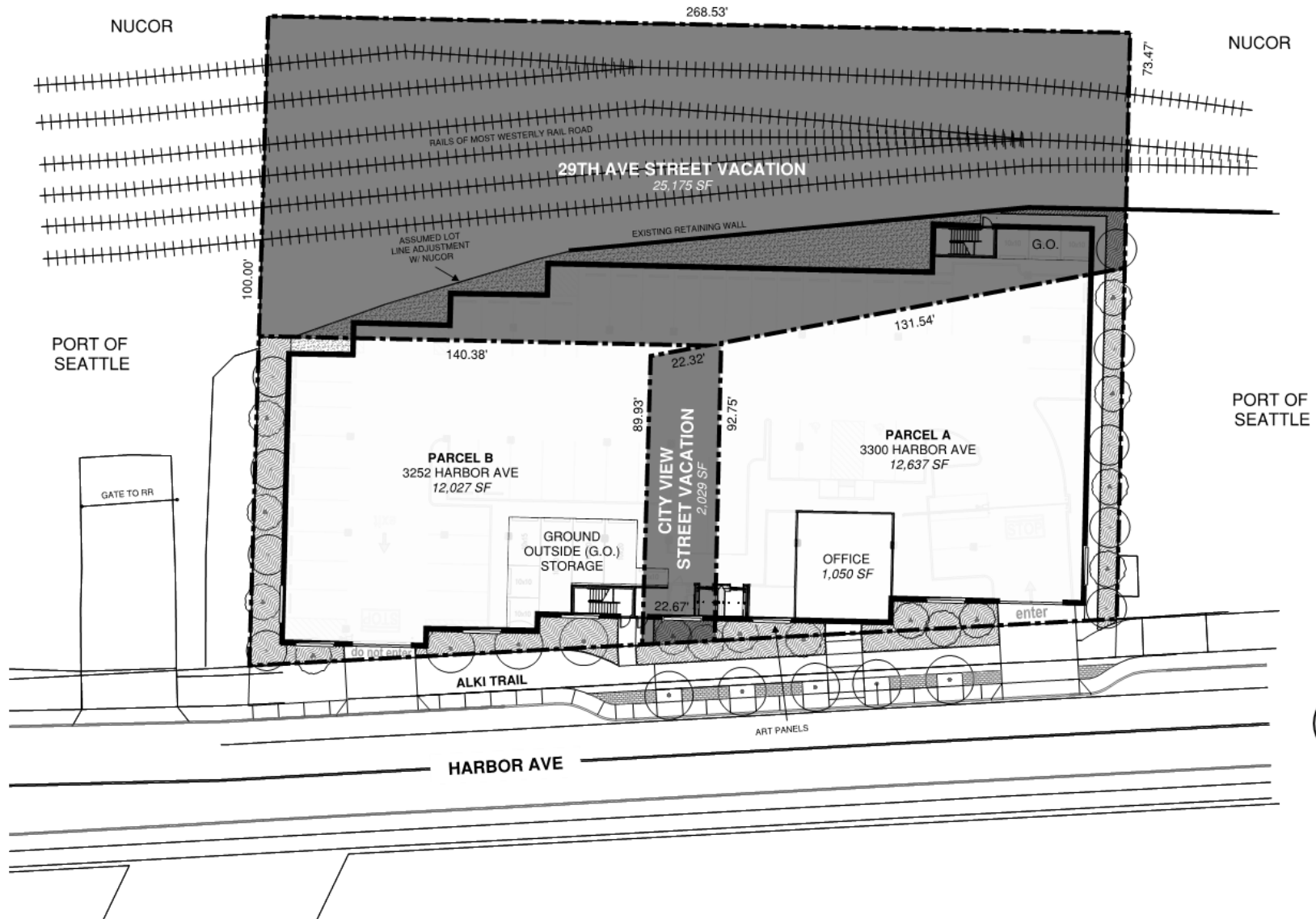


Proposed Development

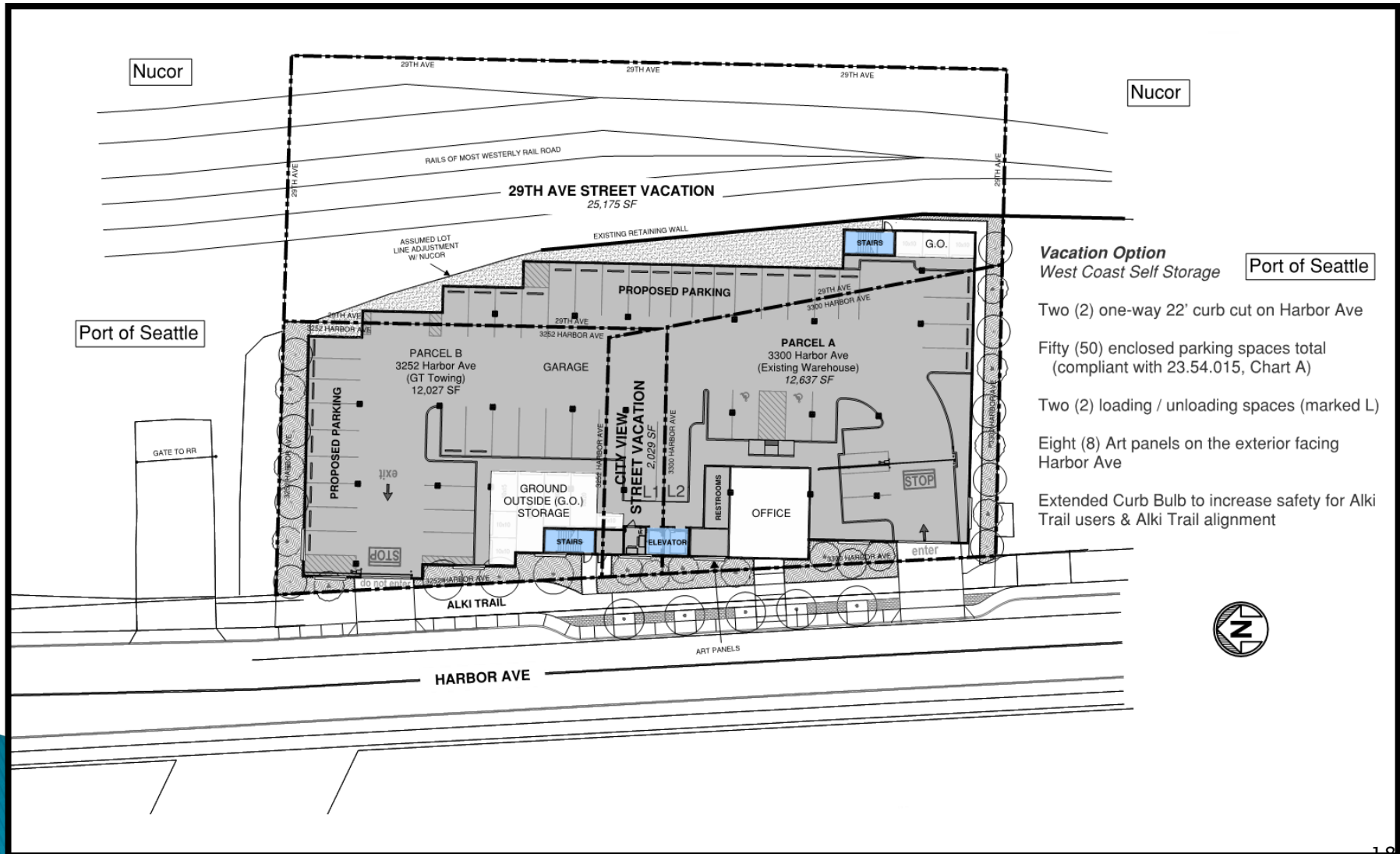
- ▶ Self Storage
- ▶ Four stories
- ▶ Interior parking
- ▶ Secure, climate controlled



