

# **City View and 29<sup>th</sup> Ave Street Vacation – CB 120345**

West Coast Self Storage and Nucor Steel joint petition

Transportation and SPU Committee June 21, 2022

# Completed Project





# Summary

- ▶ Streets Vacated: Portions of 29<sup>th</sup> Ave and City View street vacations
  - West Coast Self Storage proposed the vacation to develop a new self-storage facility
  - Nucor Steel proposed the vacation to support its use of the site for existing rail lines and material storage
- ▶ City Council approved petition under Clerk File 314357, Sept 5<sup>th</sup>, 2017, with conditions
- ▶ Construction is complete and conditions have been met and fees paid
- ▶ Applicants are seeking final City Council approval and project closeout

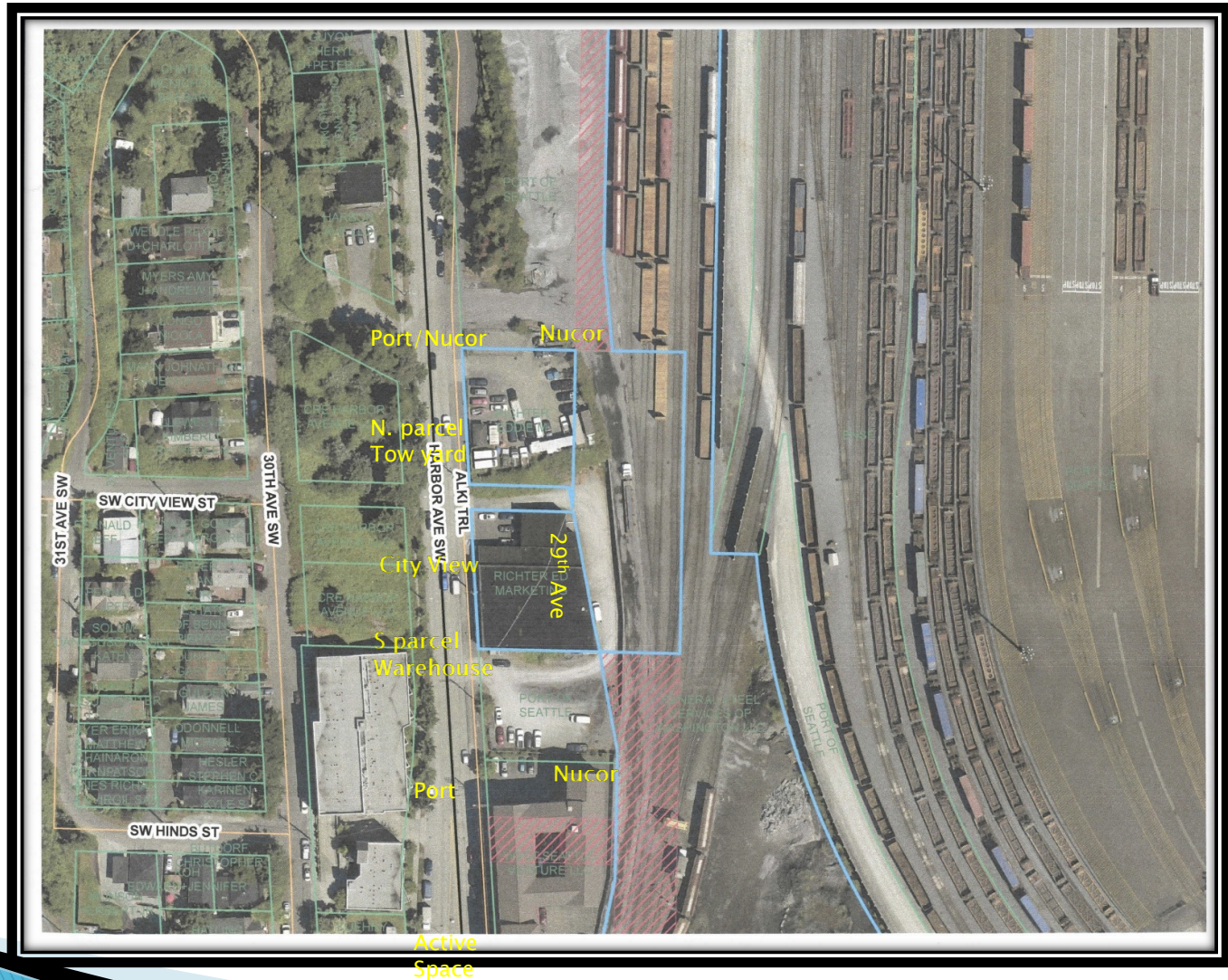
# Location

3300 and 3252 Harbor Ave SW  
West Seattle



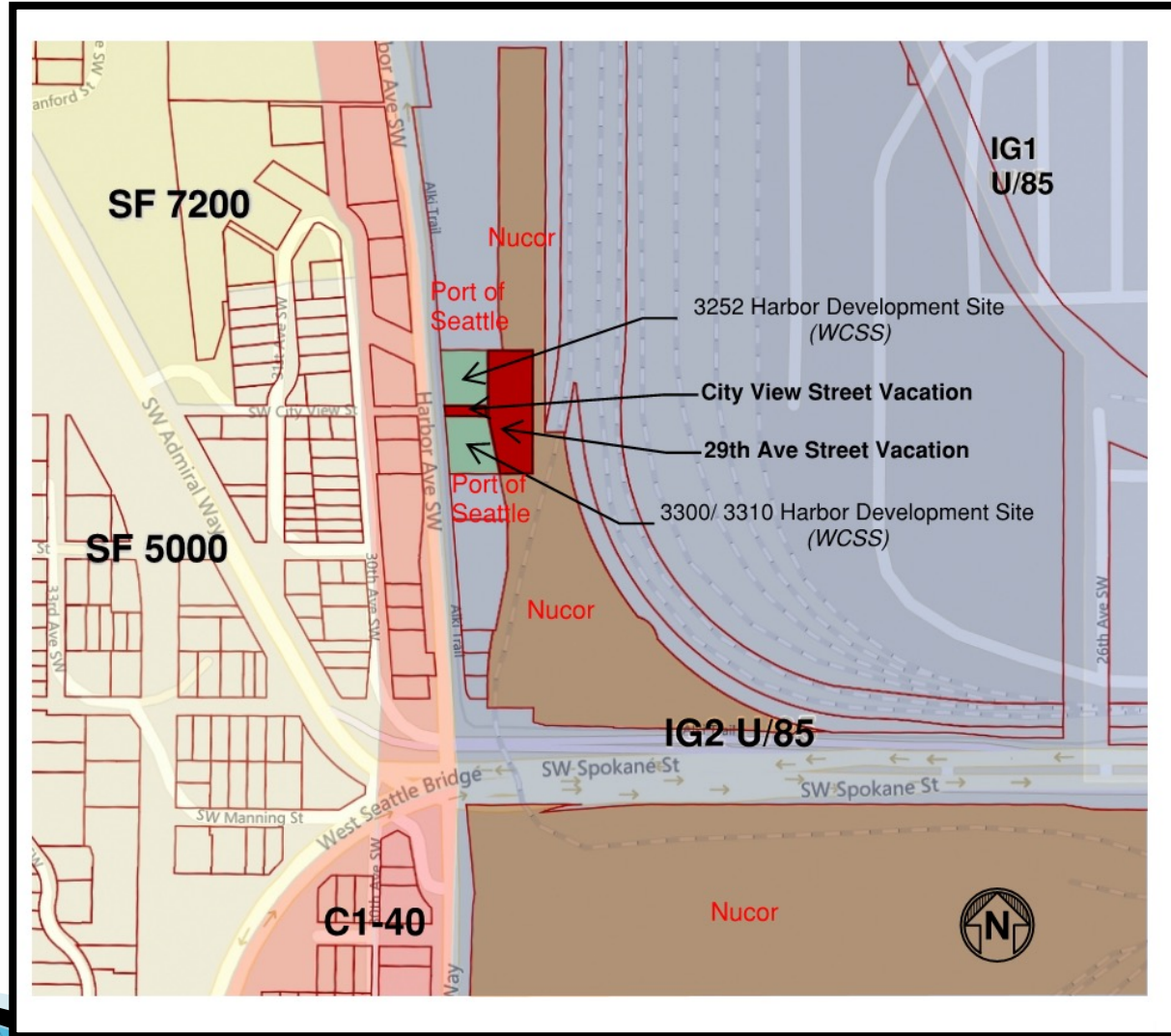


# Original Conditions



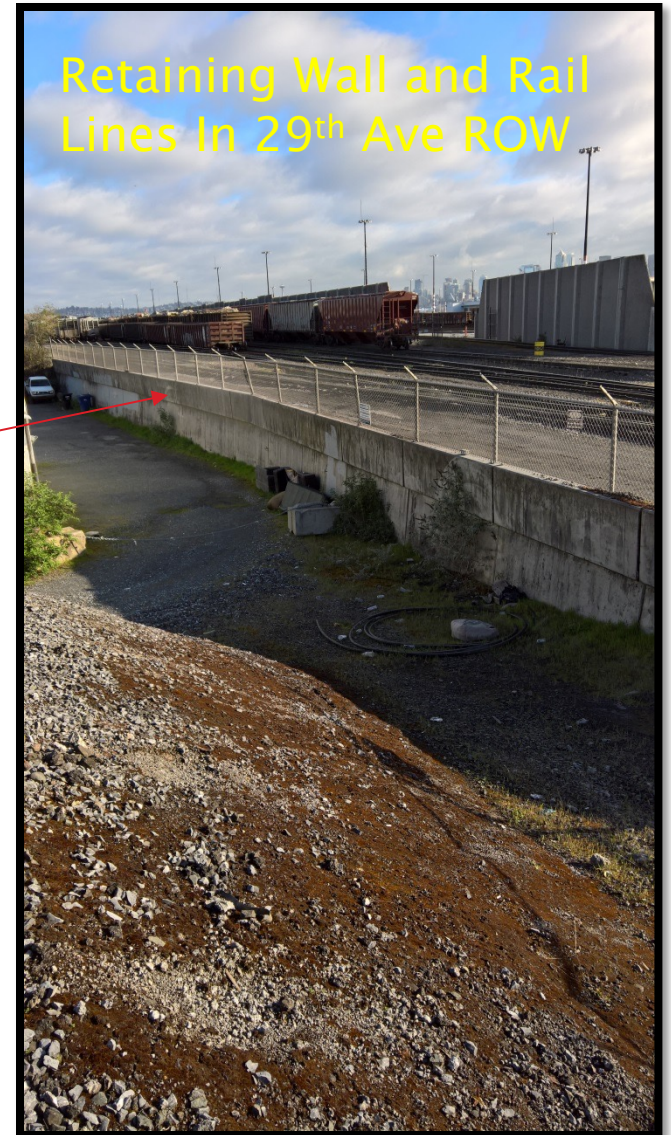
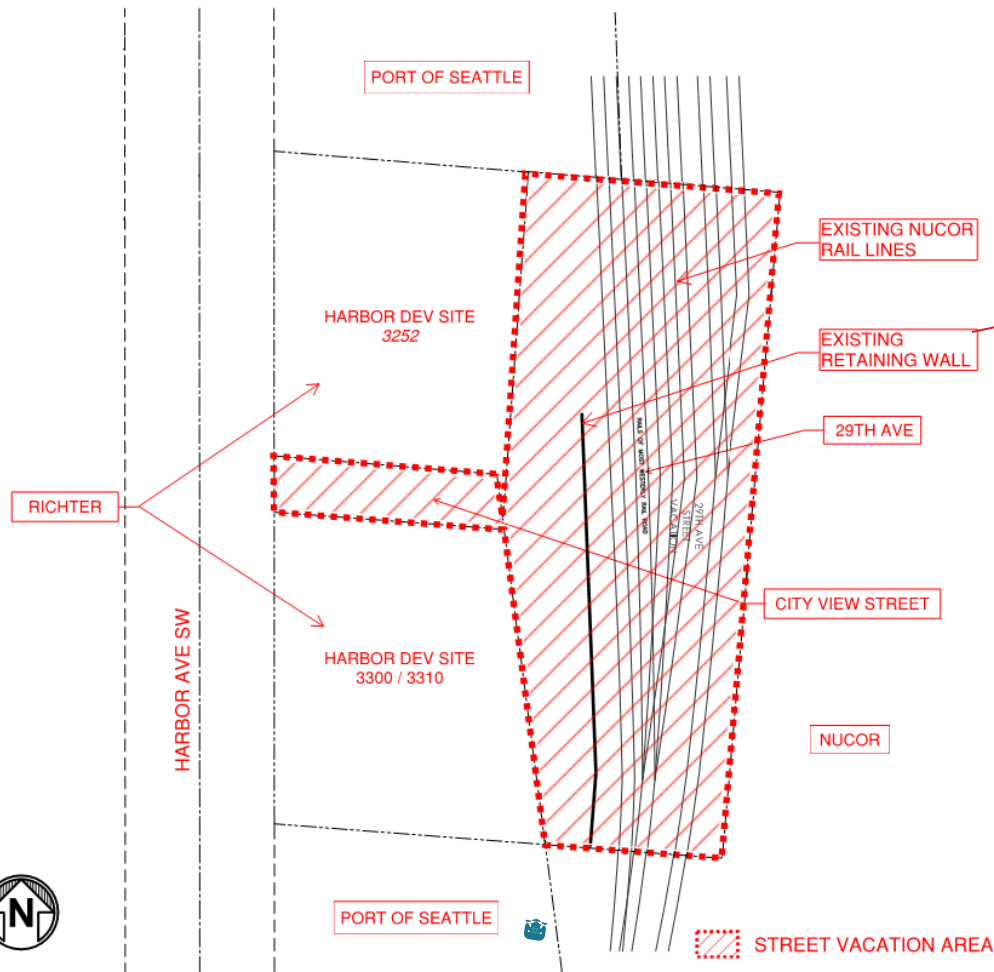
# Parcels Before Vacation

