

# Proposed City View and 29<sup>th</sup> Ave Street Vacation Request

Clerk File #314278

Transportation Committee  
August 15, 2017

West Coast Self Storage and Nucor Steel joint petition

# Outline

- ▶ Location and Existing Conditions
  - ▶ Proposed Project
  - ▶ Public Benefit and Cost Summary
- 
- ▶ 17 slides

# Location

3300 and 3252 Harbor Ave SW  
West Seattle



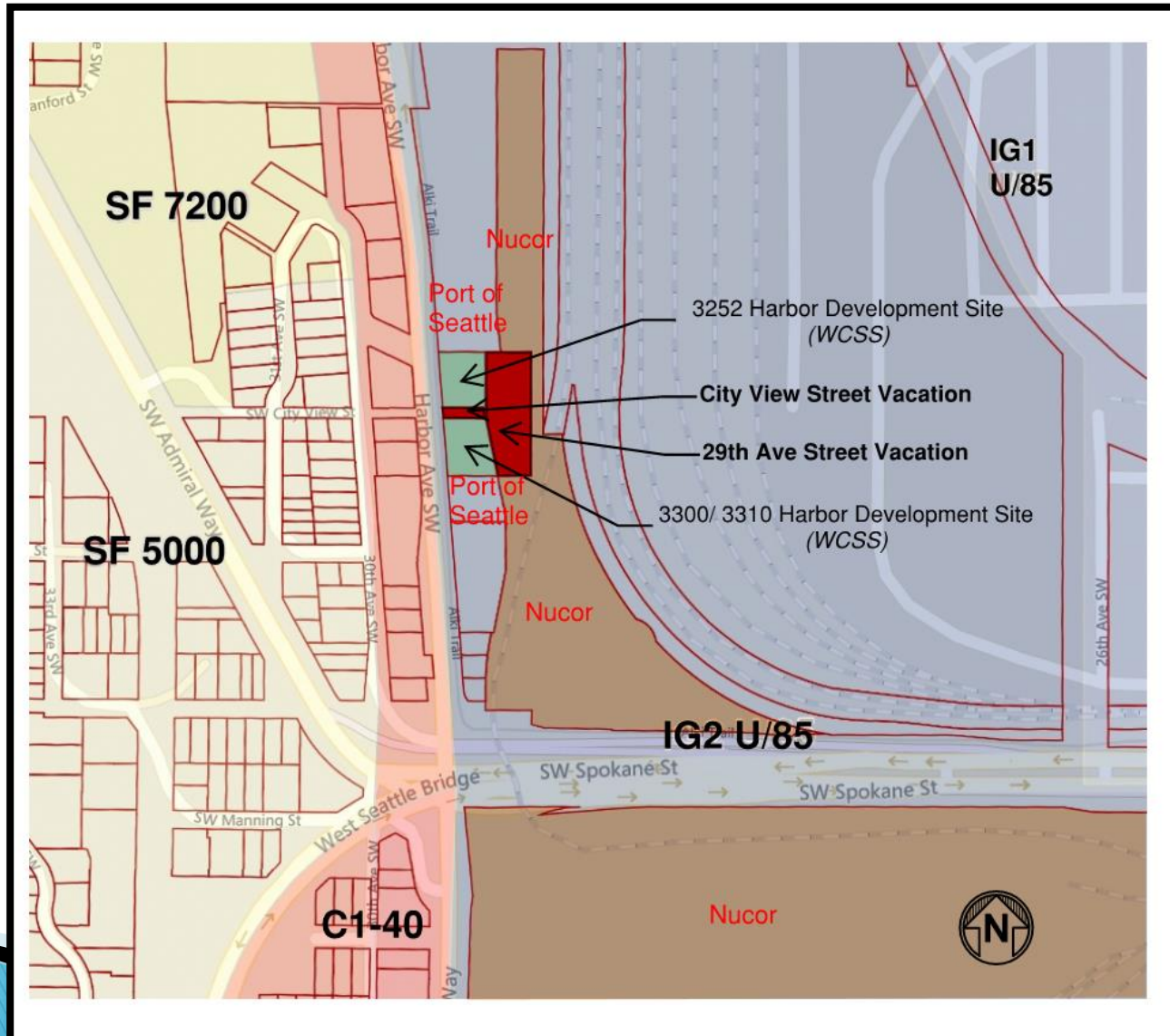


# Location / Orientation



# Zoning and Parcels

Industrial  
IG2 Zoning





# View From West Seattle Bridge



Nucor Rail Lines from West Seattle Bridge

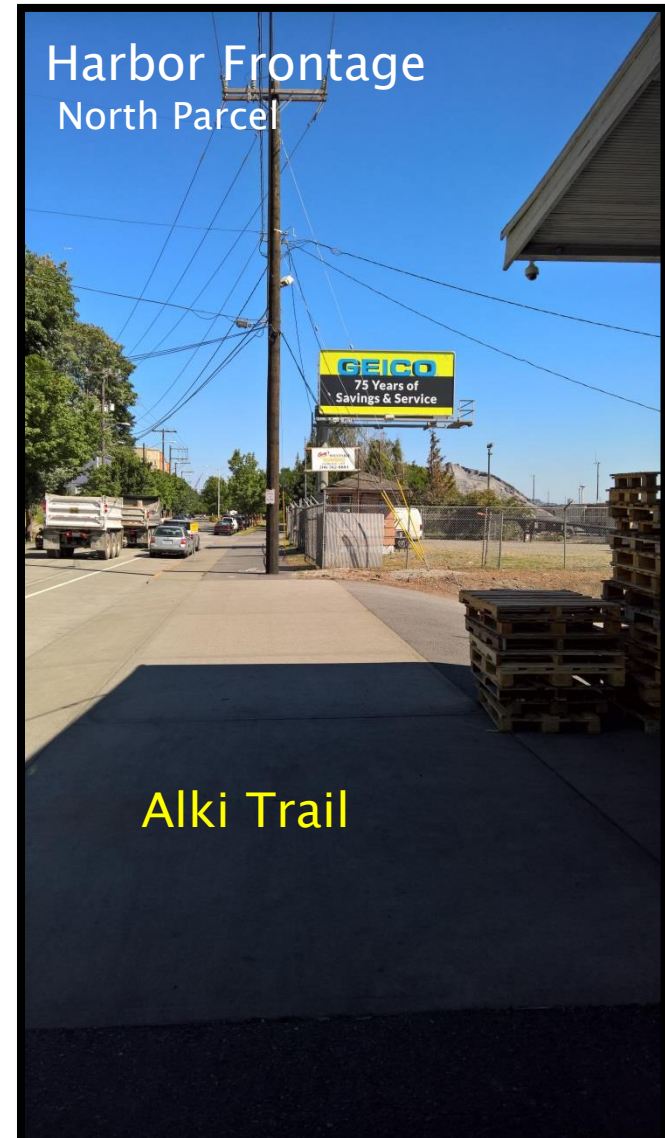
# View from West Seattle Bridge



Proposed East Elevation

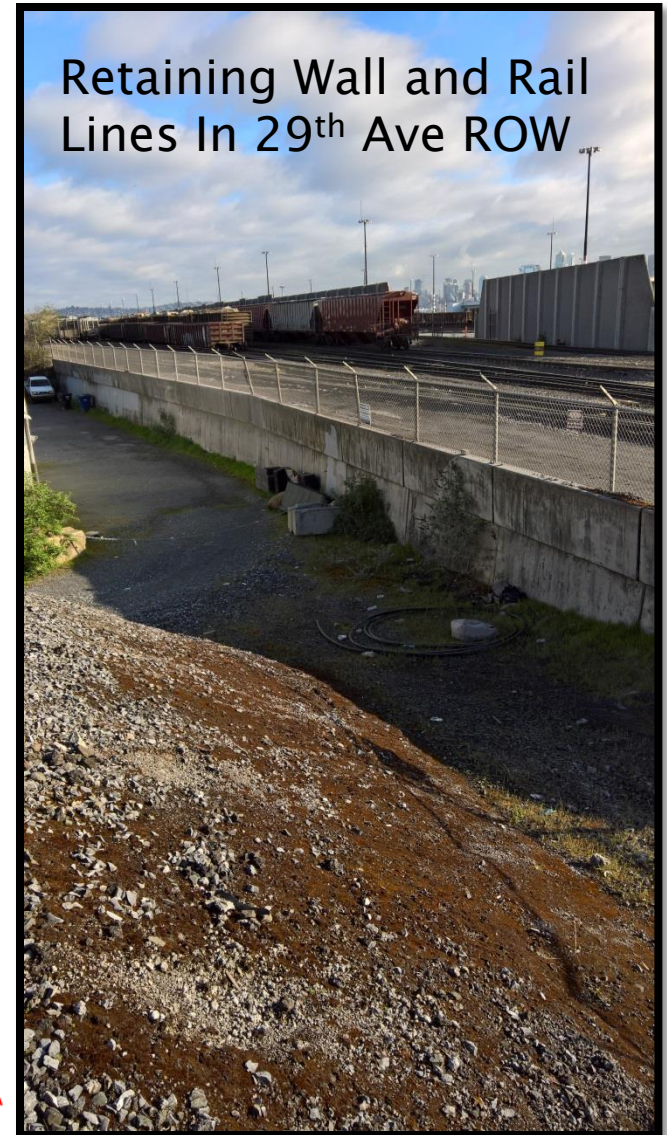
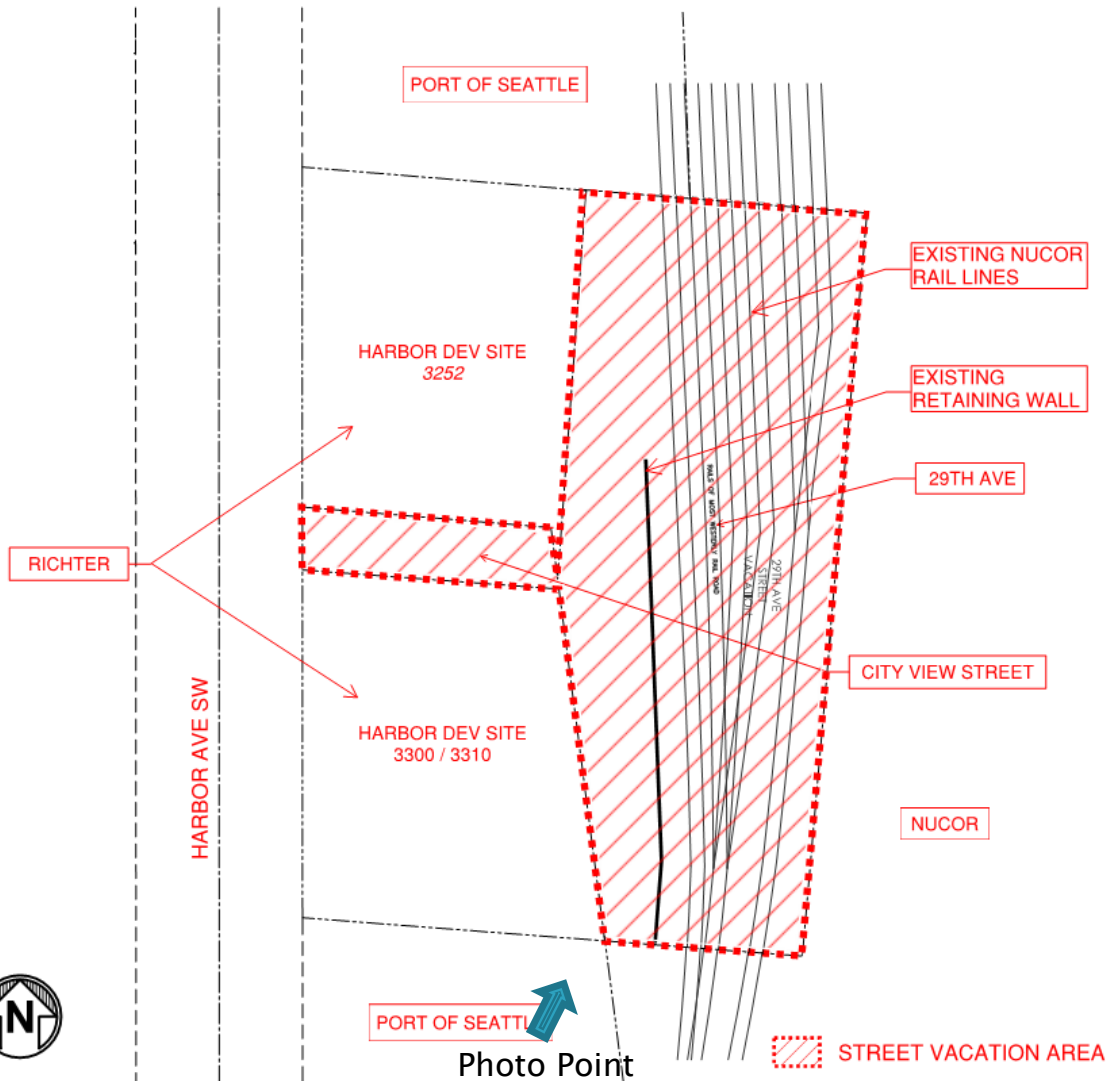