Proposed Development



Proposed Development



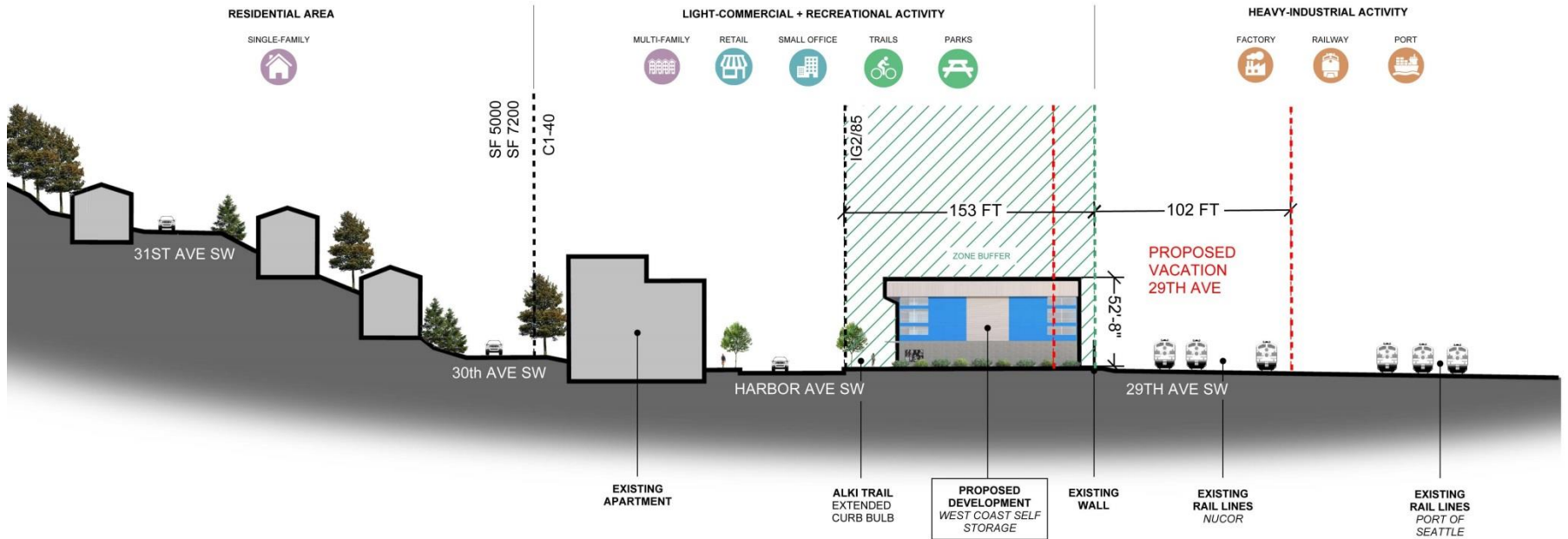
Vacation Option West Coast Self Storage

Port of Seattle

- 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

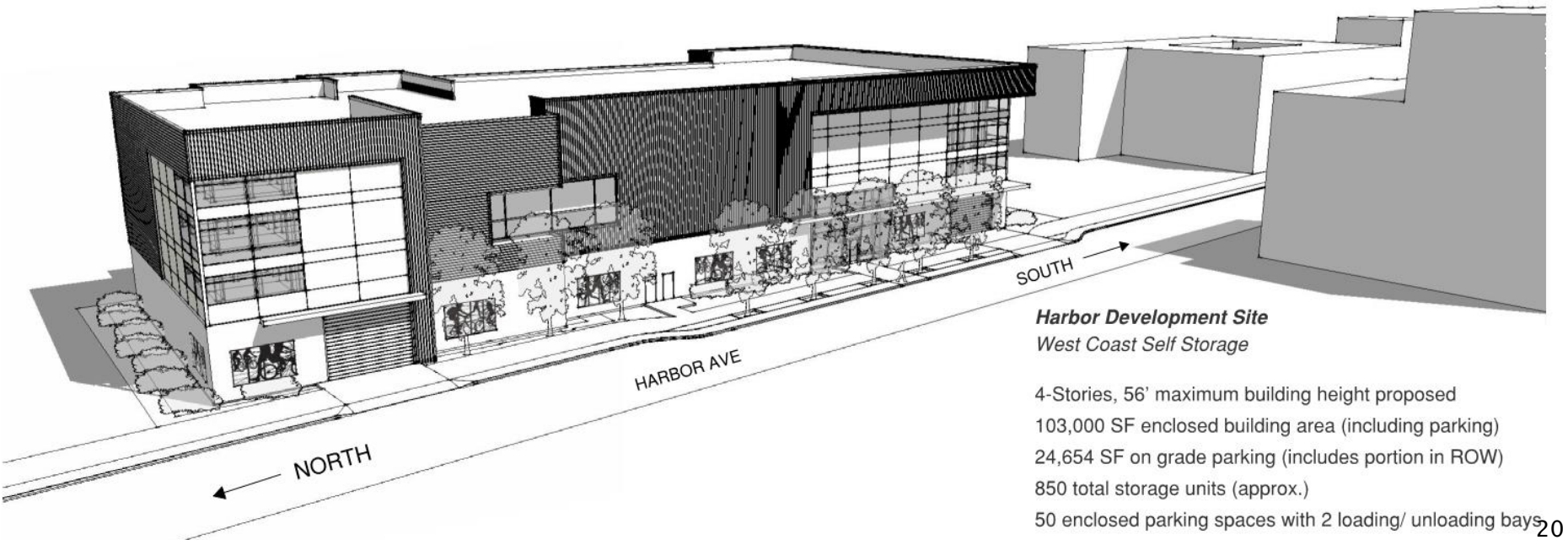


Area Section



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



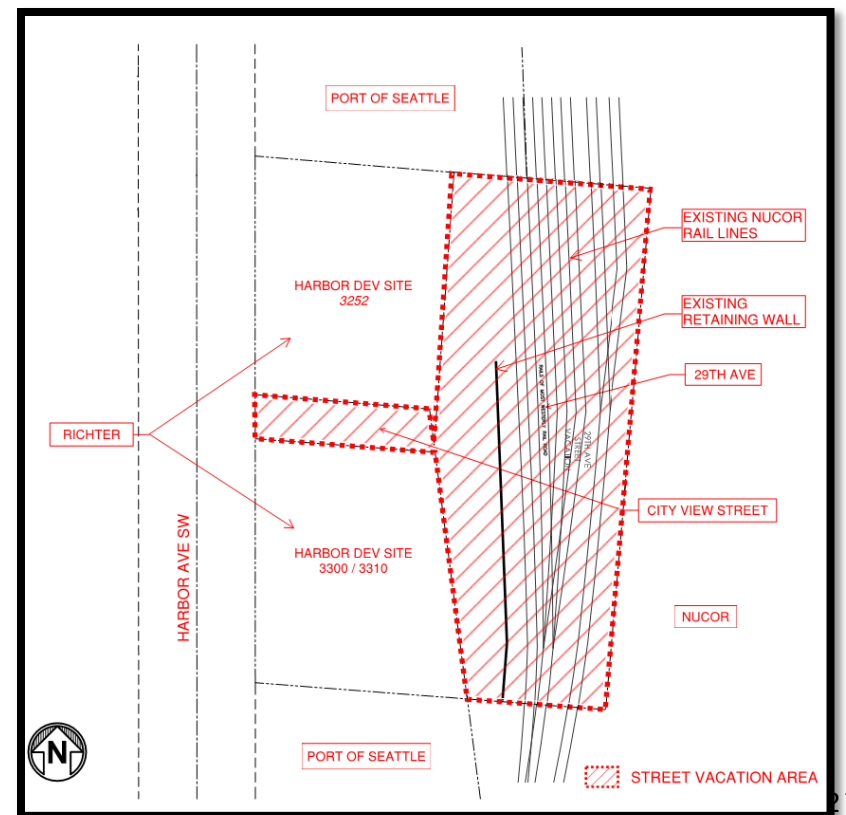
