

# Seattle Nissan

## Public Place Vacation

Seattle Design Commission | October 4, 2018



# Summary of Presentation

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# Vicinity Map

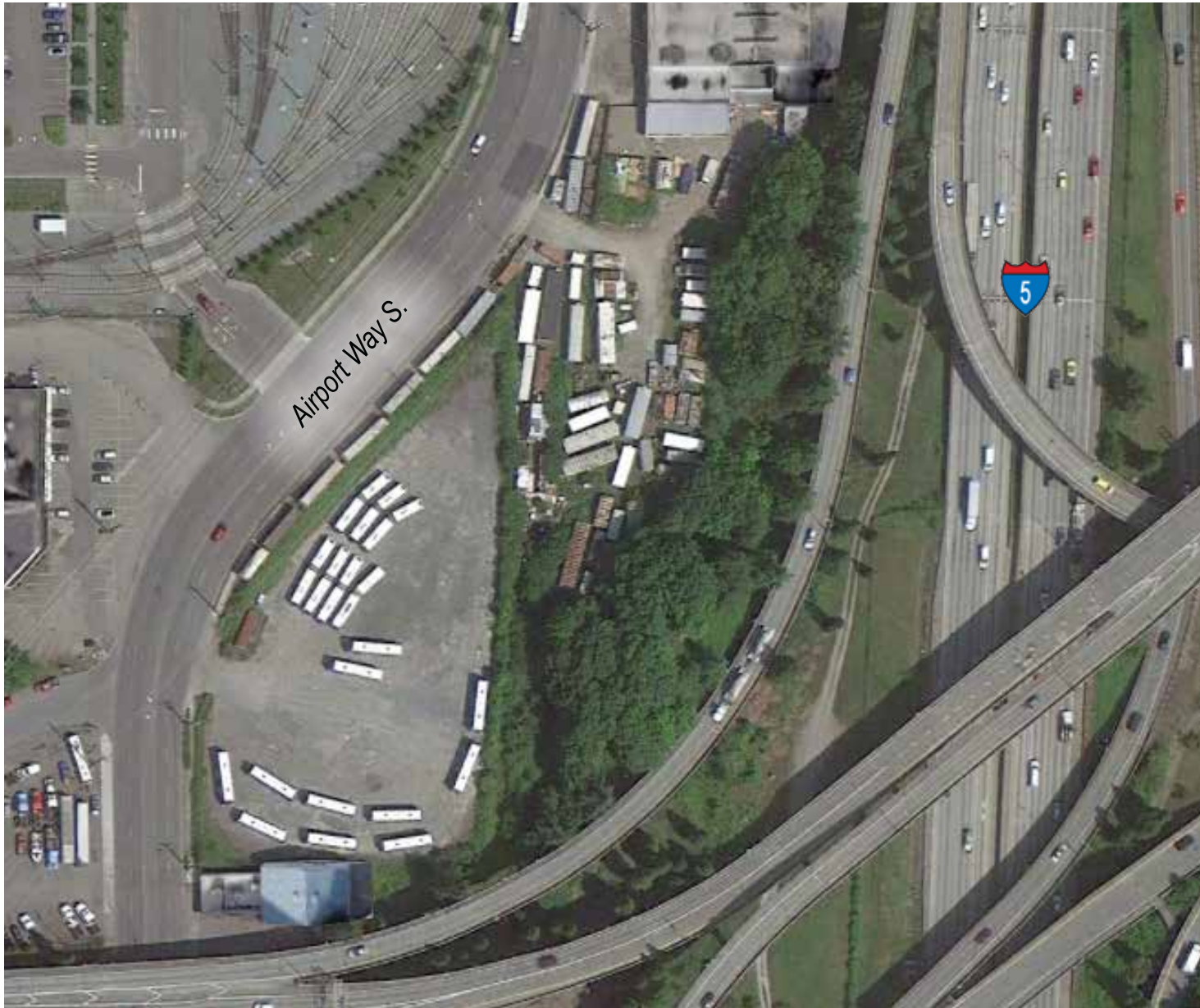


# Vicinity Map



# Historical Uses

3412 Airport Way South and 901 S. Hinds Street



Outdoor Trailer Storage

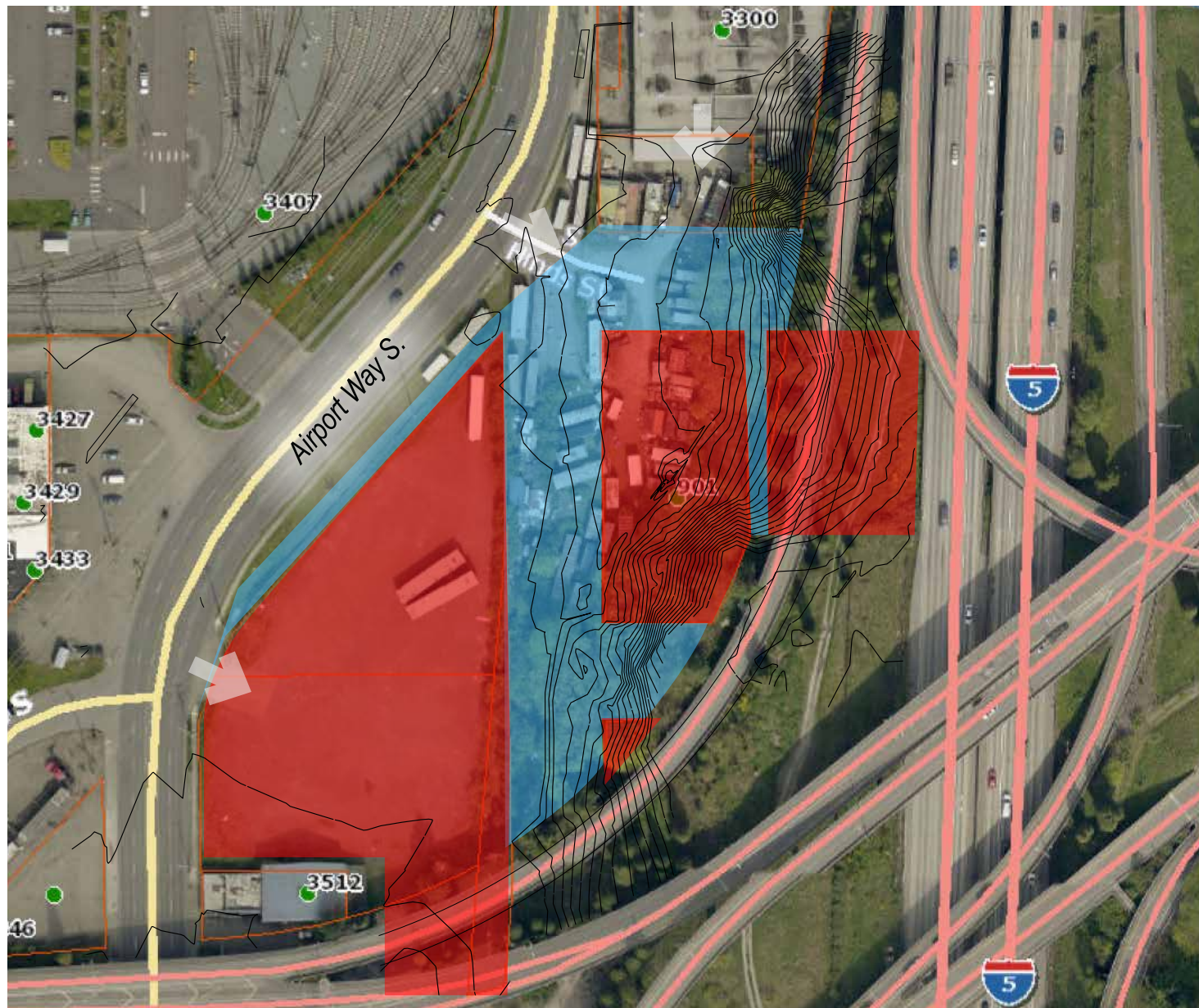


Debris



# Background & Need

## Auto Dealerships Need Outdoor Storage and Lots of It



3.4 acres (private)  
1.5 acres (ROW)