IG2 Zoning





# Site Conditions prior to vacation

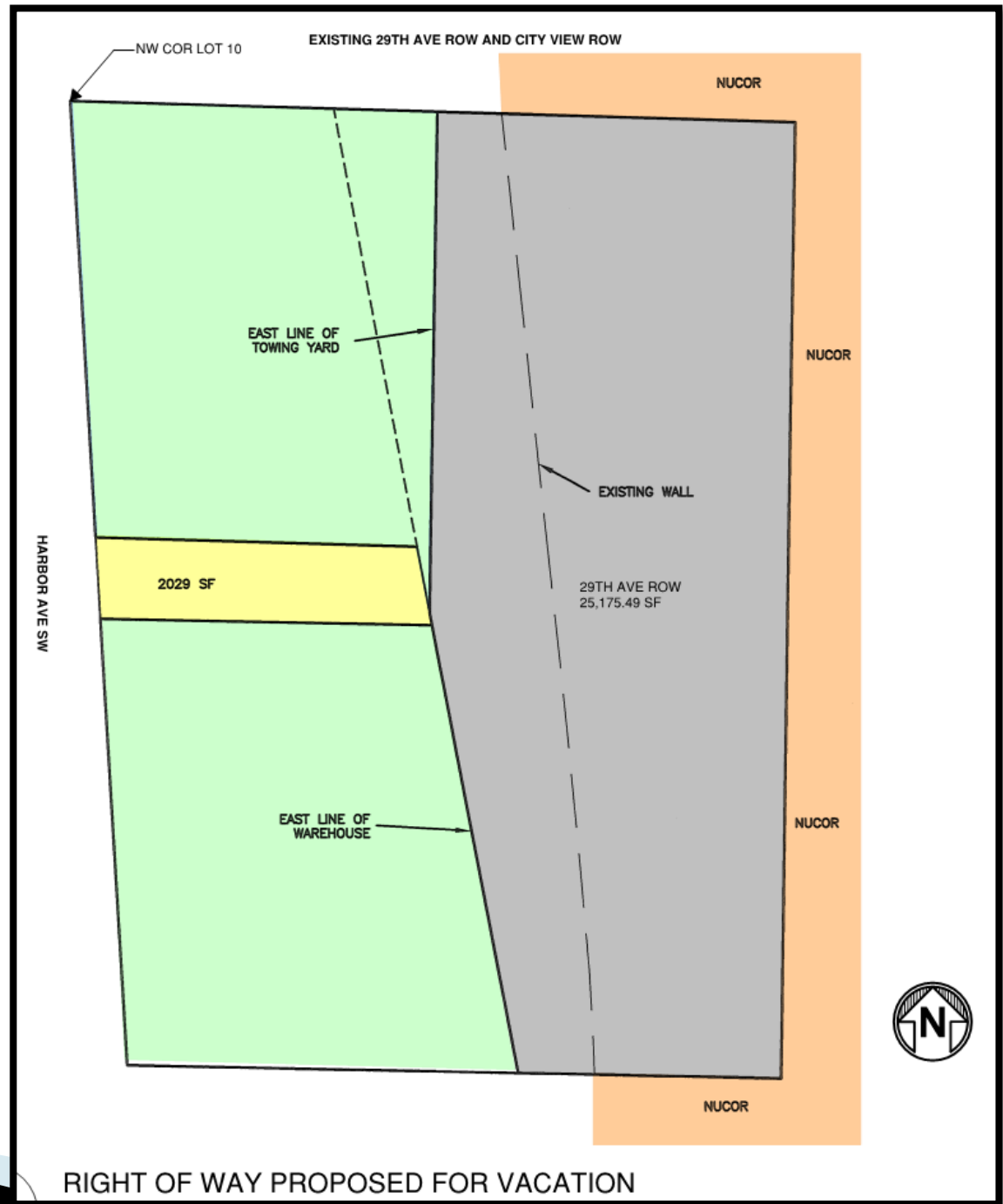


# Before Vacation

29<sup>th</sup> Ave = 25,175 sf

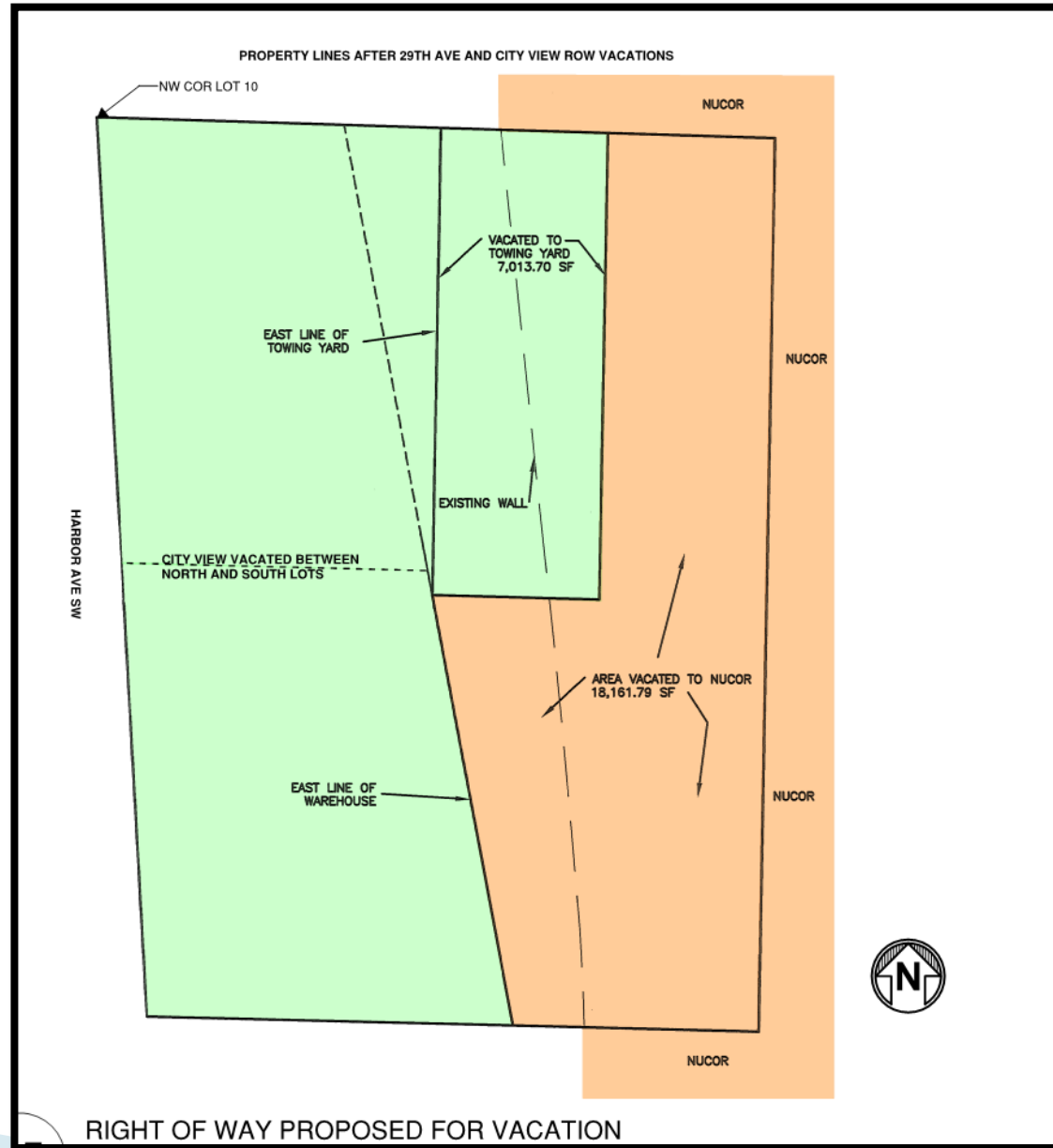
City View St = 2,029 sf

Combined = 27,204 sf