Harbor Development Site
West Coast Self Storage

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

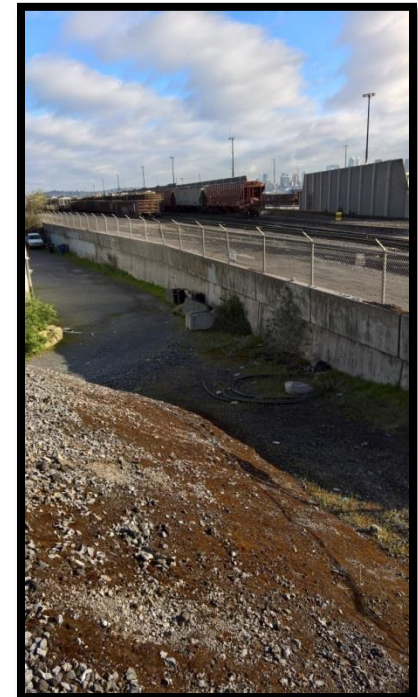
- Retaining wall and fence line – becomes future boundary line
- RR Tracks – becomes Nucor property



Urban Design Merit

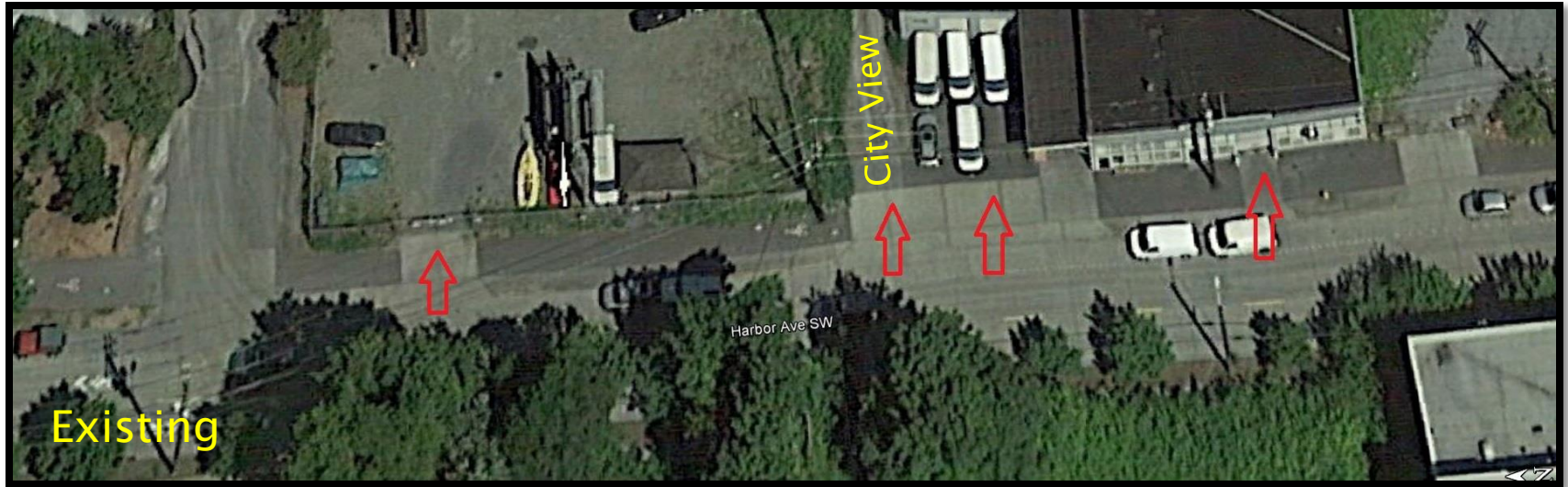
Property follows existing functional/logical boundaries