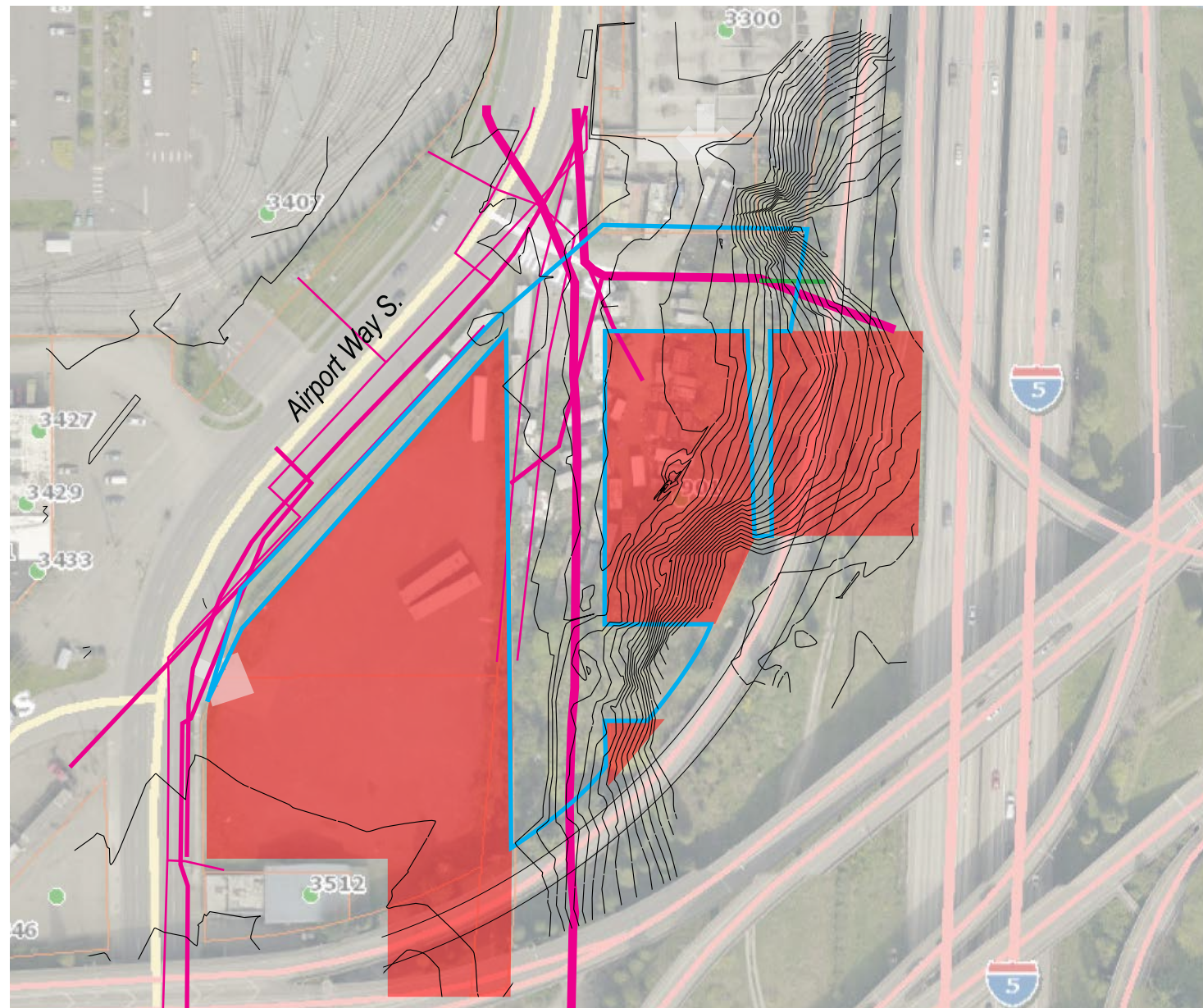


North

- Owned and operated by Richard M. Snyder (Renton Sound Ford), Gregory E. Brackett (Bellevue Nissan), and David H. Hannah
- Ideal auto dealership size is about 8 acres – Richard Snyder
- From the Duwamish M/IC Policy and Land Use Study, Draft Recommendations, November 2013, p. 35:
  - Auto dealerships have service and repair functions, as well as large storage uses, similar to Seattle’s industrial uses
  - In terms of space, auto dealerships primarily consist of outdoor storage and require about 5 acres total for inventory, sales, and service

# Background & Need

## Site Conditions



- Site Constraints:
  - Steep slopes
  - WSDOT freeway infrastructure
  - Unimproved city right-of-way
  - Existing utility lines
- Zoning: IG2-U/85 (General Industrial 2)
- Neighborhood Plan: Greater Duwamish Manufacturing Industrial Center
- Comprehensive Plan: Manufacturing Industrial Center