# Existing Conditions – frontage





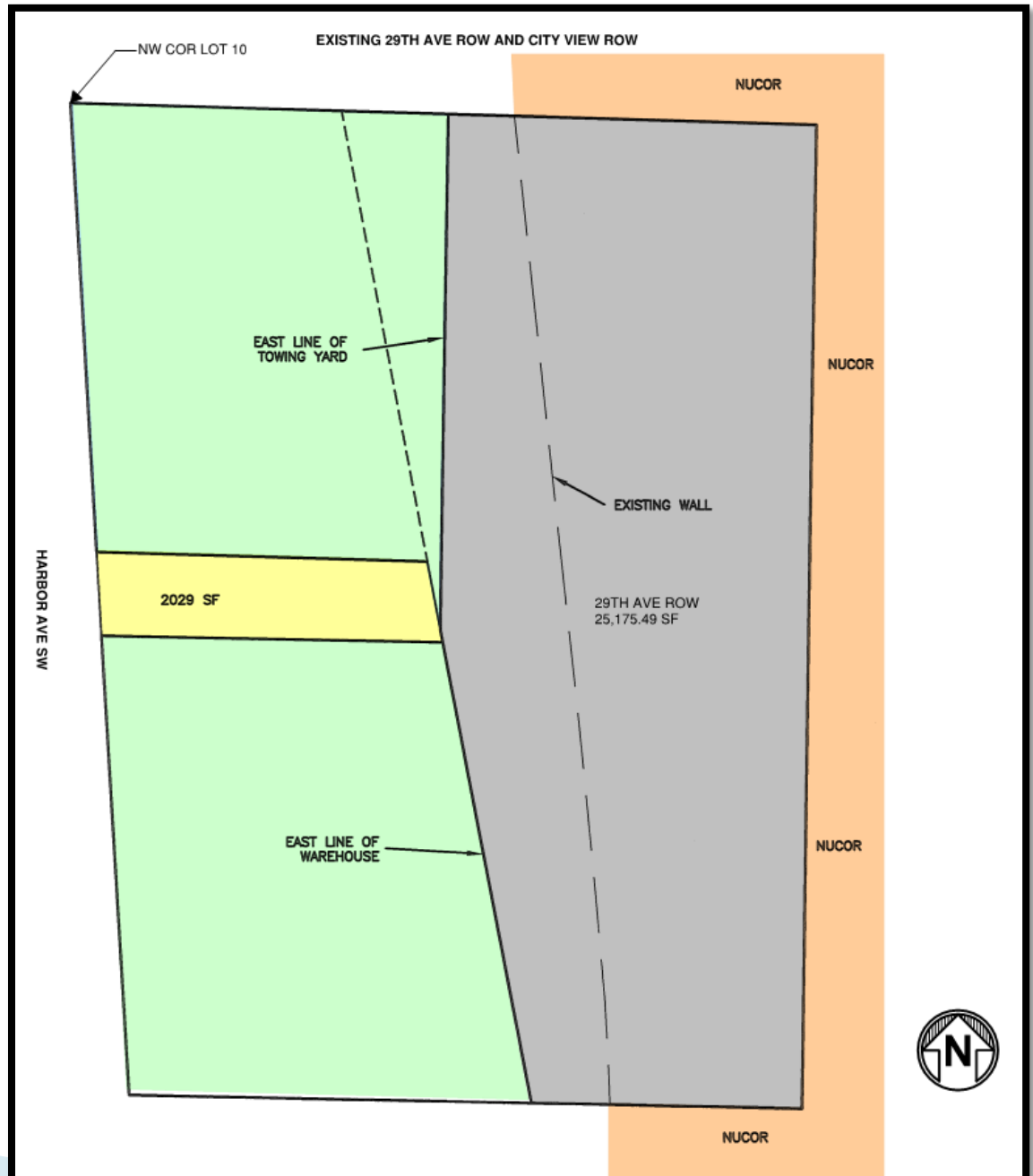
# Existing Conditions – rear of site



# Proposed Vacation

29<sup>th</sup> Ave = 25,175 sf  
City View St = 2,029 sf

Combined = 27,204 sf

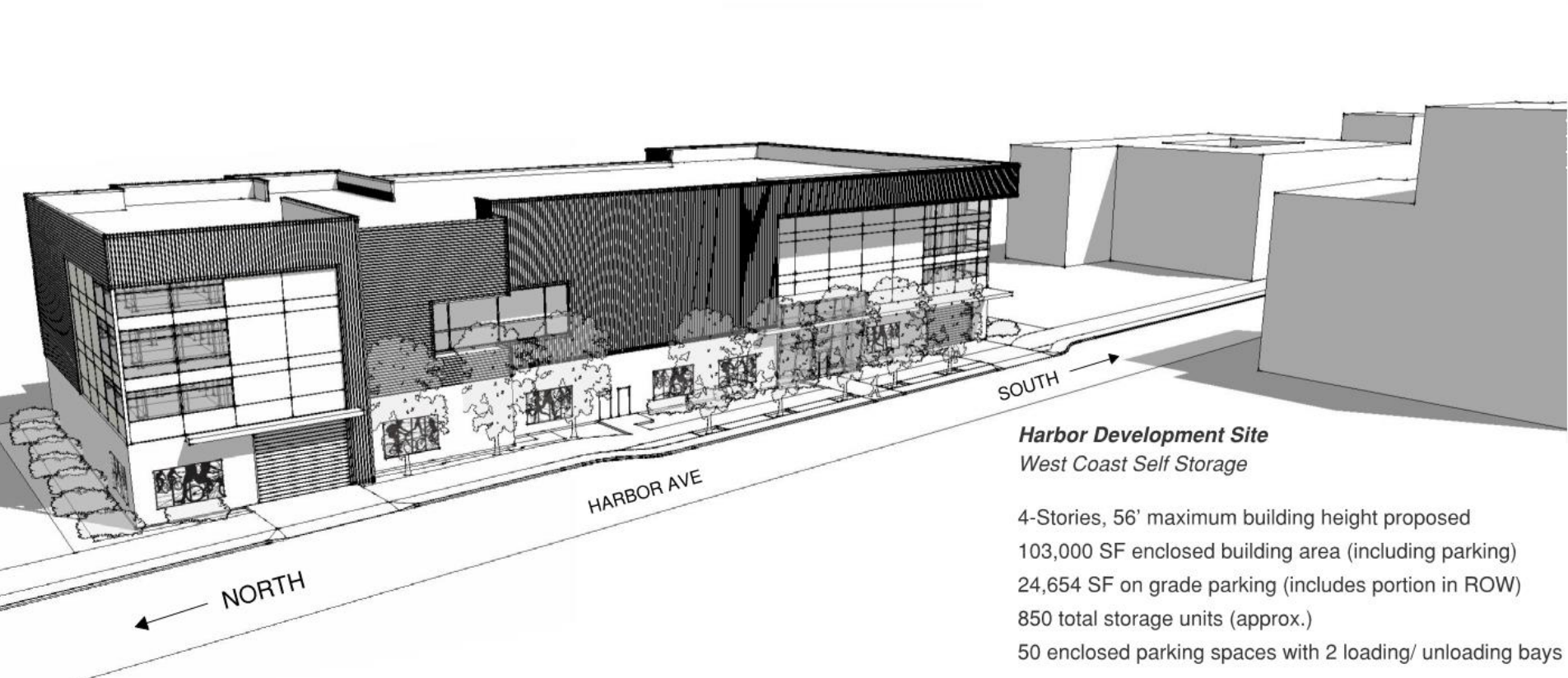


RIGHT OF WAY PROPOSED FOR VACATION