- ▶ East of retaining wall: fenced rail yard operated by Nucor. No public access.
- ▶ West of retaining wall: commercial land accessed from Harbor Ave

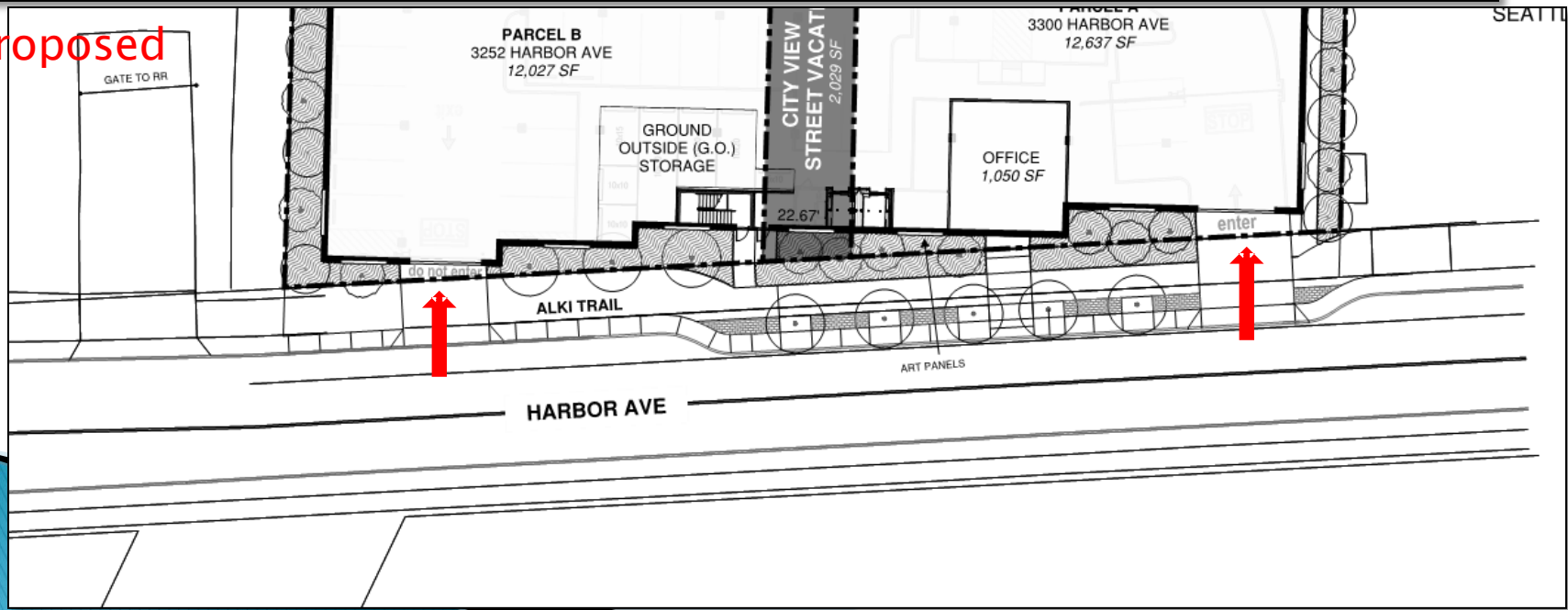


Urban Design Merit

Reduces curb cuts from 4 to 2



Proposed

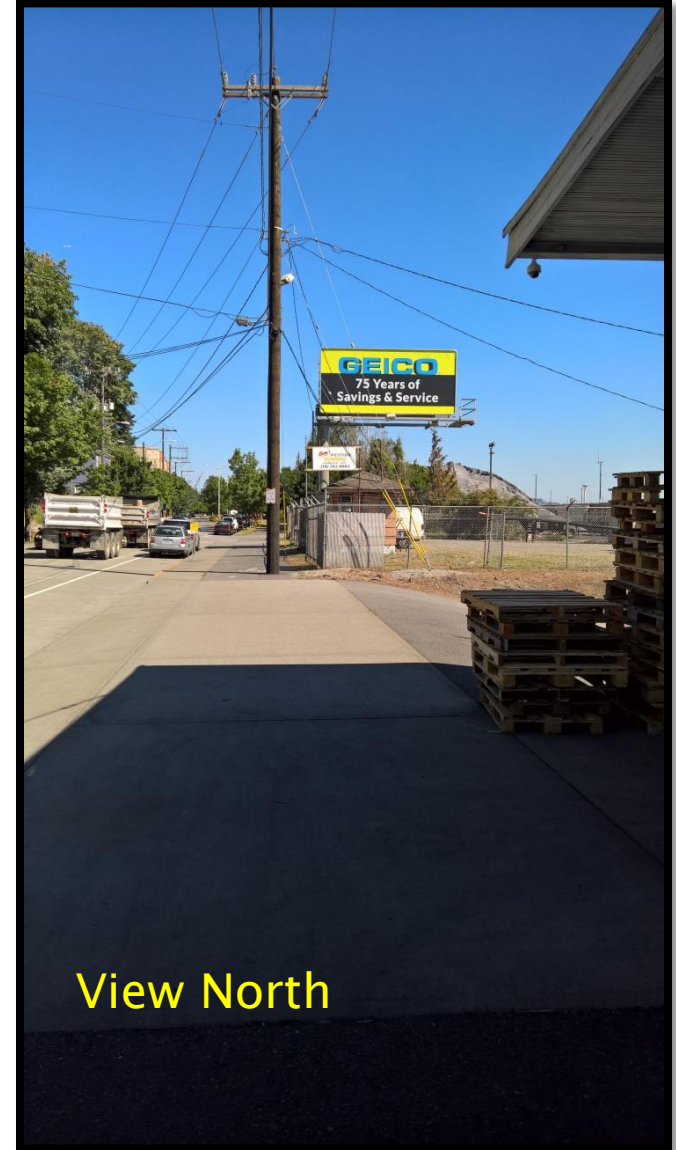


Urban Design Merit

Addresses power poles in Alki Trail



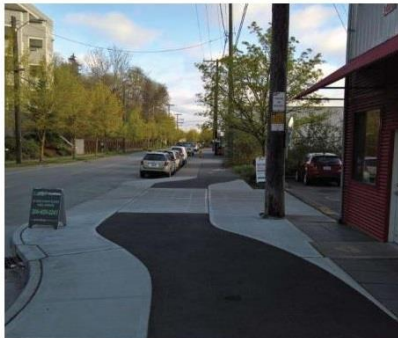
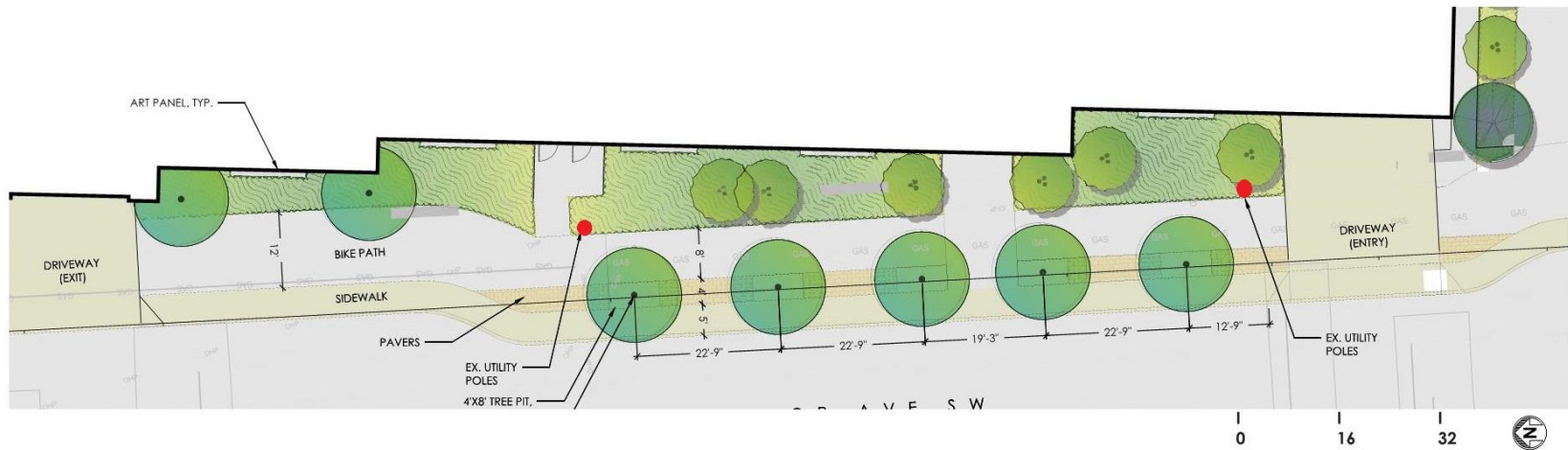
Existing



Urban Design

Aligns trail away from poles

Provides landscape both sides



Curb bulbs, crossings, sidewalks in concrete (ActiveSpace)