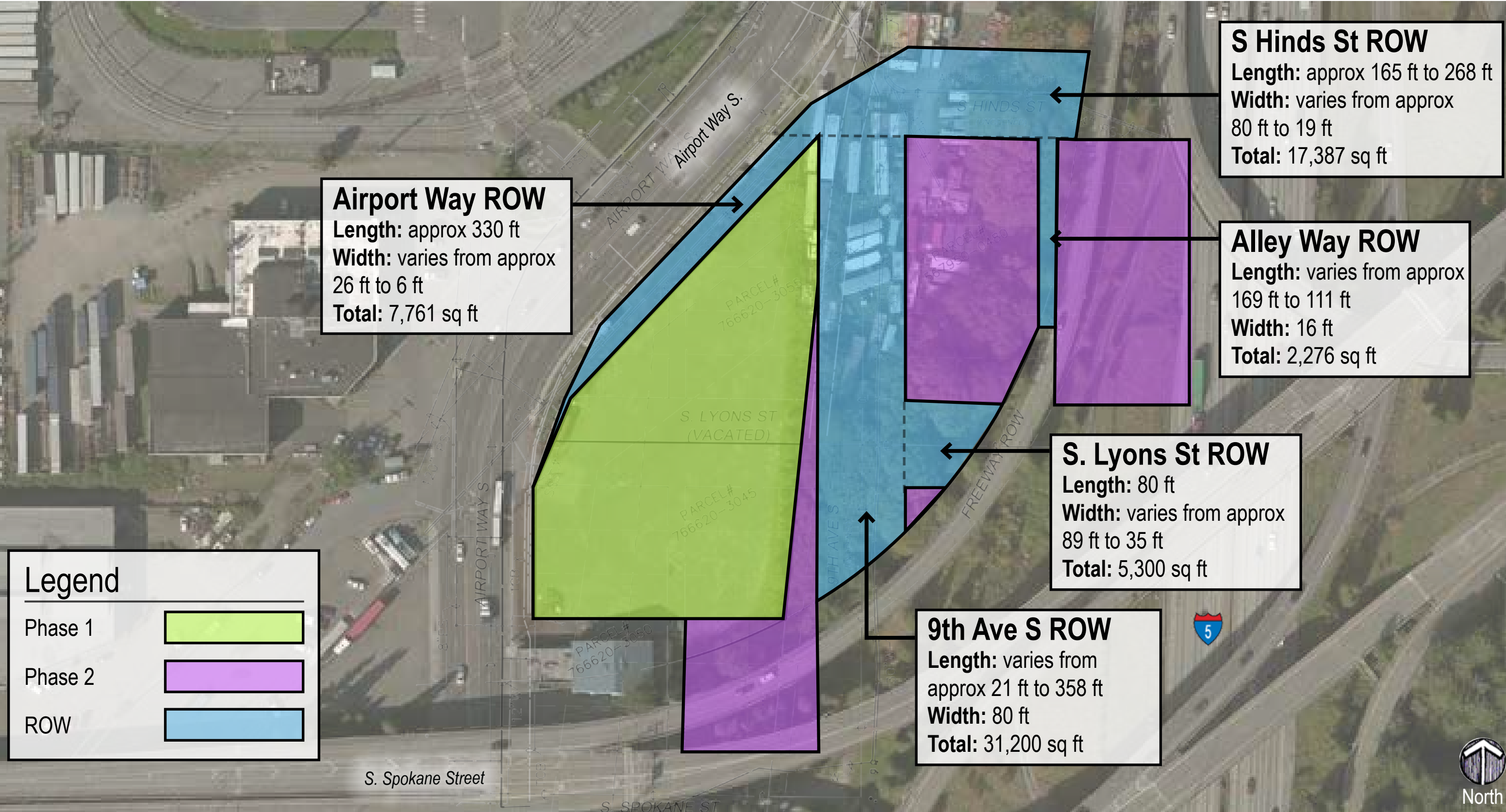


North

—— Topography       Utility Lines  
 ROW Vacation

# Background & Need

## ROW Marked & Dimensioned





# Background & Need

## Site Conditions



*from Airport Way looking south*



*from Airport Way looking north*

# Background & Need

## Site Conditions



*Airport Way looking east*



*9th Avenue looking north*



*9th Avenue at S. Hinds*



*9th Avenue looking south*

# Proposed Project



Nissan Dealership

S. Spokane Street

S. Hinds Street

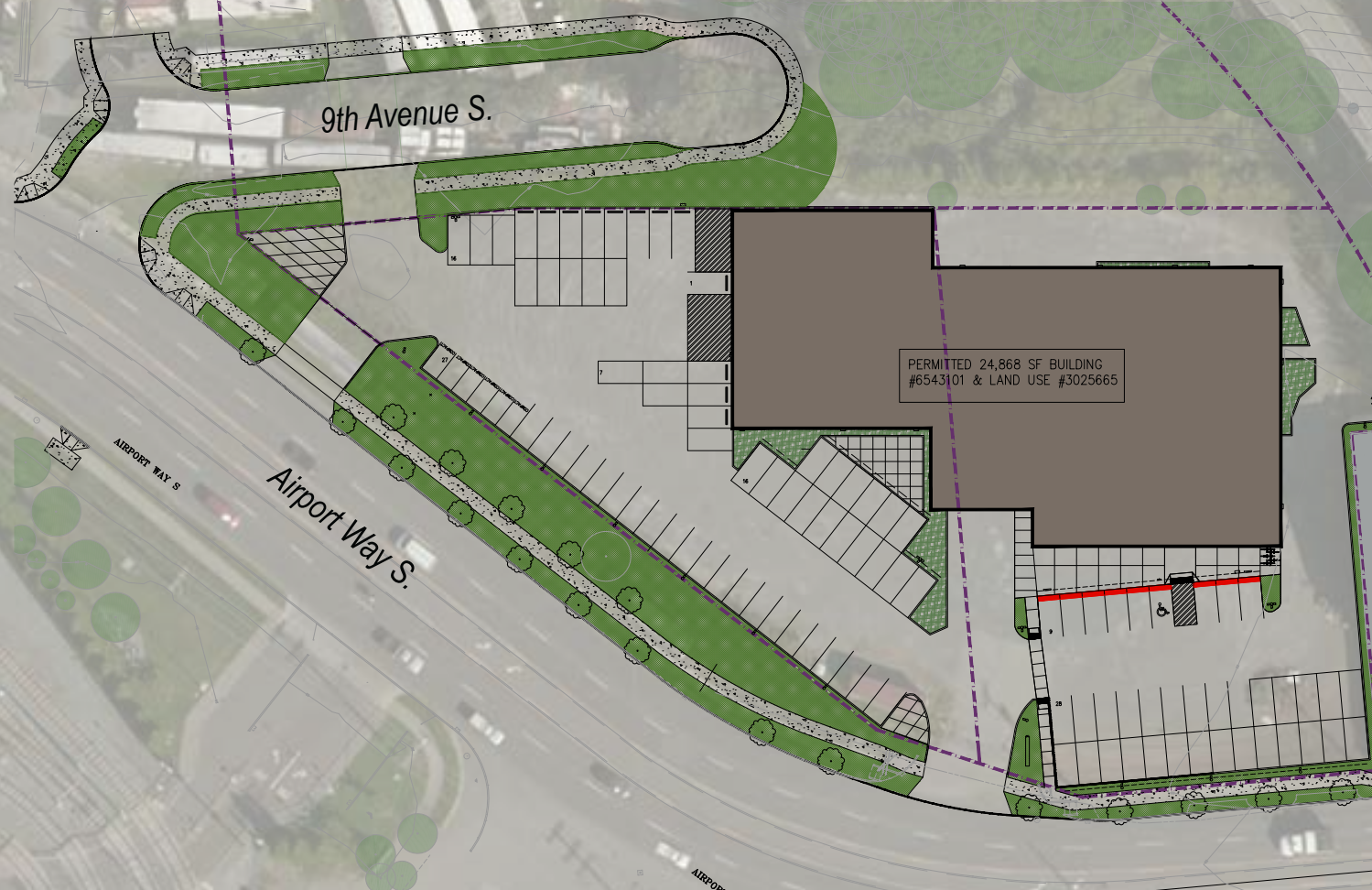
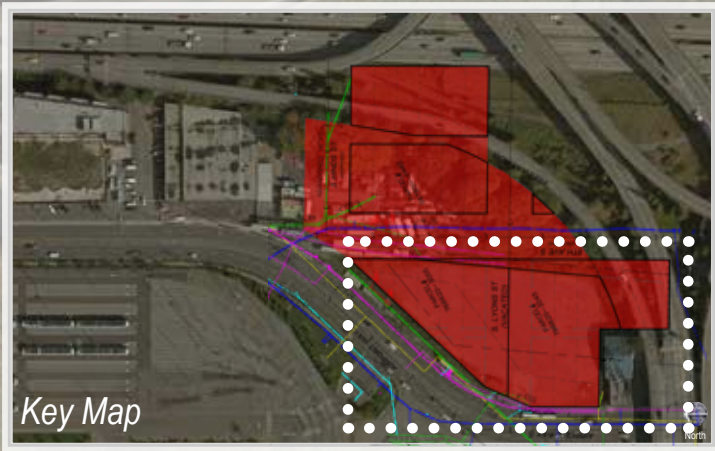
Airport Way S.