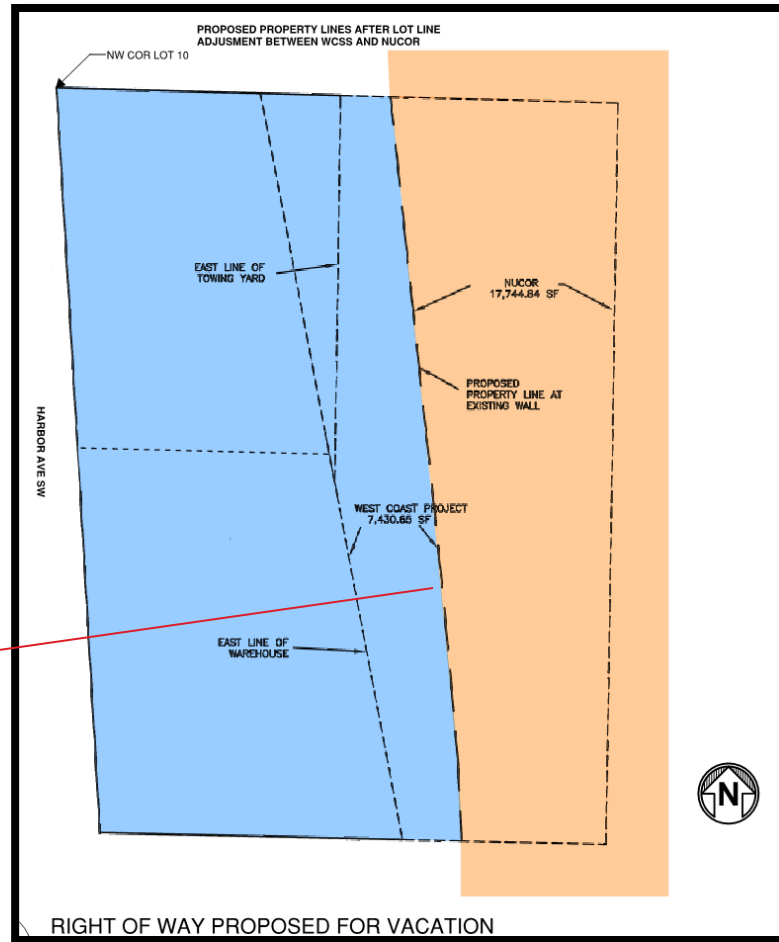
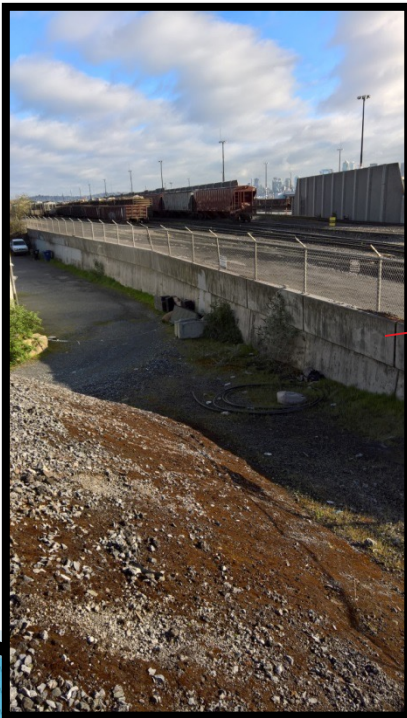
# Post Vacation Configuration



# After Lot Boundary Adjustment

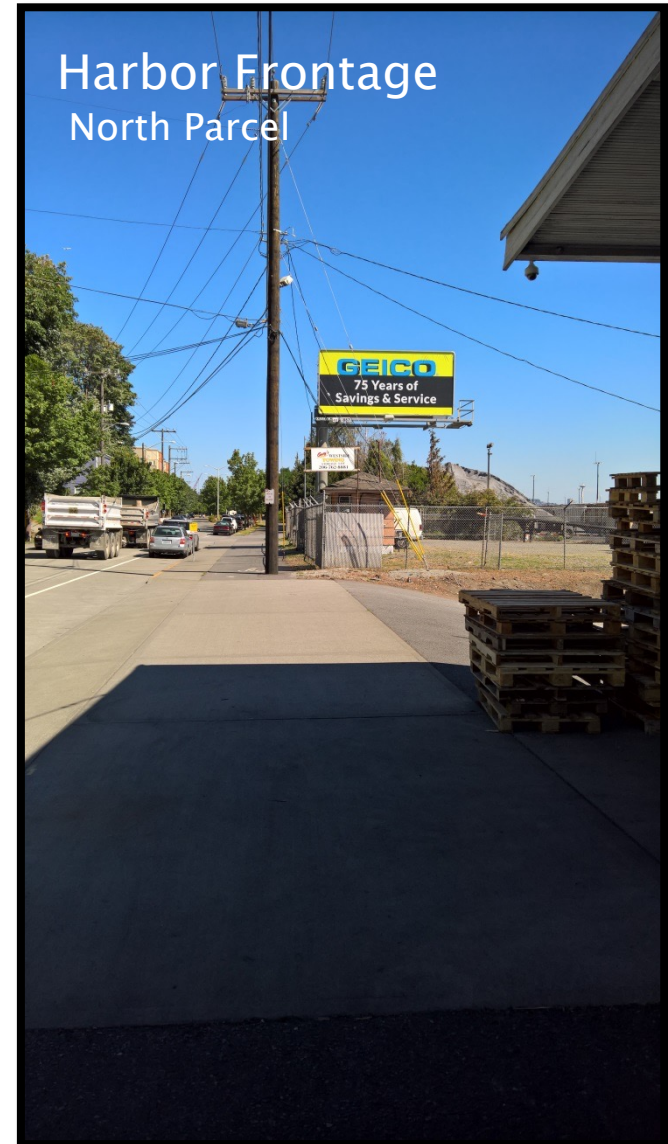
Nucor and West Coast have adjusted the boundaries by LBA.