Permeable pavers with street trees



Generous landscape back of sidewalk

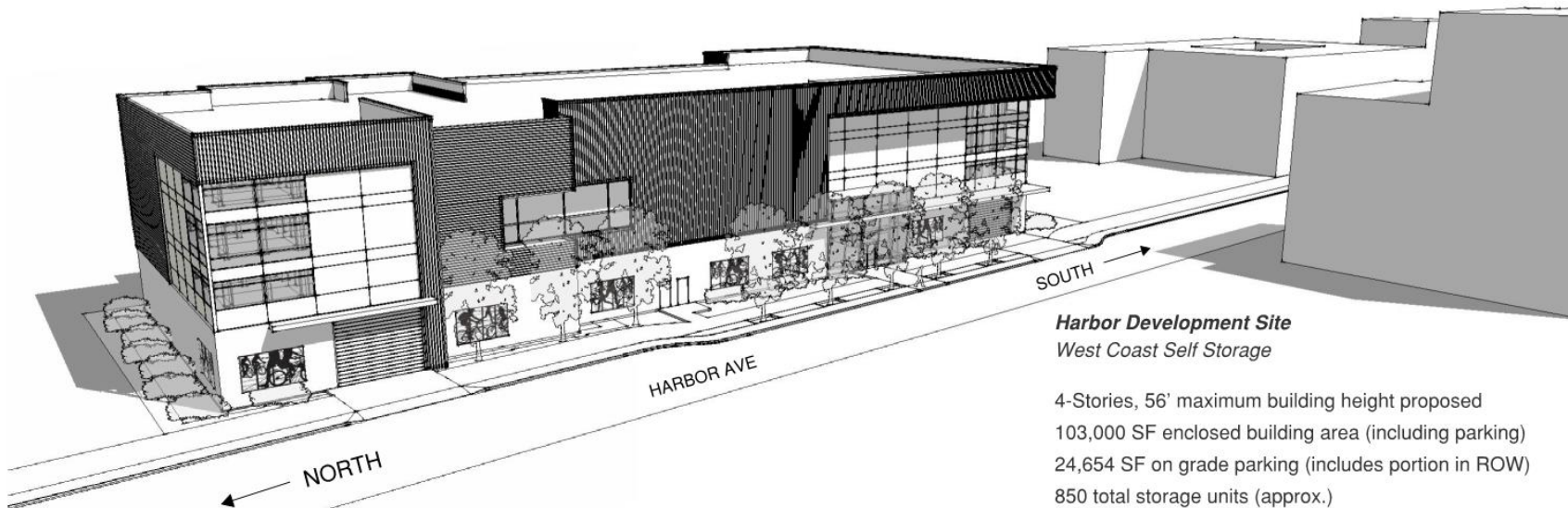
Urban Design Merit

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

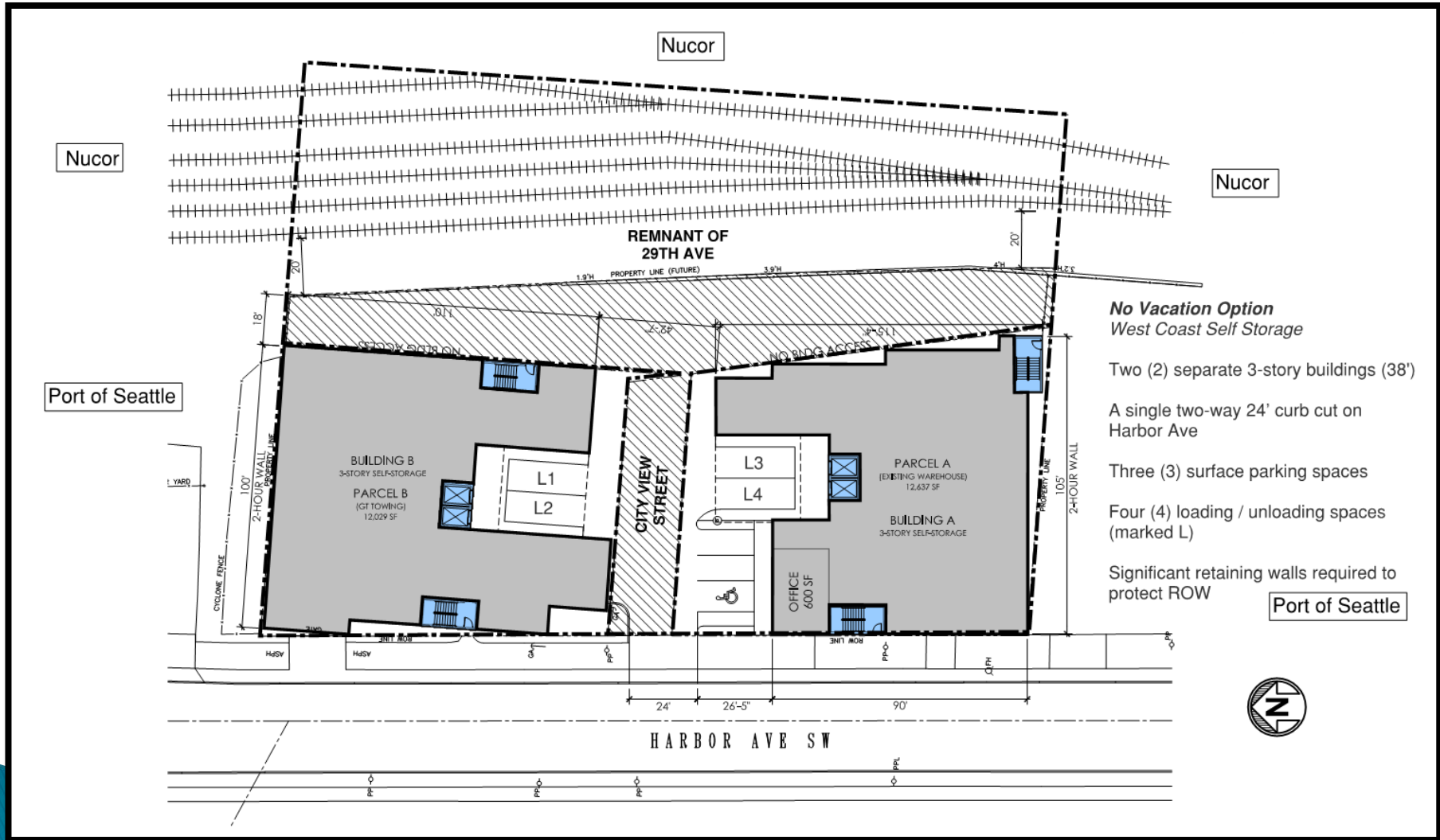
- Reduces/buffers noise and dust from active rail yard
- Screens/buffers heavy industrial to the east
- Compatible use
- Compatible scale
- Landscaping provided – none required