Proposed Car Wash

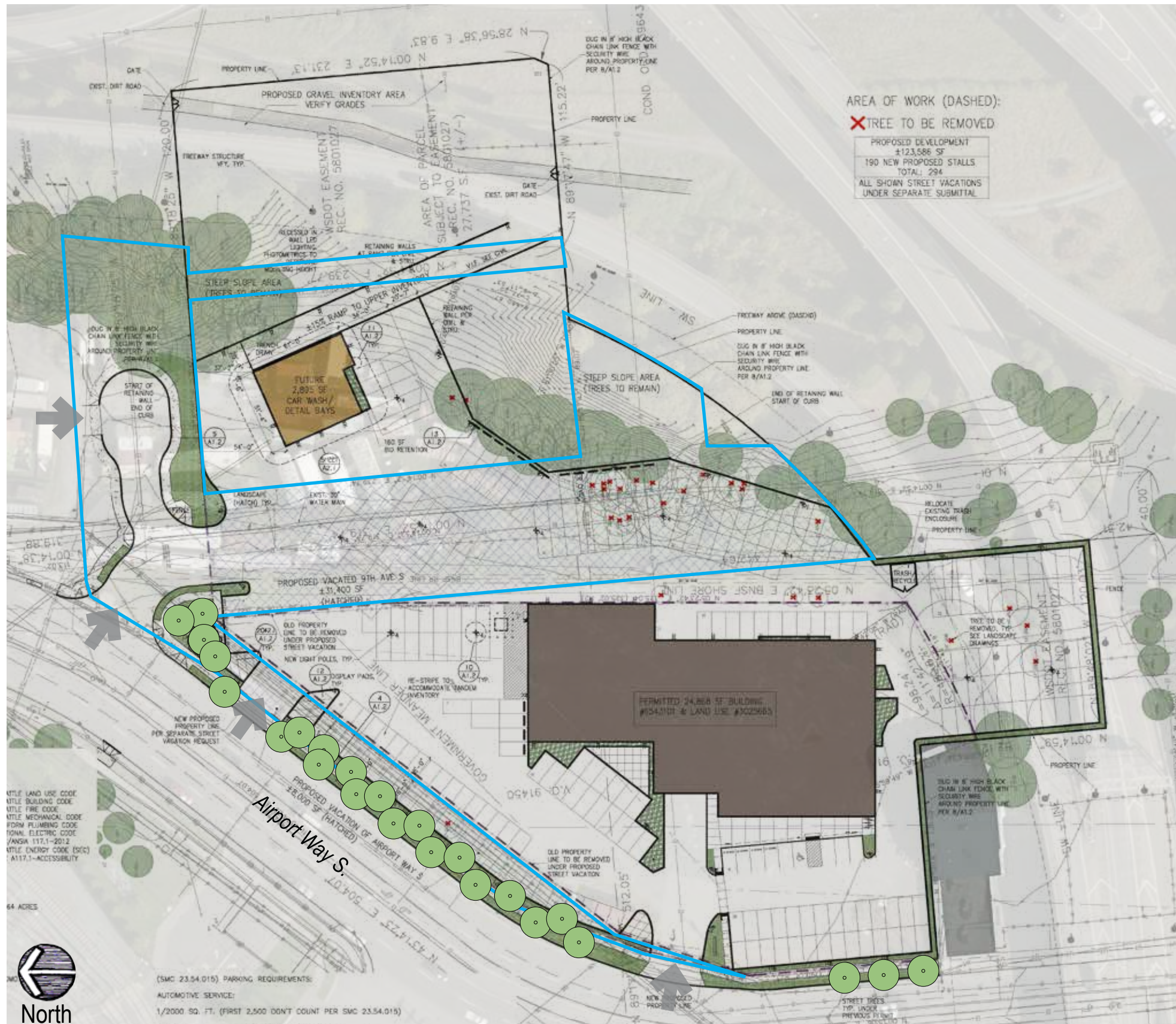
Phase 1 Limit  
(Under Construction)



# Phase 1 - Under Construction



# Site Plan with Vacation Proposal

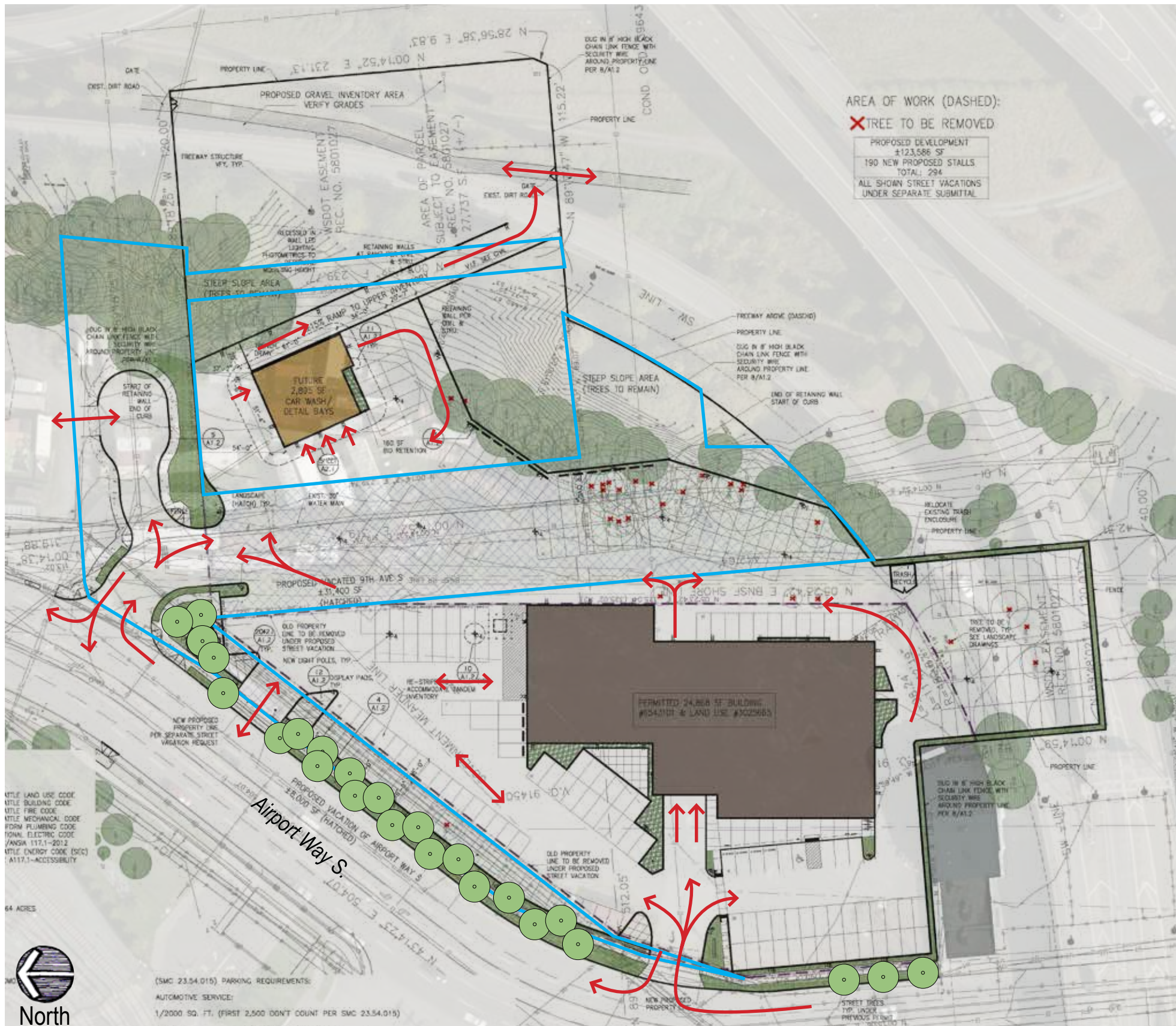


# 269

storage spaces

- 25 Public spaces
- Better circulation of vehicles and large trucks
- Increase sales and tax revenue
- Increase sustainability
- Added public benefits

# Site Plan with Vacation Proposal



## Circulation:

- Permanent easement allows access North of S. Hinds Street

## Utilities:

- Access for maintenance improves on S. Hinds Street and 9th Avenue S.
- No change for Airport Way or alley