New boundary follows the existing functional boundary which is the existing retaining wall and fence.

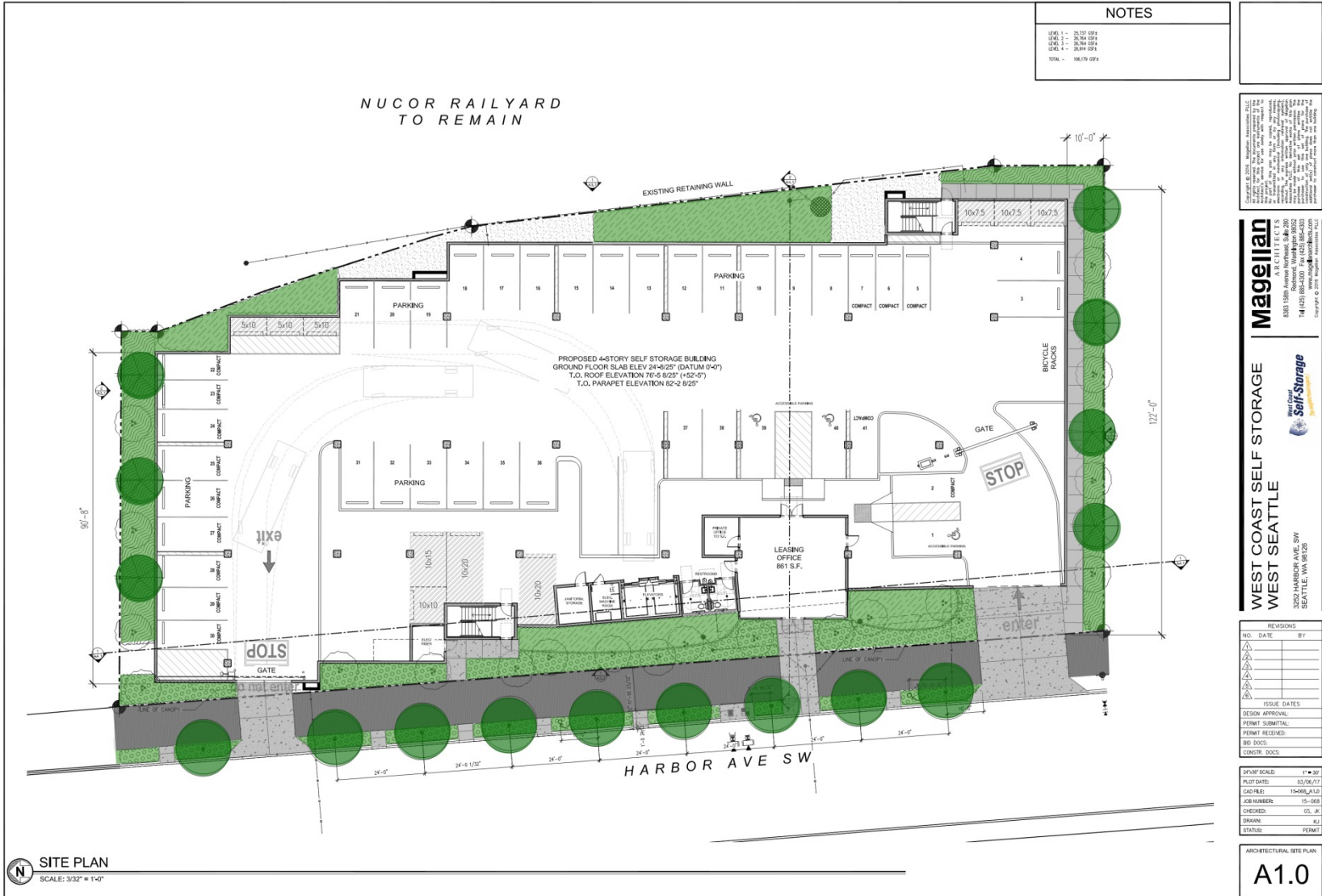




# Conditions Prior – along frontage



# Site Plan



NOTES	
LEVEL 1 -	25.10' O.S.F.
LEVEL 2 -	26.14' O.S.F.
LEVEL 3 -	26.14' O.S.F.
LEVEL 4 -	26.14' O.S.F.
TOTAL -	100.79' O.S.F.

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 Prepared by: [Signature] Date: 08/14/11

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 141.421.1000 www.magellan-llc.com  
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**WEST COAST SELF STORAGE  
 WEST SEATTLE**  
 West Coast Self Storage  
 3252 HARBOR AVE. SW  
 SEATTLE, WA 98128

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL	
PERMIT SUBMITTAL	
PERMIT RECEIVED	
BID SOCS	
CONCR. DOCS	

ARCHITECTURAL SITE PLAN	
DATE/NO. SCALE	11/11/11 1" = 32'
PLT. DATE	03/26/11
CAD FILE	150601_A1.0
JOB NUMBER	15-003
CHECKED	CS, JR.
DRAWN	AL
STATUS	PERMIT