- Neighborhood serving
- Low traffic
- Removes existing billboard sign



*Harbor Development Site
West Coast Self Storage*

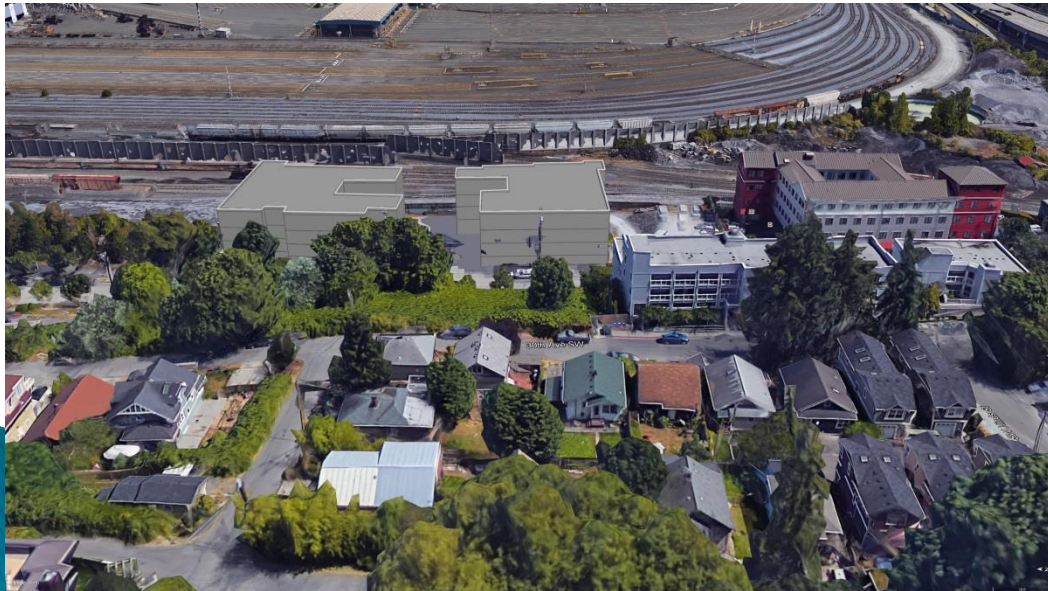
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103,000 SF enclosed building area (including parking)
24,654 SF on grade parking (includes portion in ROW)
850 total storage units (approx.)
50 enclosed parking spaces with 2 loading/ unloading bays