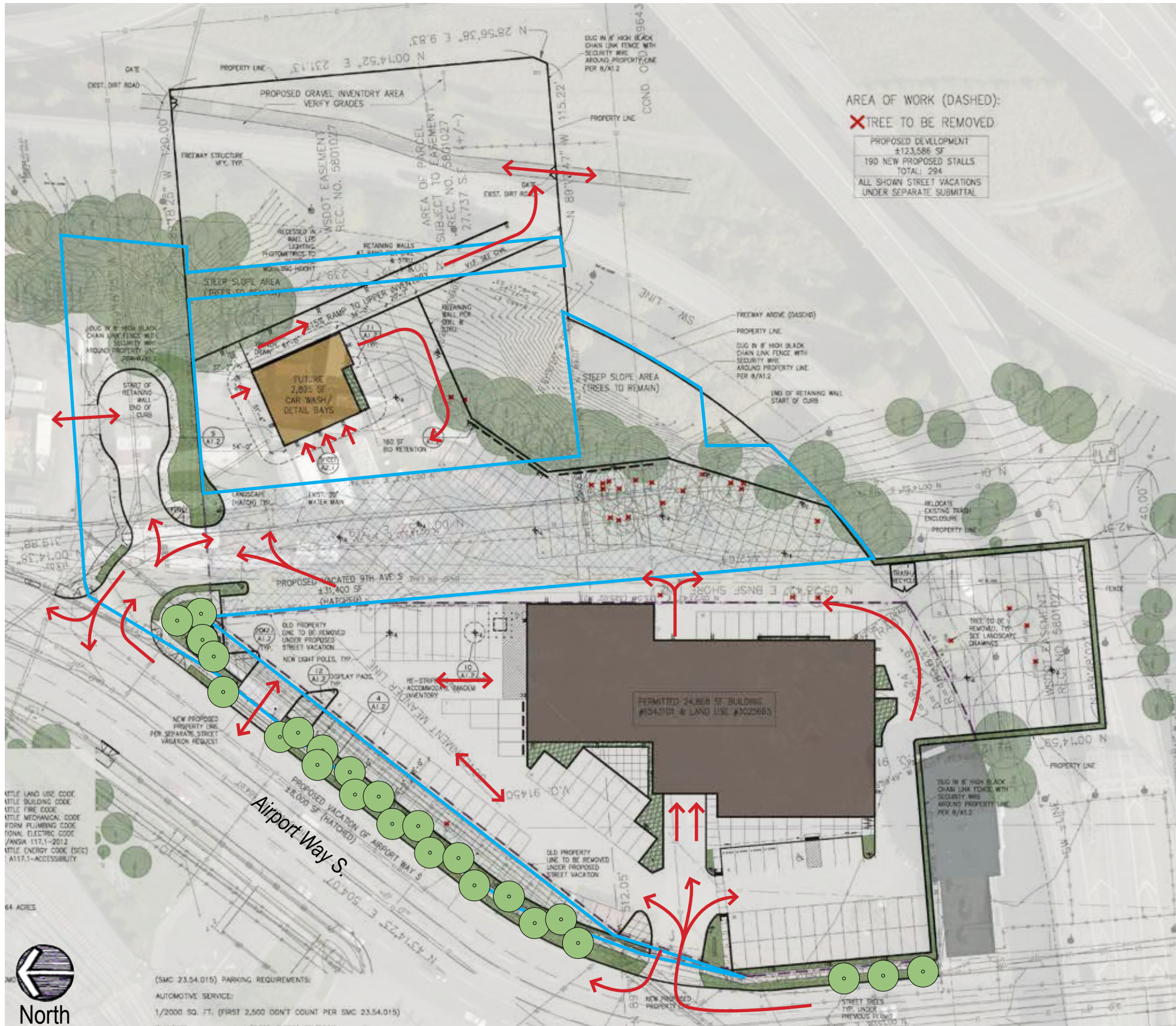
## Light, air, open space and views:

- No change to light and air
- Additional 17 trees removed affects character of open space
- Views have minimal effect with trees to remain surrounding views

