



APPROVED MINUTES OF THE MEETING

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Tom Nelson, Acting Chair

Julie Parrett

Julie Bassuk

Seth Geiser

Laurel Kunkler

Shannon Loew

Osama Quotah

Martin Regge

Ellen Sollod

Debbie Harris

Valerie Kinast
Coordinator

Joan Nieman
Administrative staff

May 16, 2013

Convened 1:30 pm
Adjourned 4:00 pm

Projects Reviewed

Northgate Light Rail Station

4755 Fauntleroy Alley Vacation

Commissioners Present

Tom Nelson, Acting Chair

Julie Bassuk

Seth Geiser (excused at 2:00 pm)

Laurel Kunkler

Shannon Loew

Julie Parrett

Osama Quotah

Martin Regge

Ellen Sollod (excused at 2:15 pm)

Debbie Wick-Harris

Unconfirmed Commissioners present

Bernie Alonzo

Staff Present

Valerie Kinast

Joan Nieman

**Department of Planning
and Development**
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

TEL 206-615-1349
FAX 206-233-7883



May 16, 2013

Project: 4755 Fauntleroy Alley Vacation
Phase: Public Benefit
Last Reviewed: April 18, 2013
Presenters: Lance Sherwood, Weingarten Realty Investors
 Bill Fuller, Sears Fuller Architects
 Andy Rasmussen, Weisman Design Group
Attendees: Michael Austin Get Engaged Program applicant
 Martin Babb UFCW21
 Deb Barker Community Member
 Beverly Barnett SDOT
 Ken Bunker UFCW21
 Jessica Clawson McCullough Hill, PS
 John Concannon Community Member
 Cynthia Edwards UFCW21
 Gerald Hankerson Main Street Alliance
 Donald Harris Parks & Recreation
 Mary Hernandez Community Resident
 Andrew Heyman UFCW21
 Steve Huling Community Member
 Reagan Jackson UFCW21
 Ian Jacobson UFCW21
 Steve Lansing UFCW21
 Steve Marquardt UFCW21
 Jack McCullough McCullough Hill, PS
 Steve Mercer
 Stephanie Metcalf UFCW21
 Linda Mitchell Community Member
 Joe Mizrahi UFCW21
 Chip Nevins Parks & Recreation
 Claudia Newman Attorney, BND
 Elena Perez Community Member
 Boris Popovic Main Street Alliance
 Suzanne Rai UFCW21
 Paul Ames Reinhold UFCW21
 Bruce Ripps DPD
 Dr. Sharon E. Sutton UFCW21
 Jose Vasquez Community Member
 Natasha West-Baker UFCW21
 Steve Williamson UFCW21
 Nancy Woodland West Seattle Chamber member
 John Wunder Community Member

1:30 pm – 4:00 pm

Project Description

The petitioner is proposing to vacate part of the alleys in the block bounded by SW Alaska St, Fauntleroy Way SW, SW Edmunds St and 40th Ave SW in the West Seattle neighborhood. The alley is "T" shaped and both the top of the "T" which is 258 feet long and the northern 200 feet of the base are proposed to be vacated. The southern 275 feet of the existing alley would remain.

The Petitioner will provide a private east-west alley south of the east-west section of alley that would be vacated. The private alley will be in an easement that allows for vehicular and pedestrian use by the public. The private would be wider than the alley being removed.

The proposed development would include two buildings separated by a mid block connection that includes the private alley and the east-west pedestrian connection. Each building is designed to have 5 floors of apartments over ground floor retail (70 feet in height). The proposal includes approximately 66,000 sf of retail and 370 residential units. The design for the building in the north section of the project includes frontage on 40th Ave SW, SW Alaska St and Fauntleroy Way SW and SW Edmonds St includes a drug store on the ground level. The buildings, the private alley and the mid block connection are connected below grade by a parking garage that includes parking for 570 vehicles.

The private alley and mid block pedestrian connection between the two buildings would connect Fauntleroy Way SW, 40th Ave SW and the portion of the alley that is to remain publically owned. The new connection would vary in width from 42 feet at Fauntleroy Way SW to 50 feet at 40th Ave SW. The connection would serve normal alley functions including a loading dock and access to below grade parking. A landscaped pedestrian walk on the south side is proposed. Public access for vehicles and pedestrians would be provided through an easement.

Presentation Summary

Lance Sherwood, developer reviewed changes since last visit.

Bill Fuller, Architect: reviewed resolution of remaining UDM issues from 4-18-13 meeting.

- No drug store drive through, widening alley and including landscaping
- Masonic Temple re-grading parking lot
- Adding 40th Ave park frontage to connect pedestrians to park
- \$25K donation towards park concept and schematic designs, widening on Fauntleroy, underground power, bike lane.
- Skewed gateway corner, reorganized ground plan

Andy Rasmussen, Landscape Architect, Weisman Design Group

- Lives in West Seattle and has worked with artist to create sculpture
- Site mirrors West Seattle peninsula with streetscapes the edges
- Overall design is simplified
- Added bike lane
- Voluntary building setbacks
- Perimeter improvements

Bill Fuller presented the Public Benefit power point dated 5-16-2013.

