

29th Ave SW and SW City View Vacation

Edward B. Murray
Mayor

Samuel Assefa
Director, OPCD

Ross Tilghman, Chair

John Savo, Vice Chair

Lee Copeland

Ben de Rubertis

Thaddeus Egging

Rachel Gleeson

Laura Haddad

Brianna Holan

Rick Krochalis

Jescelle Major

Michael Jenkins
Director

Aaron Hursey
Planner

Juliet Acevedo
Administrative Staff

Diana Settlemyer
Intern

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

TEL 206-615-1349
FAX 206-233-7883
seattle.gov/opcd

Commissioners Present

Ross Tilghman, Chair
John Savo, Vice Chair
Rachel Gleeson
Laura Haddad
Jescelle Major
Brianna Holan
Rick Krochalis

Commissioners Excused

Thaddeus Egging
Ben de Rubertis
Lee Copeland

Project Description

West Coast Self Storage (WCSS) is proposing to construct a self storage facility on two parcels located along Harbor Ave SW in West Seattle. In order to build the facility, the project team is proposing to vacate a segment of the 29th Ave SW and SW City View rights-of-way. Both streets are not improved to City rights-of-way (ROW) standards. This segment of 29th Ave SW is a remnant due to previous vacations to accommodate private rail lines within the ROW. The segment of SW City View in this vacation currently provides access to an existing building located on the project site. If the vacation is approved, the east lot line of the project site will be adjusted to align with an existing retaining wall and fence line. The vacation will allow the construction of a single four story self-storage facility with 50 enclosed parking spaces.

Meeting Summary

This was the Seattle Design Commission's (SDC) second review of the 29th Ave & City View Vacation project. The purpose of this meeting was to review the public benefit package for the vacation proposal. After the presentation and discussion, the SDC voted, 7 to 0, to approve the public benefit package for the project with several recommendations.

Recusals and Disclosures

There were no recusals or disclosures.