**A1.0**

**SITE PLAN**  
 SCALE: 3/32" = 1'-0"



# Public Benefit

Condition Items A - K

# Item A: 2 Power Poles to be Relocated out of Alki Trail

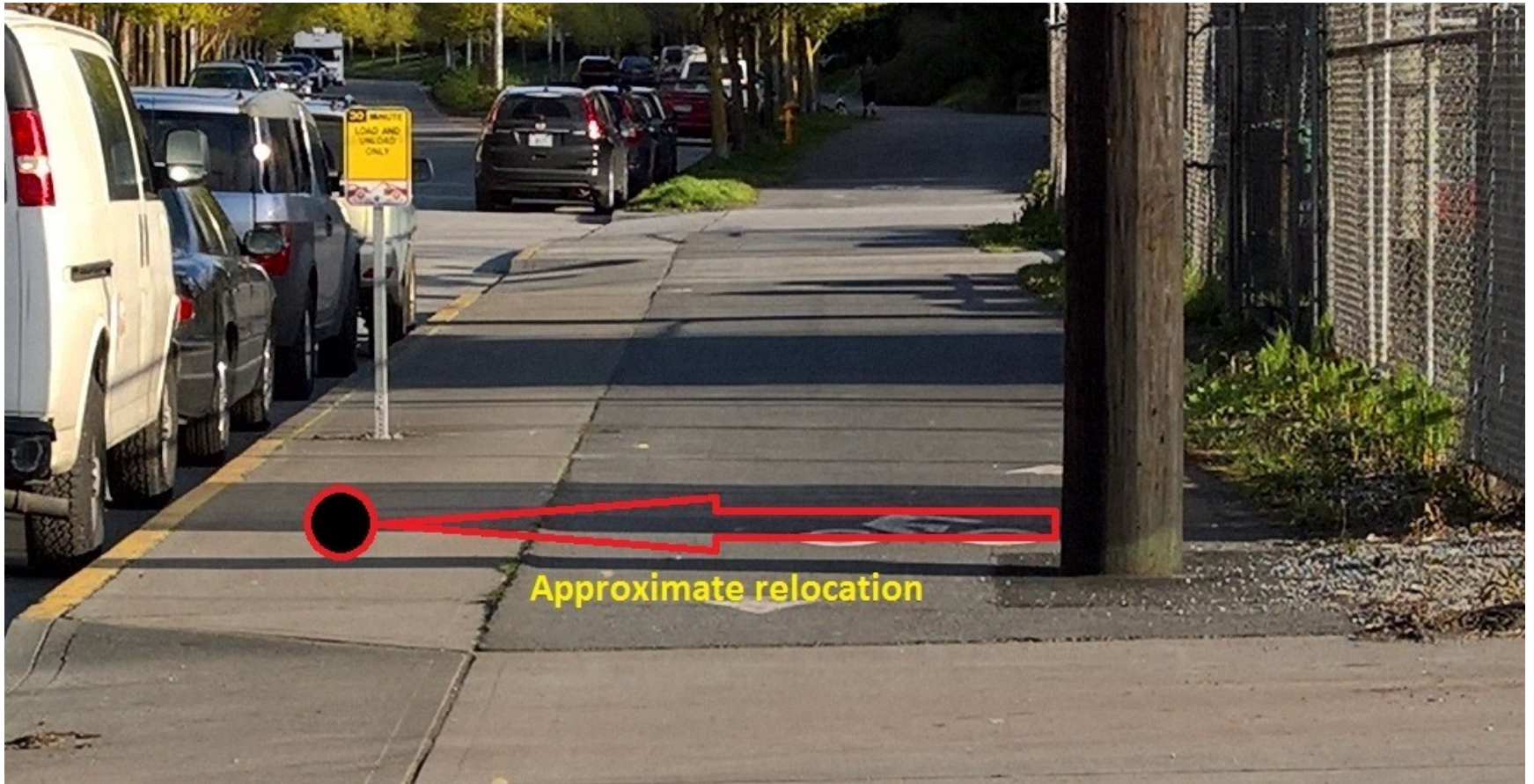
## Southern Pole





# Item A: Northern Pole

Northern Pole





# Item A Completed

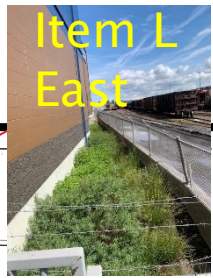
Power Poles  
relocated out of  
Alki Trail

Trail widened and  
reconstructed

Landscaped both  
sides



# Landscape: Items I, J, K, L



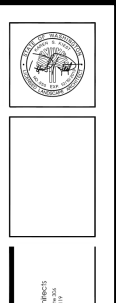
Item L East



Item J North



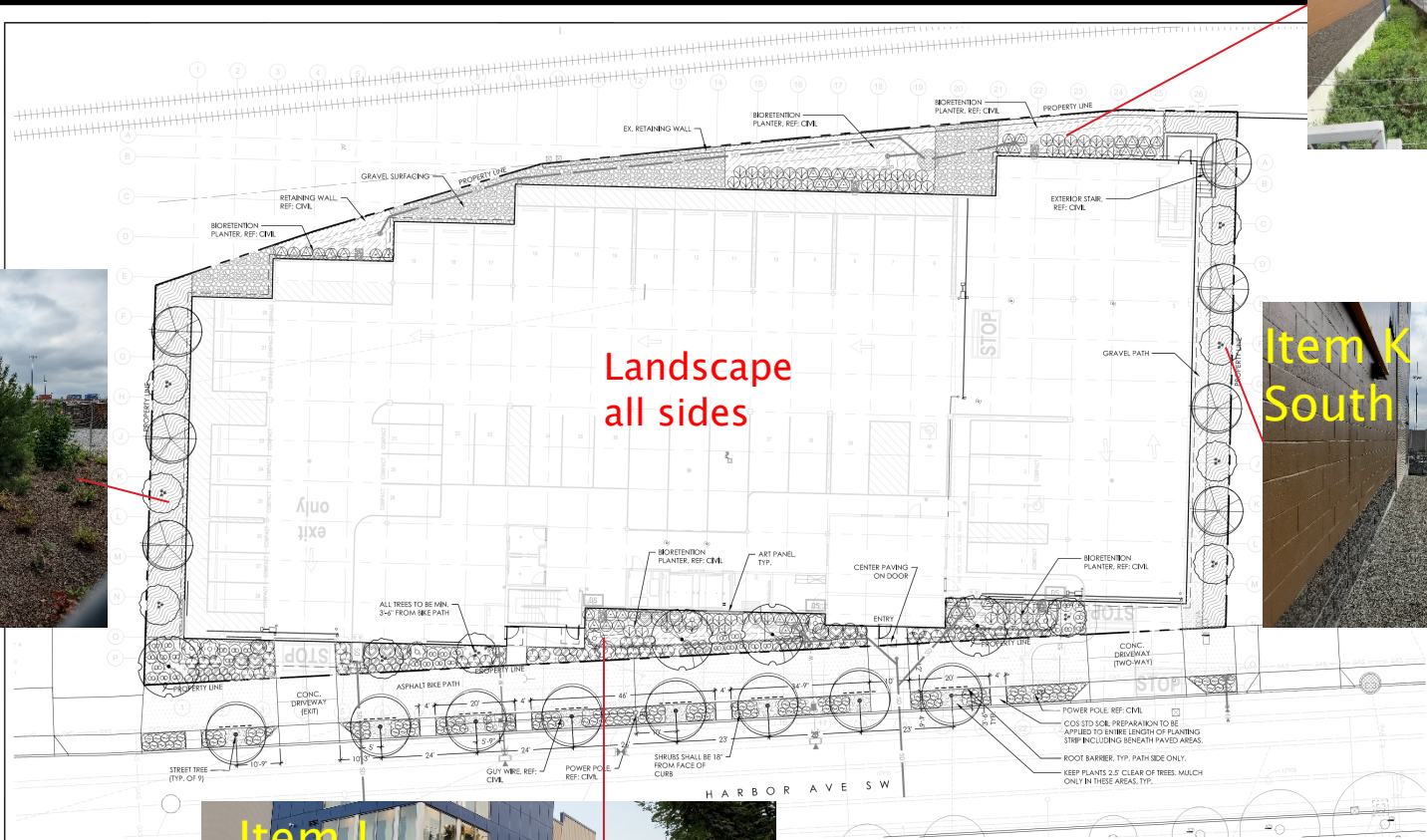
Item K South



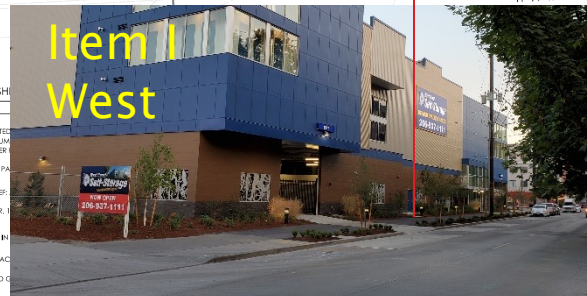
**WEST COAST SELF-STORAGE  
WEST SEATTLE**  
SEATTLE, WASHINGTON 98148

REVISIONS		
NO.	DATE	BY
1		
2		
3		
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10		