□ Right of Way

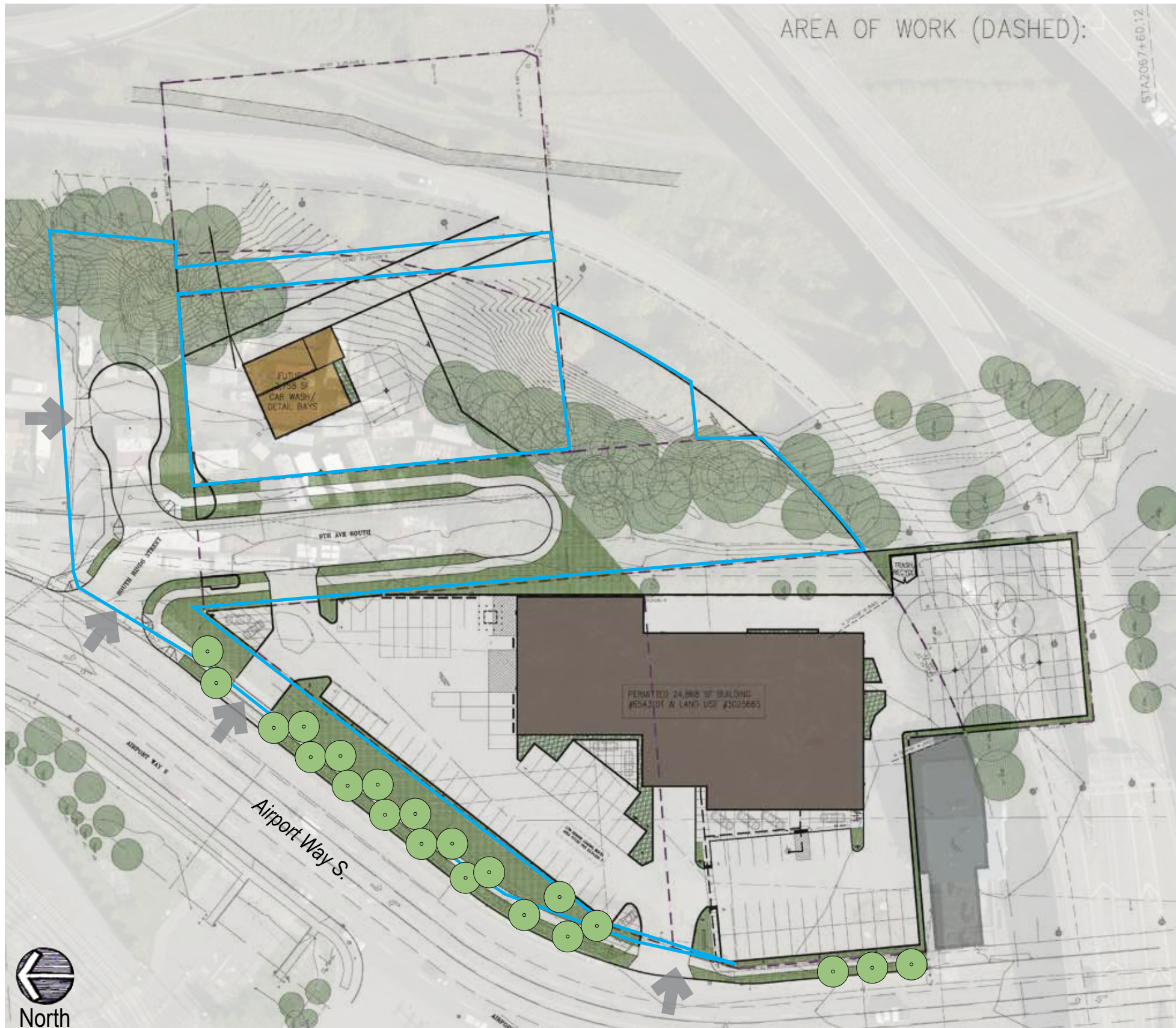
↔ Circulation

# Site Plan with Vacation Proposal



- Right of Way
- ↔ Circulation

# Site Plan with No Vacation Alternative



**142** storage spaces

**48%** reduction

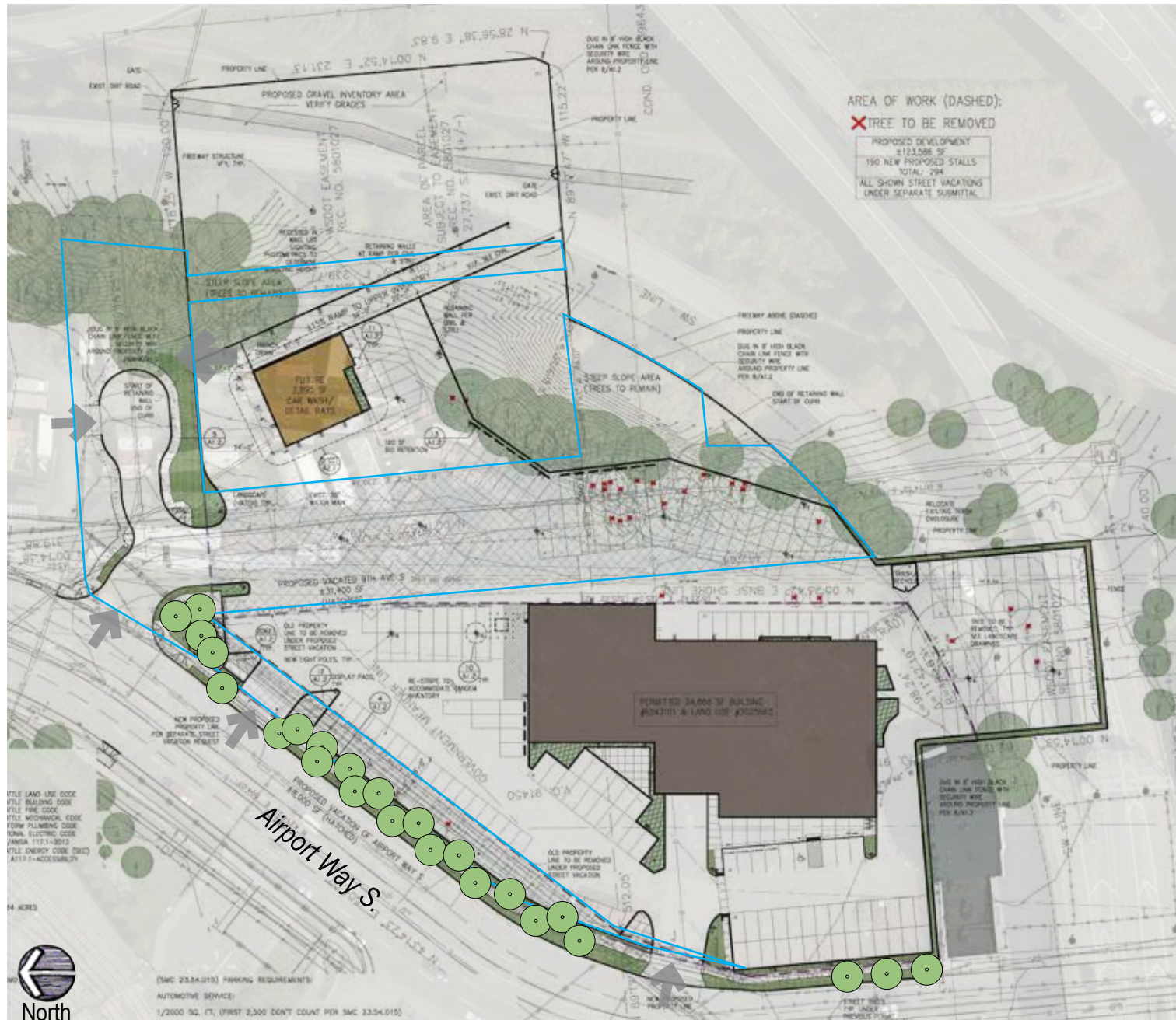
- 25 Public spaces
- 127 Fewer storage spaces
- Increased use of public right-of-way for circulation of vehicles and large trucks
- Public access to dead-end street
- Higher freight movement along Airport Way S. with less on-site storage space

□ Right of Way

← Access



# Site Plan Comparison



site plan with vacation proposal




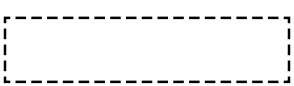

site plan with no vacation alternative

# Urban Merit - 9 Block Analysis

## Street Network



### Legend


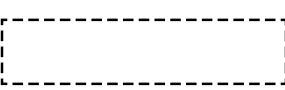



- Project Site 
- 9-Block Study Area 
- Street 

# Urban Merit - 9 Block Analysis

## Transit

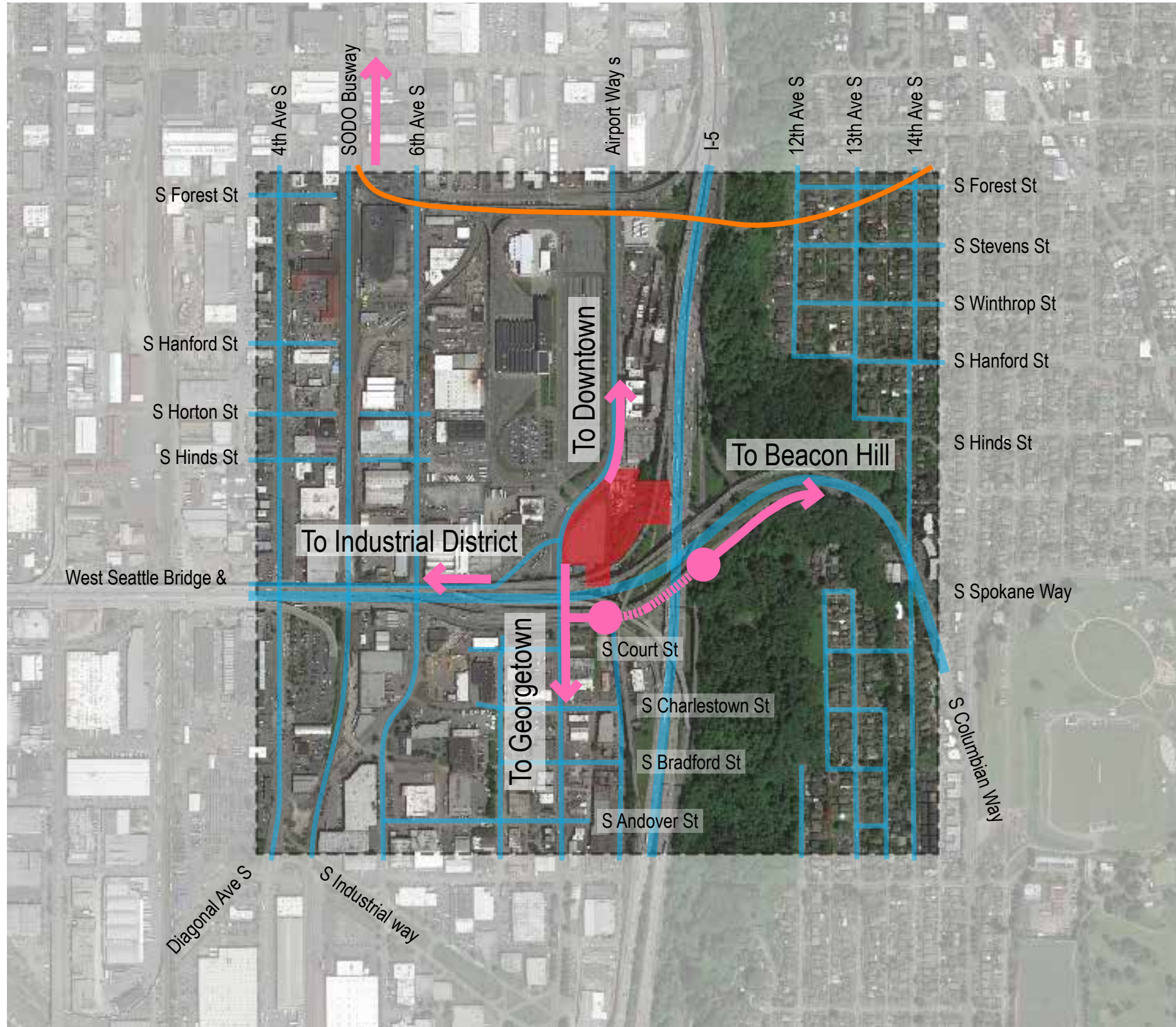


### Legend


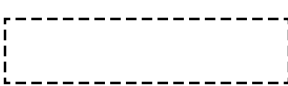





- Project Site 
- 9-Block Study Area 
- Street 
- Sound Transit 
- Bus Stop 

# Urban Merit - 9 Block Analysis

## Pedestrian Connectivity



### Legend


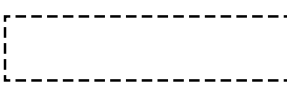




- Project Site 
- 9-Block Study Area 
- Street 
- Sound Transit 
- Ex Sidewalk 
- Ex Sidewalk (elevated) 
- Stairs 