April 6, 2017**10:30 am – 12:00 pm****Type**

Street Vacation

Phase

Public Benefit

Previous Reviews[12/01/16](#)**Presenters****John Kay**

Magellan Architects

Karen Kiest

Karen Kiest Landscape Architects

Steve Tangney

West Coast Self Storage

Attendees**Beverly Barnett**

SDOT

Rollin Fatland

Nucor Steel

Darren Simpson

DCI Engineers

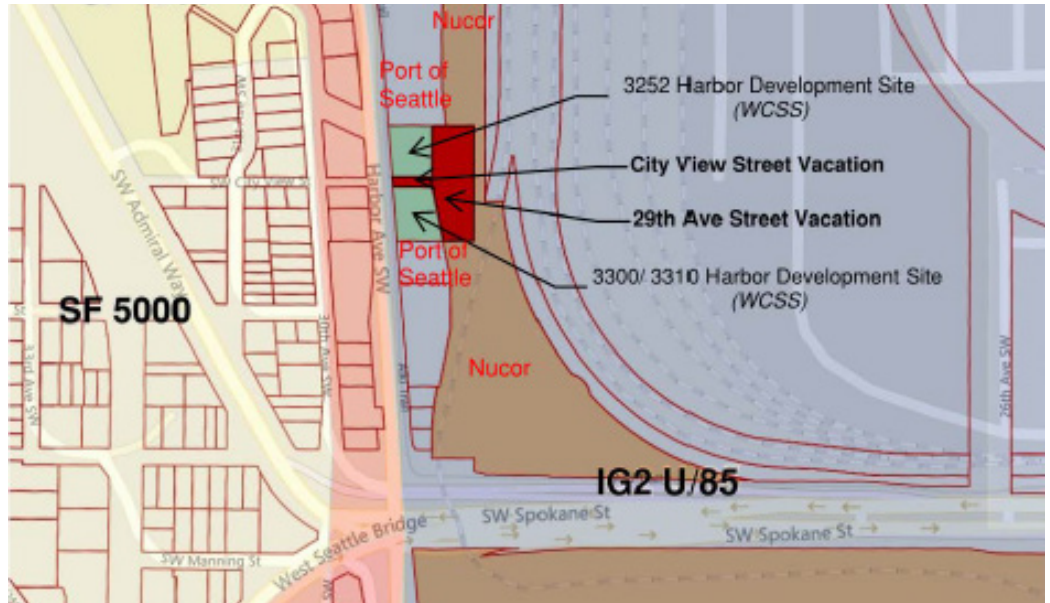


Figure 1: Site context map with vacation petitions highlighted in red

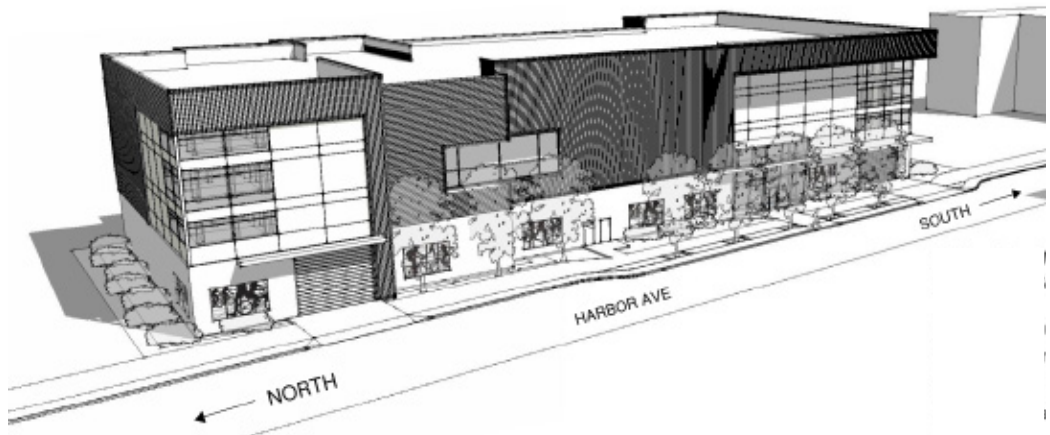


Figure 2: Proposed project facility

Summary of Presentation

Steve Tangney, of West Coast Self-Storage, Karen Kiest, of Karen Kiest Landscape Architecture, and John Kay, of Magellan Architects, presented the public benefit proposal for the 29th Ave S and City View Street Vacation petition (see figures 1 & 2). Steve Tangney provided background and site context for the project. The proposed designs have been updated since SDC last reviewed the project on December 1, 2016. The updated designs reflect City department concerns related to safety and security in the public realm.

The proposed public benefit package includes the following elements:

- Relocation of utility poles
- Landscaping buffer along Harbor Ave due to increased building setbacks that exceed code
- Bollard lighting along Alki Trail
- Delineation of trail crossings
- Removal of bollards from offsite Alki Trail crossing
- Artwork
- Reduction in curb cuts¹

¹The SDC did not recognize the reduction in curb cuts as a public benefit. Rather, the SDC recommended the project team include the building setbacks and associated landscaping as a public benefit element as it is not required by code.