**LANDSCAPE PLAN  
L1.0**



Landscape all sides



Item I West

**MATERIALS AND FINISH**

SYMBOL	DESCRIPTION
[Pattern]	3" SAND/CALICHE
[Pattern]	1" LIGHT-MEDIUM
[Pattern]	SCORING PATTERN
[Pattern]	ASPHALT BIKE PATH
[Pattern]	ART PANEL, REF. CIVIL
[Pattern]	ROOT BARRIER, REF. CIVIL
[Pattern]	MULCH ONLY IN
[Pattern]	GRAVEL SURFACE
[Pattern]	DECOMPOSED C

**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 2017 STANDARD PLAN #142
3. SHRUBS WITHIN ROW SHALL BE 30" HT. MAX., 24" MAX. HE WITHIN 3' 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.

\*INDICATES DROUGHT TOLERANT OR NATIVE  
SEE/COND./SPACING  
0.75" SIP MEETING NOTES 1/19/17

SYMBOL	BOTANICAL NAME / COMMON NAME	SEE/COND./SPACING
[Symbol]	VIURNUM X BODIANENSE 'DAWN' / BODIANUM VIURNUM	5 GAL./CONT./5' SHOWN
[Symbol]	LOMBICERA FLEATA / BOXLEAF HONEYUCKLE *	1 GAL./CONT./30" O.C.
[Symbol]	SPIREEA X BUNALDA 'DENSTAR' / SUPERSTAR SPIREEA *	1 GAL./CONT./24" O.C.
[Symbol]	VIURNUM DAVIDII / DAVID'S VIURNUM *	2 GAL./CONT./36" O.C.
[Symbol]	MISCANTHUS SINENSIS 'GRACILIMUS' / MAIDEN GRASS	5 GAL./CONT./5' SHOWN
[Symbol]	BUXUS MICROPHYLLA 'WINTER GEM' / JAPANESE BOXWOOD	1 GAL./CONT./24" O.C.
[Symbol]	FRAGARIA CHIOLENSIS / COASTAL STRAWBERRY * (60%)	1 GAL./CONT./18" O.C.
[Symbol]	MAHONIA NERVOSA / LOW OREGON GRAPE (33%)	1 GAL./CONT./24" O.C.
[Symbol]	POLYSTRICHUM MUNIFORME / SWORD FERN (33%)	1 GAL./CONT./24" O.C.
[Symbol]	GALDIERIA SHALLOWY GALAL (33%)	1 GAL./CONT./24" O.C.
[Symbol]	POLYSTRICHUM MUNIFORME (SWORD FERN) (40%)	1 GAL./CONT./24" O.C.
[Symbol]	FRAGARIA CHIOLENSIS / COASTAL STRAWBERRY * (60%)	1 GAL./CONT./18" O.C.
[Symbol]	<b>BIORETENTION</b>	
[Symbol]	JUNCUS EFFUSUS / COMMON RUSH (45%)	1 GAL./CONT./24" O.C.
[Symbol]	CAREX OBLONGIFOLIA / SUDON SEDGE (40%)	1 GAL./CONT./24" O.C.
[Symbol]	IRIS SIBERICA/SIBERIAN IRIS (10%)	1 GAL./CONT./24" O.C.
[Symbol]	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE REDTIG WOODWIND	2 GAL./CONT./24" O.C.
[Symbol]	SALIX PURPUREA 'NANA' / DWARF ARCTIC WILLOW	5 GAL./CONT./18" O.C.