# Urban Merit - 9 Block Analysis

## Open Space



### Legend

- Project Site 
- 9-Block Study Area 
- Street 
- Sound Transit 
- 12th Avenue South Viewpoint 
- Open Space 



# Urban Merit - 9 Block Analysis

## Points of Interest



### Legend

- Project Site
- 9-Block Study Area
- Street
- Sound Transit
- Point of Interest
- Sound Transit OMF 1
- Old Rainier Brewery 2



# Bldg Character - Urban Merit - 9 Block Analysis

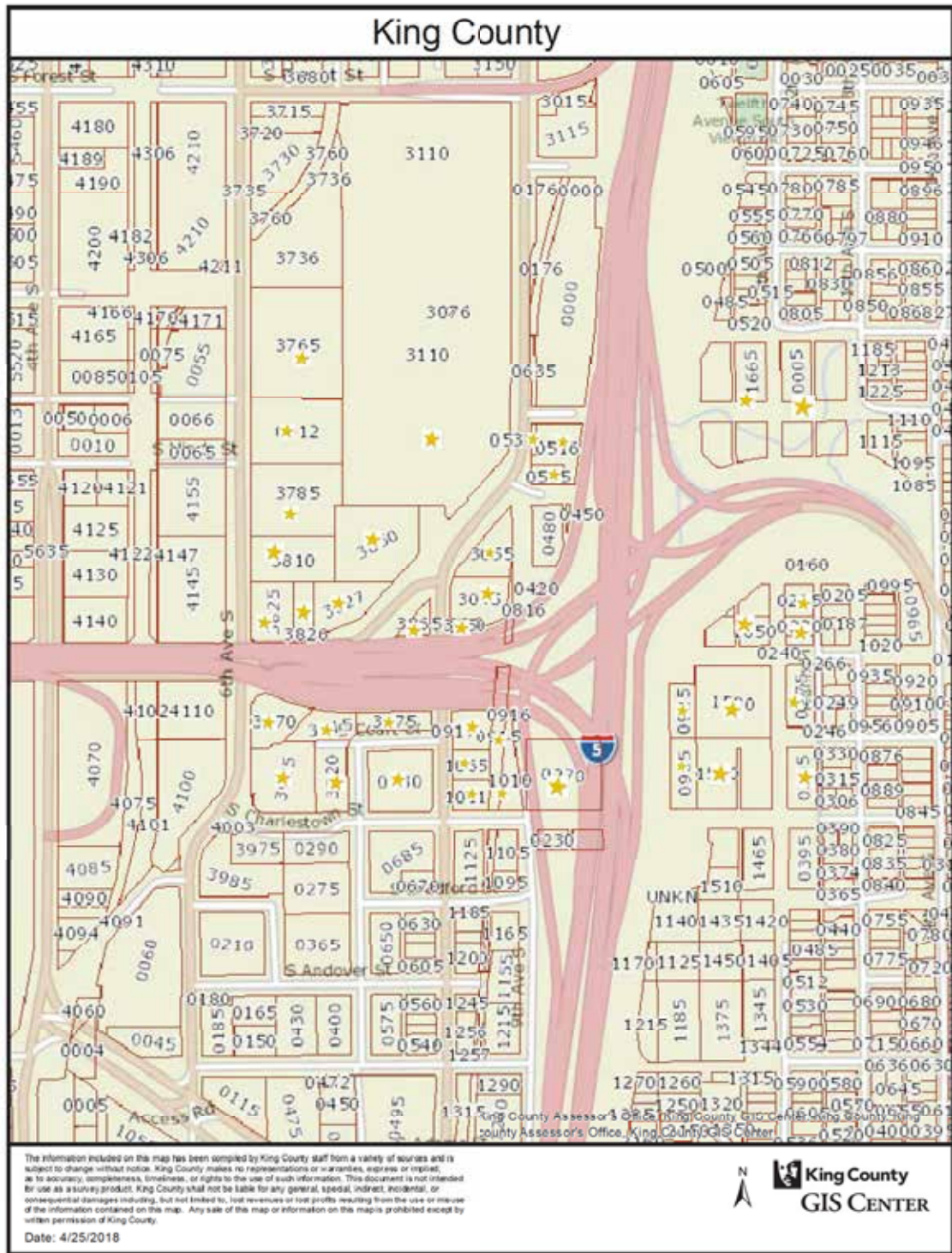


# Bldg Character - Urban Merit - 9 Block Analysis





# Community Engagement Plan



### Building Awareness

- One-on-One Contact (local businesses, agencies, property owners, etc.)
- SODO BIA Engagement

### Outreach

- Phone Calls
- One-on-One Meetings
- Email
- Mailings
- On-line postings
- Posters, Cards

### Engagement

- One-on-One Contact
- Online Survey
- Open House Events
- Door-to-Door Engagement

**47** one-on-one contacts

**03** direct / online mailings

**07** survey responses

**01** open house

# Community Engagement Plan

## What we've heard since Fall 2017:

- Pay more attention to the area
- Concerned about vehicle speed along Airport Way South
- Clean it up and keep it that way
- No homeless or garbage
- Enhanced landscaping

### Building Awareness

- One-on-One Contact (local businesses, agencies, property owners, etc.)
- SODO BIA Engagement