Figure 3: Site plan with trail transitions circled in red

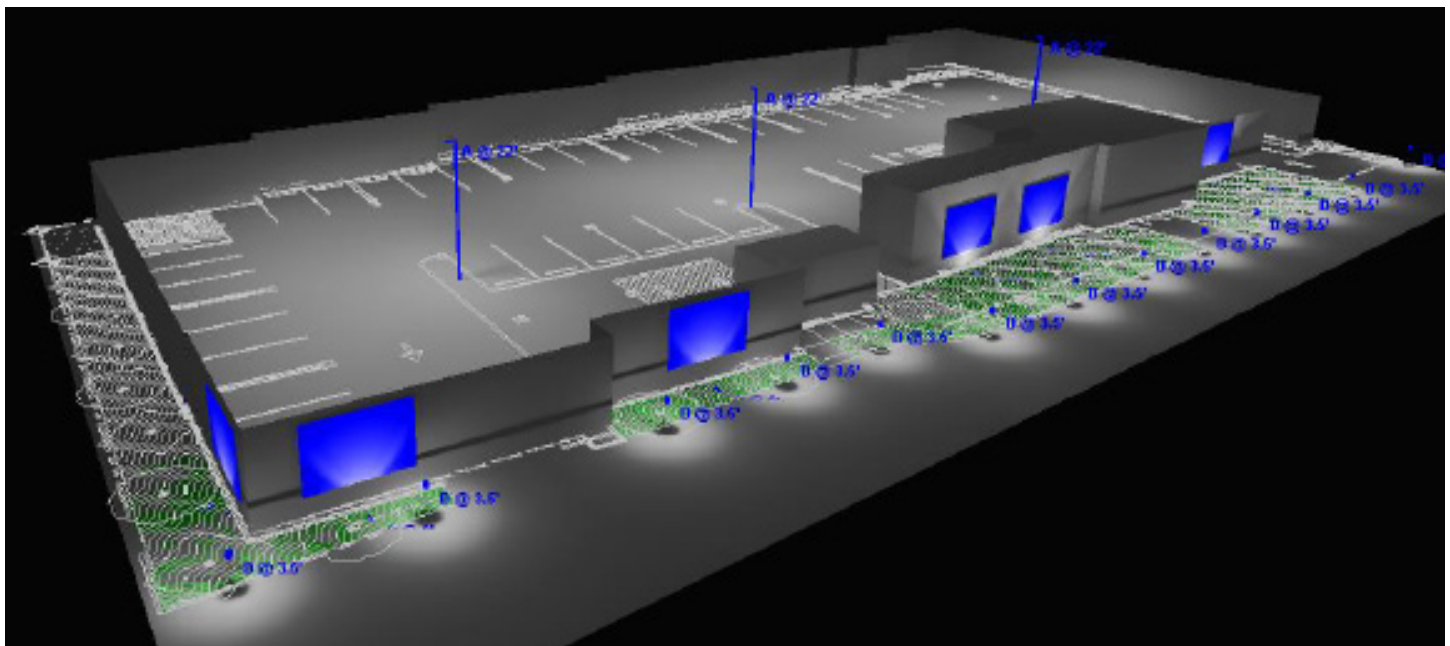


Figure 4: Trail lighting

The most significant change to the public benefit package was the alignment and improvements along the Alki Trail section in front of the building. The trail was modified to provide improved sightlines for bicyclists and pedestrians (see figure 3). As part of the alignment of the Alki Trail along Harbor Ave, the project team was asked by SDOT to relocate two utility poles from their current location into the landscaping strip between the curb line along Alki and the paved trail. To accompany the Alki Trail improvements, the updated design includes bollard lighting (see figure 4) as well as a landscaped buffer abutting the building in an expanded setback area

The public benefit package also includes the installation of art within the building façade. The proposed artwork includes five 6 ft. x 12ft steel cut panels depicting scenes related to the Alki Trail. See figure 5 for more detail

The public benefit package was also expanded to include offsite Alki Trail improvements to remove existing bollards. SDOT requested that the applicant remove 6 bollards to improve safety and security along the Alki Trail for bicyclists. The applicant will remove these and make appropriate improvements to the trail at this location.



Street view with Art Panel Installation



Figure 5: Proposed artwork by artist Jennifer Wedderman

Agency Comments

Beverly Barnett, SDOT, stated that this was an unusual vacation request. Ms. Barnett mentioned that although the vacation process is not typically used to normalize oddities within the public realm, this request is an exception because the applicant is coming forward with a project, which allows the city to then review the current state of City View and 29th Ave ROW. Ms. Barnett stated that the proposed building setbacks are a nice addition to the public realm. She then said that since there are two property owners benefiting from the vacations, City Council will have questions about which owner is taking responsibility for specific elements.

Public Comments

None

Summary of Discussion

The Commission organized its discussion around the following issues:

- Public benefit elements
- Trails and circulation
- Lighting and art
- Planting and amenities

Public benefit elements

Because the project team is not required to provide building setbacks or landscaping, the SDC recommended the proposed building setbacks and additional landscaping between the property line and the building be included in the public benefit package.

Trails and circulation

The SDC recognized that the proposed design has improved. Specifically, commissioners agreed the proposed trail alignment and relocation of utility poles solved several potential problems. Instead of relying on an audible warning system, the SDC recommended the project team consider different design options to improve sight lines for the vehicular exit in order to enhance the safety within the public realm.

Lighting and art

The SDC encouraged the design team to consider lighting strategies that will support the proposed artwork. Commissioners recommended the project explore the use of backlighting as a way to enhance the artwork. The commission also recommended the project team provide signage explaining details for the proposed artwork.

Planting and amenities

The SDC agreed with the project team's reason for not providing a green roof. As the project team continues to reconsider sight lines along the trail, commissioners recommended the project team also consider how the landscape will change as a result. The commission also recommended the design team continue to use landscaping as a way to frame the proposed artwork.

Action

The SDC would like to thank the project team for their presentation on the public benefit package for the 29th Ave and City View street vacations. We appreciate the updates specifically related to the movement of utility poles, creating additional building setbacks, adding vegetation in these setback areas, and coordinating with stakeholders. The SDC voted, 7-0, to approve the public benefit package for the 29th Ave and City View vacations with the following recommendations:

1. Consider different design options to improve sight lines for the vehicular exit in order to enhance the safety within the public realm
2. Explore lighting strategies, such as backlighting, that will enhance the proposed artwork.