# Item B, C and G

Item B: Trees; Include trees in the landscape design. 26 trees were included

Item C: Reconstruct and widen Alki Trail

Item G: Show cross traffic delineation (3 locations) using different materials



# Item D

Remove 6 bollards  
from Alki Trail near  
Salty's Restaurant





# Item E Incorporate Public Art – Relates to active trail use





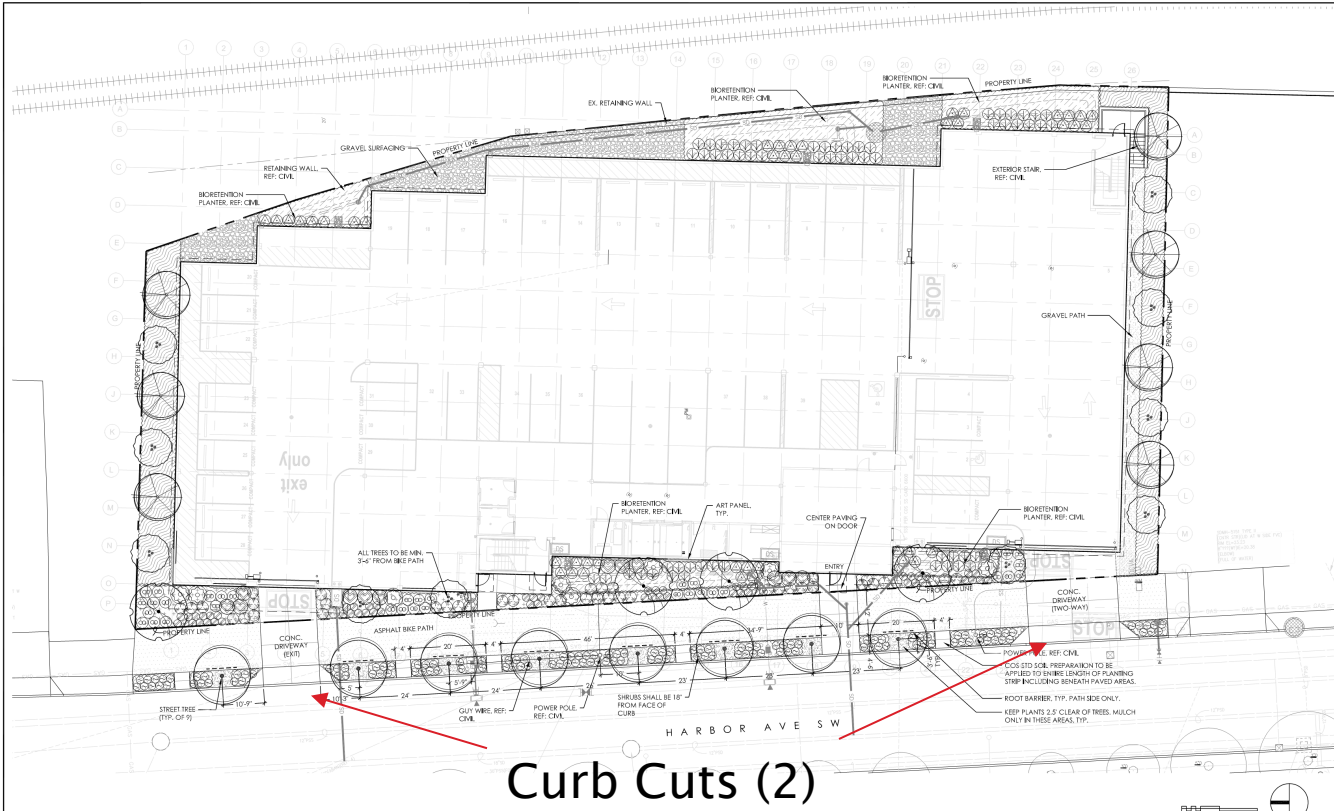
# Item F

Provide bollard lighting along Alki Trail





# Item H Reduce curb cuts from 4 to 2



## Curb Cuts (2)

### MATERIALS AND FINISHES

SYMBOL	DESCRIPTION
[Pattern]	SAND-COATED EXP. JOINTS, DEEP TOOLED SCORE JOINTS
[Pattern]	W/8" HEMLOCK BROOM FINISH
[Pattern]	SCORING PER PLAN
[Pattern]	ASPHALT BKE PATH, REF. CIVIL
[Pattern]	ART PANEL, REF. ARCH.
[Pattern]	ROOT BARRIER, 18" DEPTH, 6" LONG CENTERED ON TREE, SEE PLAN FOR LOCATIONS
[Pattern]	MULCH ONLY IN THIS AREA
[Pattern]	GRAVEL SURFACING, WASHED 3/8" MINUS CRUSHED GRAVEL
[Pattern]	DECOMPOSED GRANITE SURFACING WITH METAL EDGE

### NOTES

1. ALL PLANNING AREAS TO RECEIVE 2" OF MULCH.
2. AT GRADE LANDSCAPING AREAS SHALL CONTAIN AT LEAST 30% INCHES OF TOPSOIL AT FINISH GRADE. PLANNING SOIL TO BE AMENDED PER CDS 2017 STANDARD PLAN #142.
3. SHRUBS WITH ROW SHALL BE 30" HI, MAX. 24" MAX HI WITHIN 30' FROM INTERSECTION.
4. ALL NEW PLANNING AREAS TO INCLUDE IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
5. STREET TREES TO BE INSTALLED PER CDS STD PLAN 104A.

### PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	INDICATES DROUGHT TOLERANT OR NATIVE	RECOMMENDATION
[Symbol]	STREET TREE SPECIES APPROVED BY SDOT URBAN FORESTRY PER AOS 5P MEETING NOTES 1/19/17		
[Symbol]	<b>HARBOR AVE SW</b>		
[Symbol]	NYSSA SYLVATICA / HAYWARDY / RED RADE TUPERO*		2" CAL / 85A/PER PLAN
[Symbol]	<b>ON-SITE TREES</b>		
[Symbol]	ACER CIRCINATUM / VINE MAPLE		MULTI-STEM, MIN 3 STEMS, 6 HI / 8.5M PER PLAN, FIELD COLLECTED
[Symbol]	BETULA UTILIS / MACKENZIE / WHITE SASKY BIRCH		1.5" CAL / 85A/PER PLAN
[Symbol]	FRAXUS NIGRA / AUSTRIAN PINE		1.5" CAL / 85A/PER PLAN

### RECOMMENDATION

SYMBOL	BOTANICAL NAME / COMMON NAME	RECOMMENDATION
[Symbol]	VBURNUM X BOCANANENSE DANNY / BOCNANT VIBURNUM	5 GAL / CONT / AS SHOWN
[Symbol]	LOMBEDIA RELATA / BOKLAH HONEYBUCKLE*	1 GAL / CONT / 24" O.C.
[Symbol]	SPIRAEA X SIBIRICA / WINTERFLY / SUPREMAC 2PBEA*	1 GAL / CONT / 24" O.C.
[Symbol]	VBURNUM DAVIDE / DAVIDS VIBURNUM*	2 GAL / CONT / 24" O.C.
[Symbol]	MECANTHUS SINENSIS / GRACILIS / HARDEN GRASS	5 GAL / CONT / AS SHOWN
[Symbol]	BUXUS MICROPHYLLA / WINTER GEM / JAPANESE BOXWOOD	1 GAL / CONT / 24" O.C.
[Symbol]	FRAGARIA CHLOENDE / COASTAL STRAWBERRY* (4076)	1 GAL / CONT / 18" O.C.
[Symbol]	MAHONIA NERVOOSA / LOW OREGON GRAPE (339)	1 GAL / CONT / 24" O.C.
[Symbol]	POLYSTICHUM MUNITZUM / SWORD FERN (339)	1 GAL / CONT / 24" O.C.
[Symbol]	GAULTHERIA SHALLOON / SALAL (636)	1 GAL / CONT / 24" O.C.
[Symbol]	POLYSTICHUM MUNITZUM / SWORD FERN (4076)	1 GAL / CONT / 24" O.C.
[Symbol]	FRAGARIA CHLOENDE / COASTAL STRAWBERRY* (4076)	1 GAL / CONT / 18" O.C.
[Symbol]	JUNCUS EFFUSUS / COMMON RUSH (456)	1 GAL / CONT / 24" O.C.
[Symbol]	CAREX OBLIQUATA / SLOUGH SEDGE (456)	1 GAL / CONT / 24" O.C.
[Symbol]	BRE. SPERICA / SPERBERIA (476)	1 GAL / CONT / 24" O.C.
[Symbol]	CORNUS STOLONIFERA / HARBONY / ARCTIC FIRE REDTNG DOGWOOD	2 GAL / CONT / 24" O.C.
[Symbol]	SALIX PURPUREA / NANA / DWARF ARCTIC WILLOW	5 GAL / CONT / 18" O.C.



Corner Meet  
Landscape Architects  
3202 HARBOUR AVE SW  
SEATTLE, WA 98148  
www.cmm.com

**Surf Storage**

**WEST COAST SELF-STORAGE  
WEST SEATTLE**

3202 HARBOUR AVE SW  
SEATTLE, WASHINGTON 98148

NO.	DATE	BY

ISSUE DATES

DESIGN APPROVAL: \_\_\_\_\_

FORM SUBMITTED: 1/19/18

FORM RECEIVED: \_\_\_\_\_

BR. DOCS. \_\_\_\_\_

CONTRACT NO. \_\_\_\_\_

LANDSCAPE PLAN  
**L1.0**

THE CITY OF SEATTLE  
DEPARTMENT OF PUBLIC WORKS & SAFETY  
Subject to Errors and Omissions  
2-19

**Thank You**