# Proposed Development

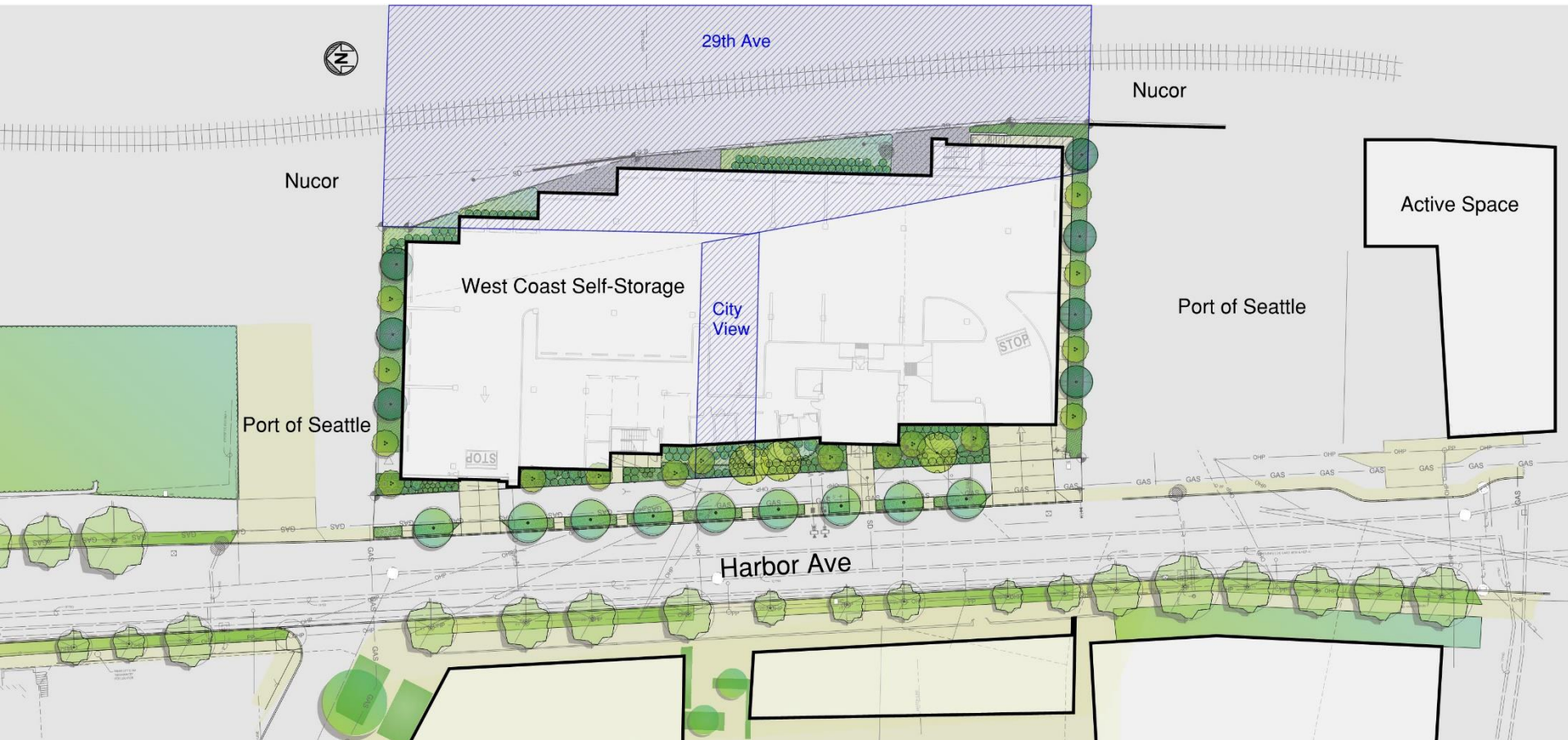
4 story self storage



**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

# Site Plan







# Public Benefit



# Public Benefit – Alki Trail Focus

## Trail and property frontage reconstruction

- Relocate power poles out of trail
- Reconstruct trail and widen from (+/-) 9'-0" to 12'-0"