No Vacation Alternative



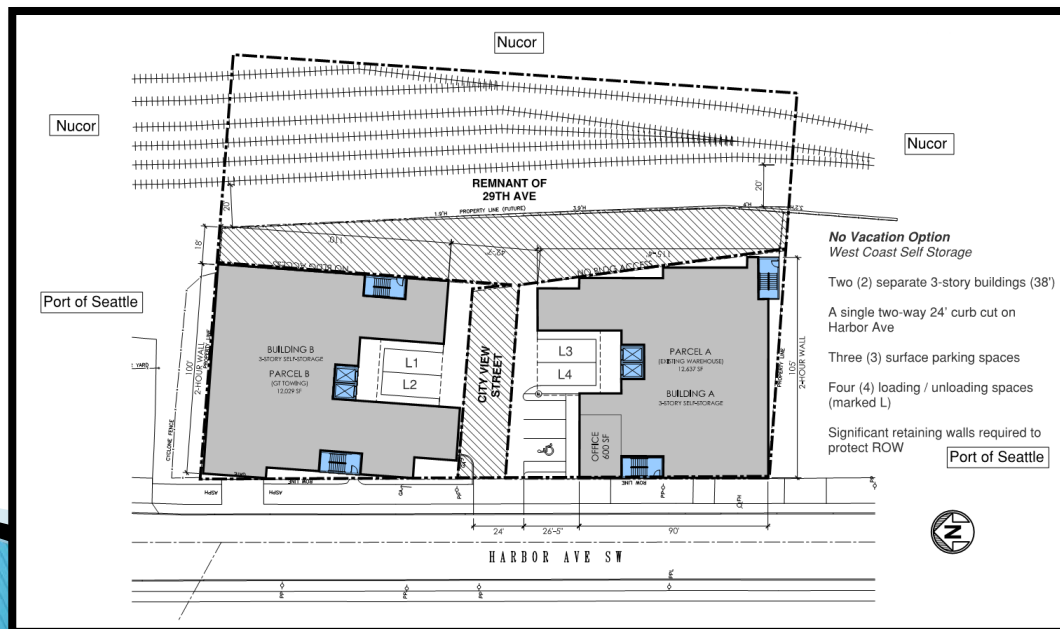
No Vacation

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



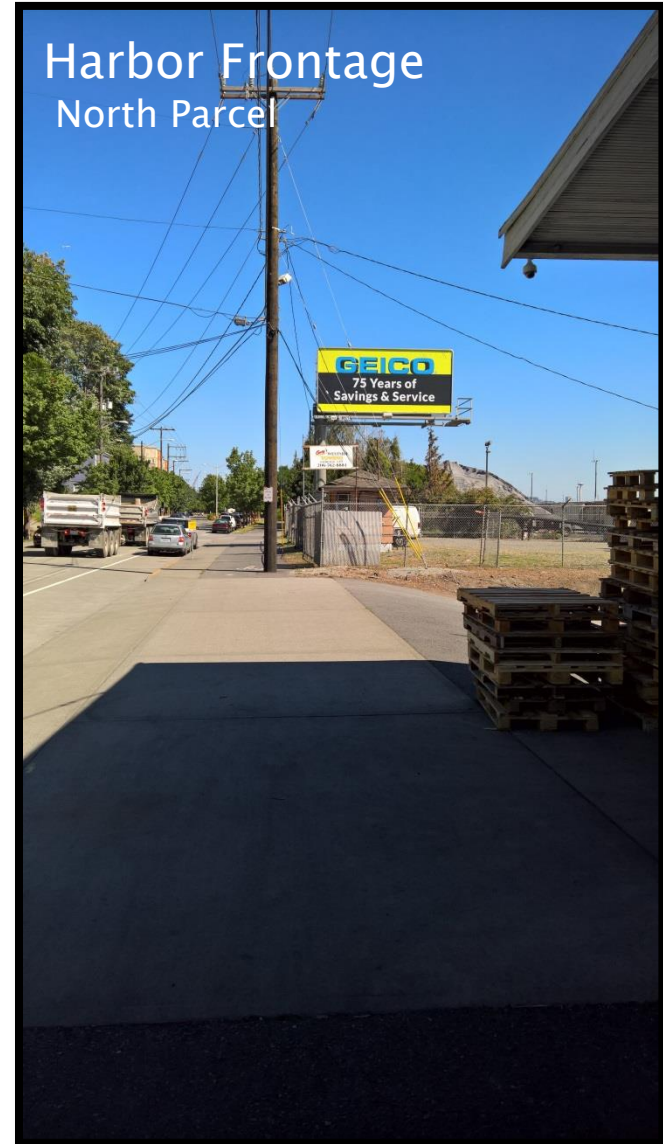
12 MIN



5 MIN

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

Existing Conditions



Public Benefit

NUCOR

Port of Seattle

Alki Trail

SW City View St

Harbor Avenue SW

Planned Development

Harbor Place Condominiums

Active Space

West Coast Self Storage

Port of Seattle

Alki Trail

SW Porter Way

NUCOR curb cut

0 40 80

Looking North along Active Space

Looking north along WCSS frontage w Nucor slag truck entering

Looking north at WCSS north boundary

Trail north of the Nucor curb cut

Trail in front of Port owned lot

Looking south at Nucor curb cut with slag truck entering

WCSS frontage - looking north

WCSS frontage - looking north

WCSS frontage - looking north

Overhead power lines

Frontage Improvements



MATERIALS AND FINISHES

SYMBOL	DESCRIPTION
	PER COS STD PLAN 420 WITH THE FOLLOWING EXCEPTIONS: - SAND-COATED EXP. JOINTS, DEEP TOOLED SCORE JOINTS - LIGHT SANDBLAST FINISH - SCORING PER PLAN
	ASPHALT BIKE PATH
	PERMEABLE PAVERS

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 P-42.
3. SHRUBS WITHIN ROW SHALL BE 30" HT. MAX, 24" MAX HT WITHIN 30' FROM INTERSECTION.
4. ALL NEW PLANTING AREAS TO INCLUDE IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
5. STREET TREES TO BE INSTALLED PER COS STD PLAN 100A.