### Outreach

- Phone Calls
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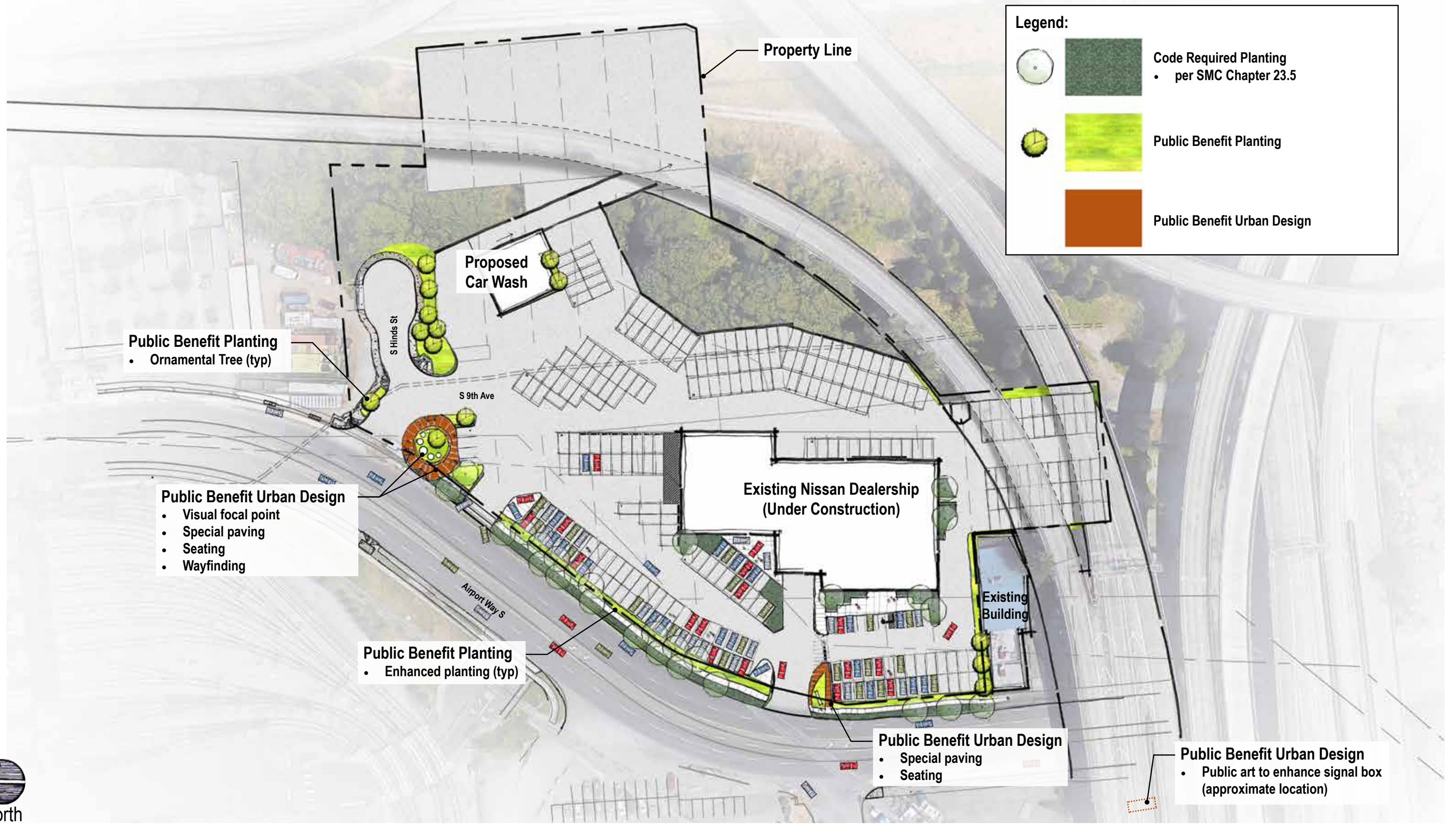
### Engagement

- One-on-One Contact
- Online Survey
- Open House Events
- Door-to-Door Engagement

## Next Steps:

- Outreach to and engagement with Airport Way South & S. Spokane St. users
- SODO pizza and/or Seattle Nissan Open House and/or focus group
- Advertise city required forums, meetings and presentations
- One-on-one contact with interested parties, key stakeholders, near neighbors

# Preliminary Public Benefit Proposal



# Preliminary Public Benefit Costs

**11,100 sf**  
added landscape / open space

**\$185,000**  
value of public benefit

Organization, Contact	Enhanced Greenspaces	Enhanced Streetscape	Estimated Cost
<b>HBB Landscape</b> <b>Juliet Vong</b>	On-Site Enhanced plantings Ornamental Trees	Adjacent Urban Design Treatment -Colored, Textured Concrete -Bench or boulders -Wayfinding signs "X miles to stadiums, ID, and/or New York, London, Los Angeles, Tokyo.	Greenspaces: Enhanced planting - 9,614 sf x \$12/sf = \$115,368  Ornamental trees - 18 x \$400/each = \$7,200  Streetscape: Urban Design Treatment -1,510 sf x \$40/sf = \$60,400
<b>SODO BIA</b> <b>Erin Goodman</b>	On-Site Landscaping  SODO Park	Utility Box Wrap, Wayfinding  SODO Track	Utility Box Wrap is in process with SODO BIA. -1 x \$2,000 = \$2,000
<b>Total</b>			\$184,968

# Questions / Discussion



S. Hinds Street

Nissan Dealership

S. Spokane Street

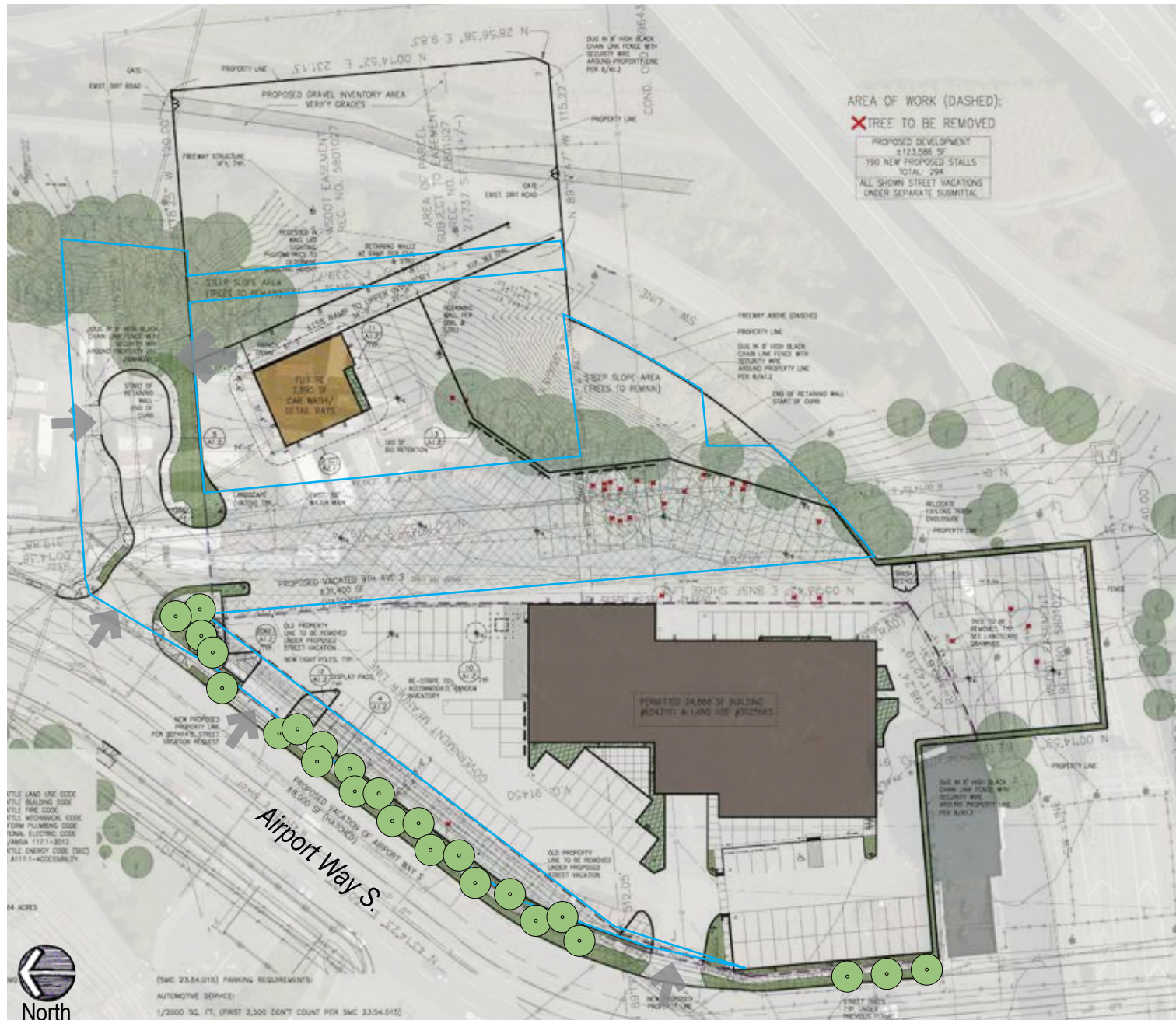
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# Questions / Discussion



site plan with vacation proposal



site plan with no vacation alternative