- Construct landscape planter along curb
- Construct lighting along trail
- Delineate crossings of trail with pavement change
- Reduce curb cuts from 4 to 2

## Trail – improvements offsite

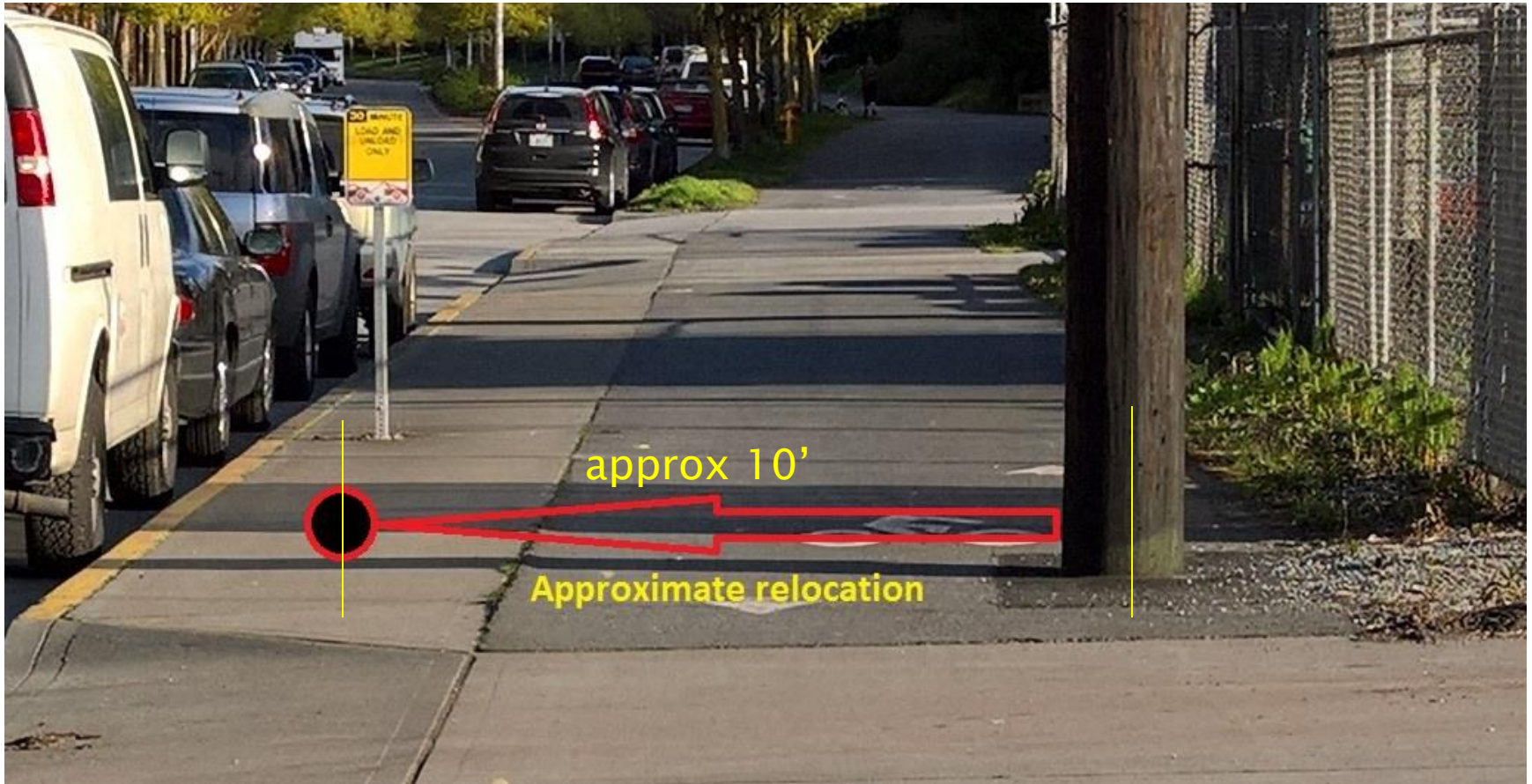
- Remove bollards from trail crossing at Salty's Restaurant