Agency comments

Beverly Barnett, SDOT

The overall direction of project is good. Public Benefit criteria as defined by City Council are tangible elements that will enhance the environment for the public. Lower level entry by WF is not a good example of PB. Elements must serve the public. It is a balance between the developer and amenities. Feels the project has moved forward quite a bit and on the right track. She has not seen the matrix chart before. Drainage issue is not a benefit. "Public Benefit is the icing on the cake".

Chip Nevins & Don Harris, Parks and Recreation

Excited about the public space improvement with the developers contribution of the \$25K to kick-start the planning of the park across from 40th Ave.

Public comments

Public comments were received from Nancy Woodland, WS Chamber; Steve Huling, business man and resident; Jose Vasques, retail merchant association; Mary Hernandez, community member; Michael Barhal, Whole Foods rep.; Andrea Mitchell, Main Street Alliance; Claudia Newman, attorney; Sharon Sutton, UW professor; Deb Barker, community member; Tracy Champion, community member; Alki resident; John Concannon, community member and Ian Jacobsen, UFCW21.

Written comments: Claudia Newman submitted letters, documents and photos electronically.

Supporting Comments:

- Excited about buried power lines, improved intersection access and lighting, improved Masonic Lodge elements and elimination of drive-through
- Good Commerce opportunities
- Mid-block connection huge benefit to public – allows fire truck access
- Beautiful, thoughtful, amazing project
- Excited about WF going into neighborhood - Great job in relating store to environment
- Far exceed what was anticipated – everything larger, wider than forecasted. Alley huge improvement – core concept masterful

Opposing Comments:

- Will negatively affect small business community and small town character of area. Never sought business's input-meeting held during business hours
- Mid-block connector still a safety hazard.
- 40th Ave and Alaska St need street activation - deadens city streets, rebuffs gateway function
- Inaccurate count of delivery trucks, far greater than reported - safety issue
- Not affordable housing for WF employees. WF should provide parking for workers.
- Pedestrian safety still not improved since citizen killed in crosswalk 2006

ACTION

The Design Commission thanked the team of the 4755 Fauntleroy project for the presentation of the public benefit stage of its request for an alley vacation. Commissioners appreciated the responsiveness of the design team to recommendations given at earlier meetings. The design has improved greatly. Removing the drug store drive through will benefit pedestrians that use the alley. The Commission considers the concerns of safety of the through-block connection brought up in the Urban Design Merit review resolved.

The Public Benefit Package included the following items:

- Midblock pedestrian connector
- Five small plazas including Gateway – totaling 2,991 sf
- Improvements to 40th Ave to provide on-street parking adjacent to park.
- Enhanced street improvements along the frontages of the development, including:
 - street furnishings
 - art
- Monetary contribution of \$25,000 toward design of a new park north of 40th Ave SW

Review of the Public Benefit is the second of two steps in the Design Commission's vacation process. Approval of both the Urban Design Merit and Public Benefit package constitute a recommendation to the SDOT Director by the Design Commission to approve the vacation. The ultimate decision to grant the vacation lies with the City Council.

With a vote of 5 to 3 the Seattle Design Commission denied approval of the Public Benefit Package of the 4755 Fauntleroy project proposal to vacate the northern 200 ft and 258 ft east-west section of the T-shaped alley in the block bounded by SW Alaska St, Fauntleroy Way SW, SW Edmunds St and 40th Ave SW.

Approval was denied because the design of the public benefit items needs further improvement before the package can be considered sufficient. Expanding the streetscape improvements westward along SW 40th St was also noted as an avenue for achieving a sufficient level of benefit. Discrepancies in the public benefit table that was presented made it difficult to analyze whether the level of public benefit was sufficient.

To improve the design of the public benefit items, the commission recommended providing more clarity in the hierarchy of open spaces, and focusing efforts on the more important places, such as the gateway and SW 40th St. The design would benefit from simplifying and unifying the palette of different features, materials, qualities etc of the plazas.

The gateway element is not yet prominent enough. It would benefit from increased massing, and relying on lighting to make it prominent should be reconsidered, given implications to sustainability and limited effectiveness in the daytime. Along SW 40th Ave itself, deciding what the focal point is would also be helpful. The commission also recommended improving the public benefit by shifting activation efforts from Fauntleroy to SW 40th St, where they would be more attractive to pedestrians.

The specific reasons for the no votes were as follows:

Martin Regge: Art must be more integrated and the design of SW 40th St. improved more.

Osama Quotah: In agreement with the previous reasons. Also, an accurate public benefit matrix must be provided to enable a decision about sufficiency of the public benefit package.

Tom Nelson: In agreement with the previous reasons. Also, the hierarchy of plazas must be resolved, and the gateway plaza design further improved.

Julie Bassuk: In agreement with the previous reasons. Also, overall, the public benefit package must be improved upon to reach a sufficient level to be approved.

Julie Parrett: In agreement with the reasons of the other commissioners.