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME
--------	------------------------------

PROPOSED STREET TREES:

	HARBOR AVE SW NYSSA SYLVATICA 'HAYMANRED' / RED BAGE TUPELO *
	DOGWOOD
	ACER CIRCINATUM / VINE MAPLE
	PINUS NIGRA / AUSTRIAN PINE

SYMBOL	BOTANICAL NAME / COMMON NAME
--------	------------------------------

SHRUBS & PERENNIALS

	ASTILBE X ARENDSIJ 'DEUTSCHLAND' / ASTILBE *
	ASTILBE X ARENDSIJ 'RHEINLAND' / ASTILBE *
	HYDRANGEA QUERCIFOLIA 'PEE WEE' / PEE WEE OAK LEAF HYDRANGEA
	URIOPE MUSCARI / LILYTURF *
	LONICERA PLEATA / BOXLEAF HONEYSUCKLE *
	SPIRAEA X BUNALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA *
	VIBURNUM DAVIDI / DAVID'S VIBURNUM *
	FRAGARIA CHIOLENSIS / COASTAL STRAWBERRY *
	CORNUS STOLONIFERA 'KELSEY' / KELSEY'S DOGWOOD
	MAHONIA NERVOSA / LOW OREGON GRAPE
	POLYSTICHUM MUNITUM / SWORD FERN
	GAULTHERIA SHALLON / SALAL

TREES



Nysa sylvatica
Tupelo



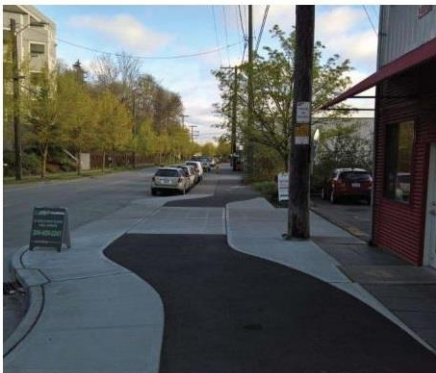
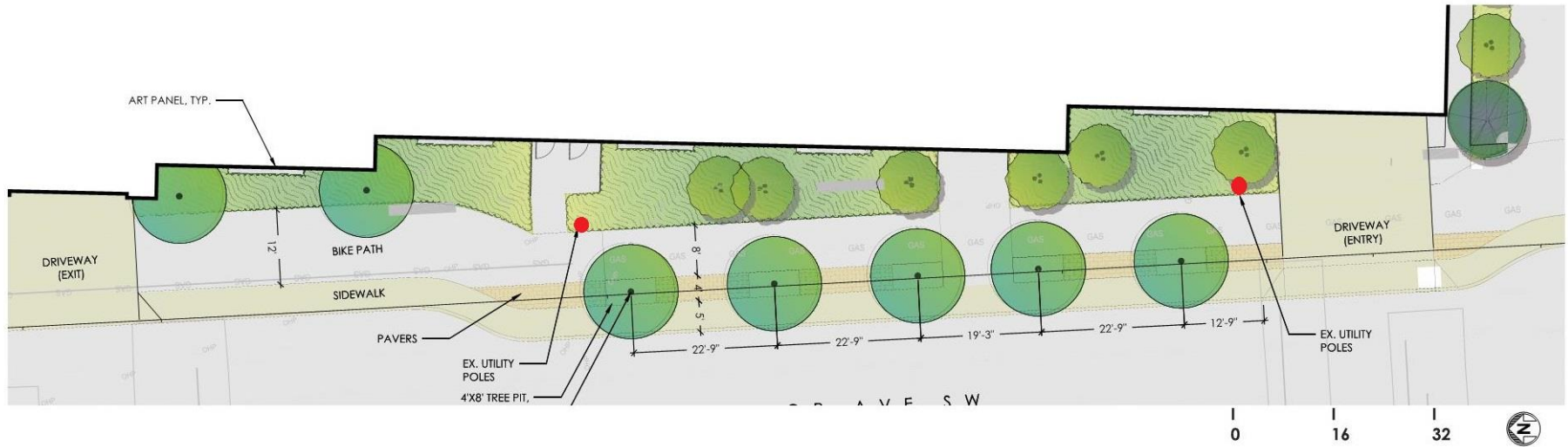
Acer circinatum
Vine Maple



Pinus nigra
Austrian Pine

Alki Trail Realignment

Vacation Policies / Public Benefit



Curb bulbs, crossings, sidewalks in concrete (ActiveSpace)



Permeable pavers with street trees



Generous landscape back of sidewalk

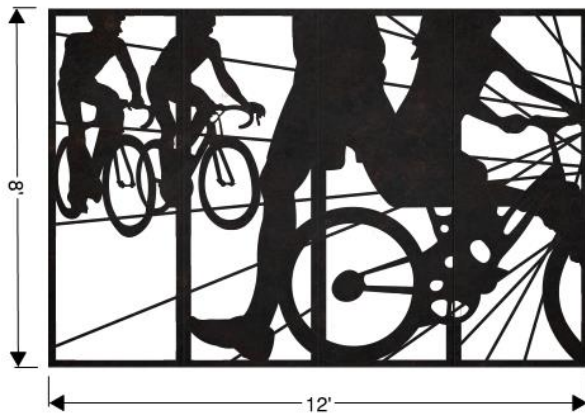
Art

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.



Street view with Art Panel Installation



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

Proximity to Jack Block Park

Vacation Policies / Public Benefit



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 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