## Art – onsite

Incorporate pedestrian level art into building

# Power Pole Relocation – out of trail

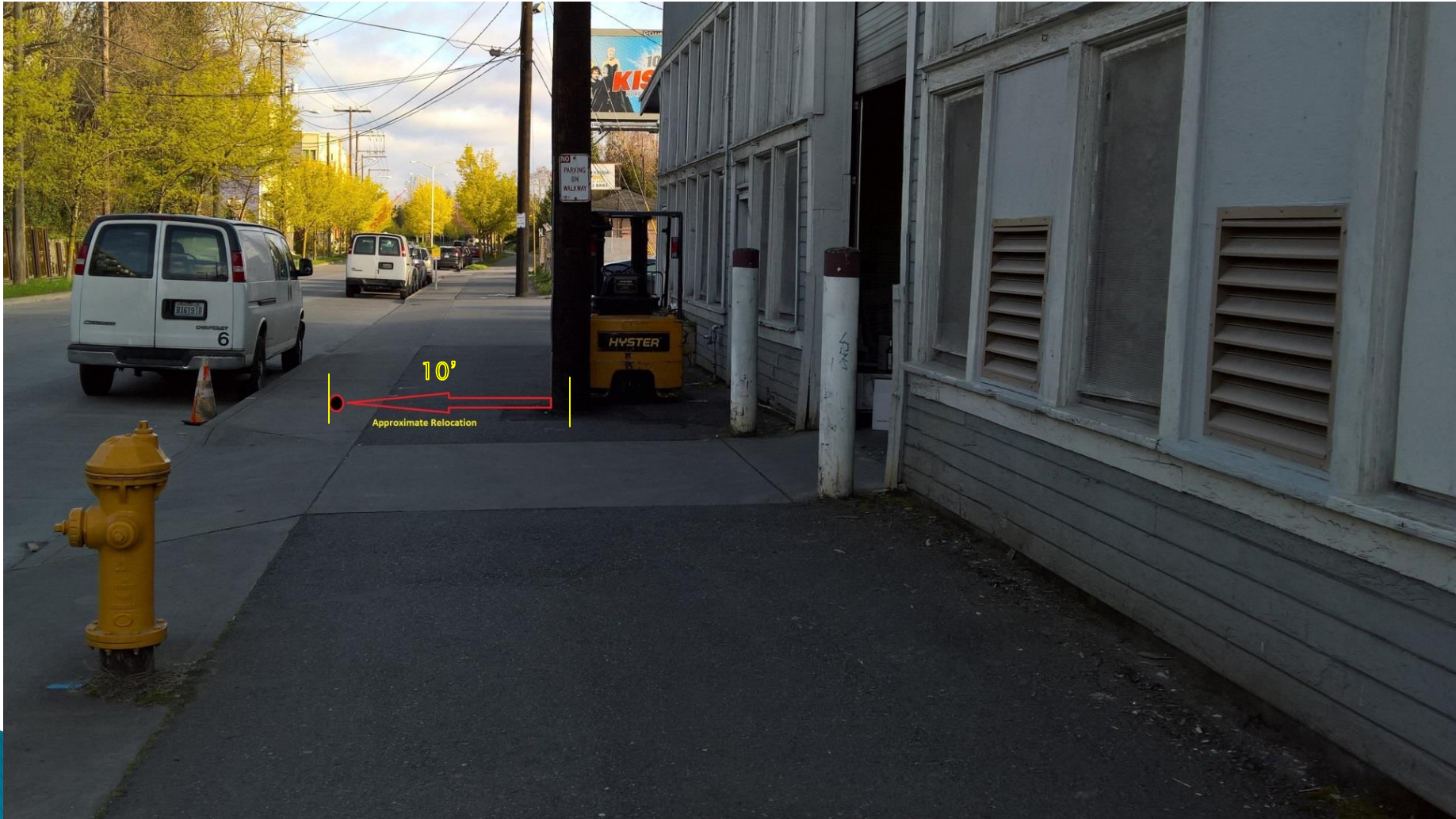
Northern Pole





# Power Pole Relocation – out of trail

Southern Pole



# Curbside Landscape Strip



## MATERIALS AND FINISHES

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.
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

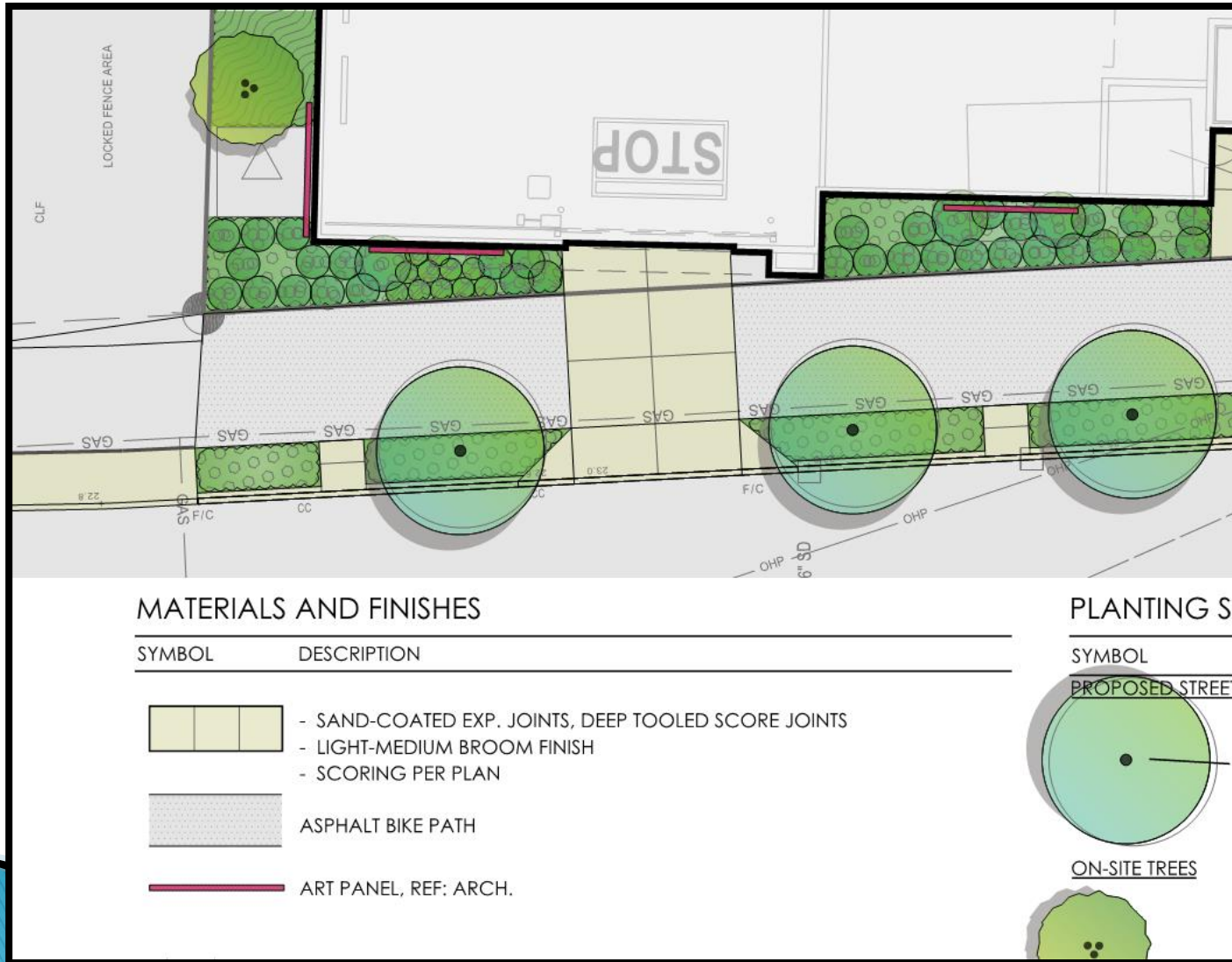
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE/COND./SPACING
<b>PROPOSED STREET TREES - STREET TREE SPECIES SENT TO BILL AMES FOR APPROVAL VIA EMAIL ON 11/15/16.</b>		
	<b>HARBOR AVE SW</b> NYSSA SYLVATICA / HAYMAN RED / RED RAGE TUPELO*	2' CAL / B&B / PER PLAN
<b>ON-SITE TREES</b>		
	ACER CIRCINATUM / VINE 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 / MADISON / WHITE SATIN BIRCH	1.5' CAL / B&B / PER PLAN

\*INDICATES DROUGHT TOLERANT OR NATIVE

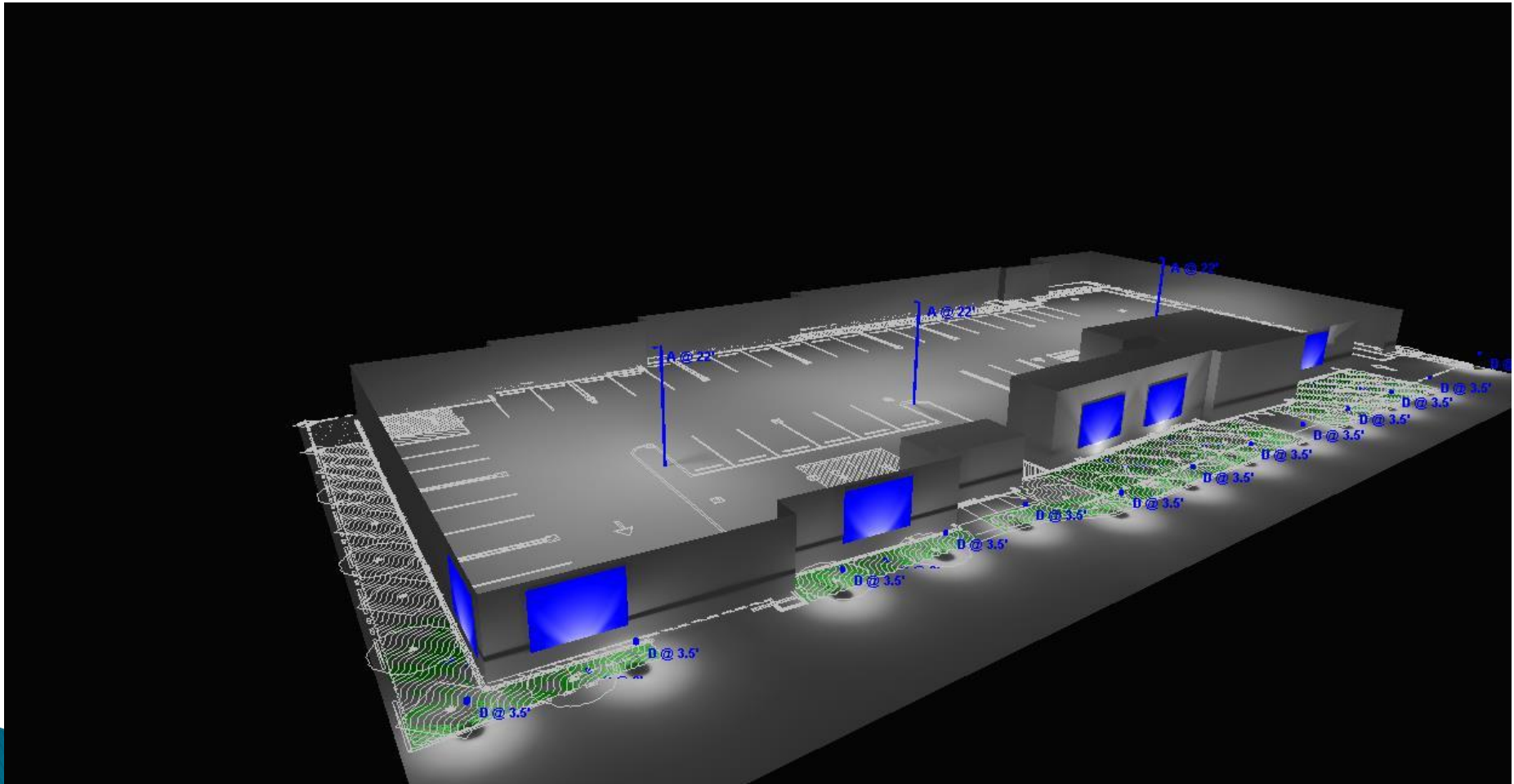
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE/COND./SPACING
	VIBURNUM X BODNANTENSE 'DAWN' / BODNANT VIBURNUM	5 GAL / CONT. / AS SHOWN
	LONICERA PILEATA / BOXLEAF HONEYSUCKLE *	1 GAL / CONT. / 30" O.C.
	SPIRAEA X BUMALDA 'DENSTAR' / SUPERSTAR SPIREA *	1 GAL / CONT. / 24" O.C.
	VIBURNUM DAVIDII / DAVID'S VIBURNUM *	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 NERVOSA / 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.
<b>BIORETENTION</b>		
	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





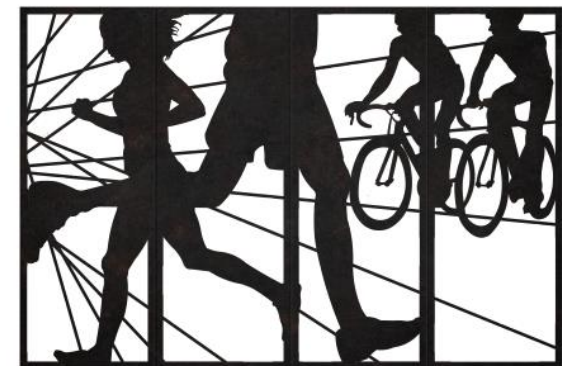
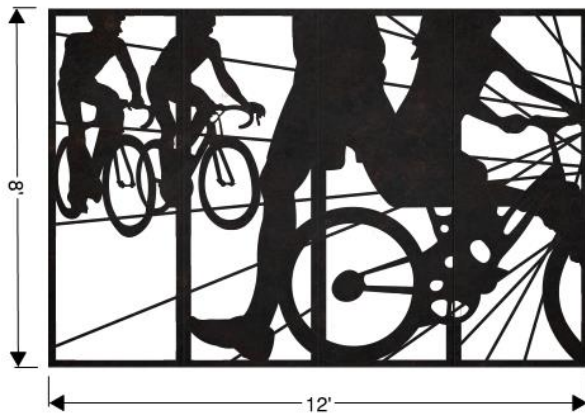
# Art – inset laser cut steel panels – pedestrian level

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



Approx Size: 6'x12' laser cut steel panels  
Commissioned artist Jennifer Wedderman

# Public Benefit

## Cost Summary

Relocate poles	\$100,000
Art Panels	\$50,000
Reconstruct/widen trail (3,280 sq ft)	\$35,000
Lighting	\$15,000
Construct curbside landscape strip	\$20,000
Frontage and sideyard landscape	\$58,300
Offsite bollard removal	\$5,000
Curbcut reduction/reconstruction	\$22,000
	<b>\$305,300</b>

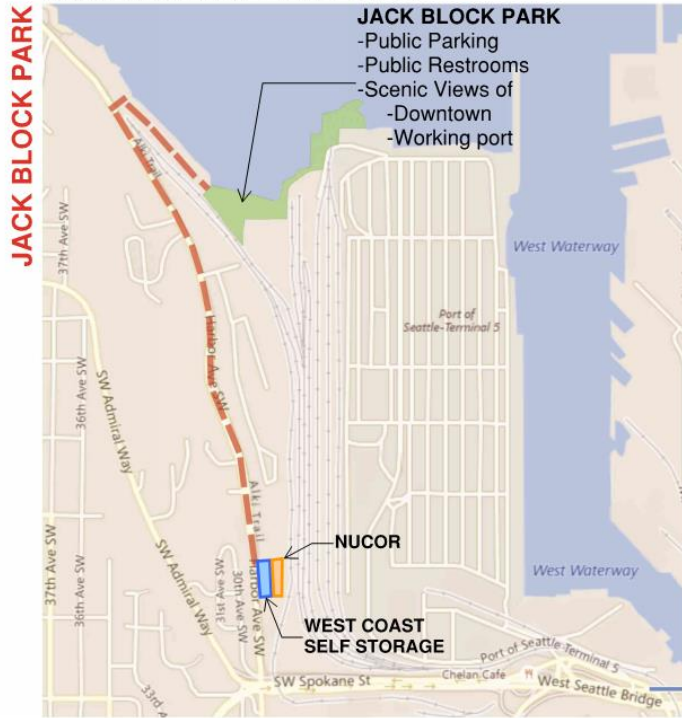
# Questions and Discussion



# 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.