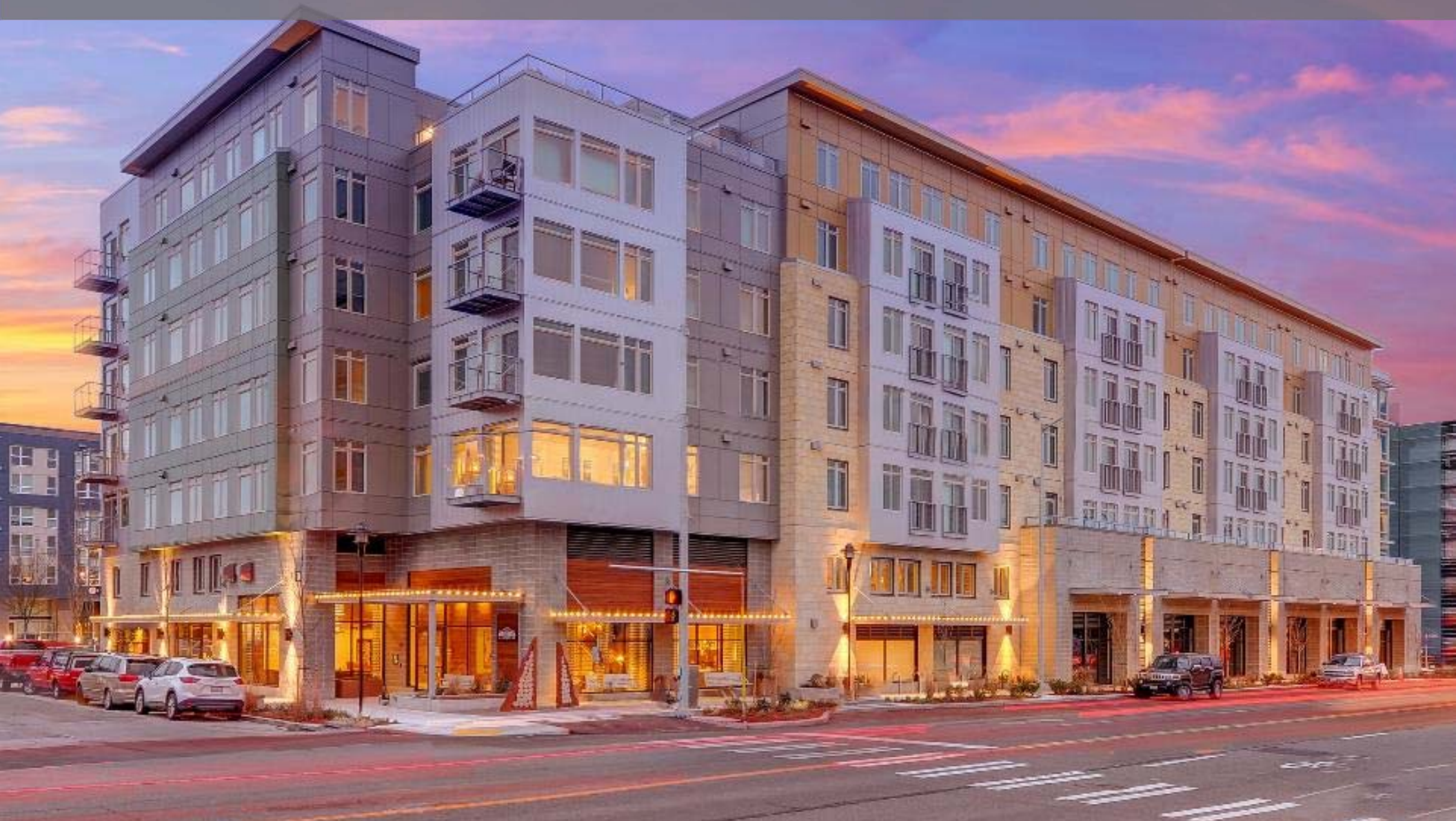


Block 3, Norris Addition Alley Vacation

Transportation & Utilities Presentation

March 4, 2020

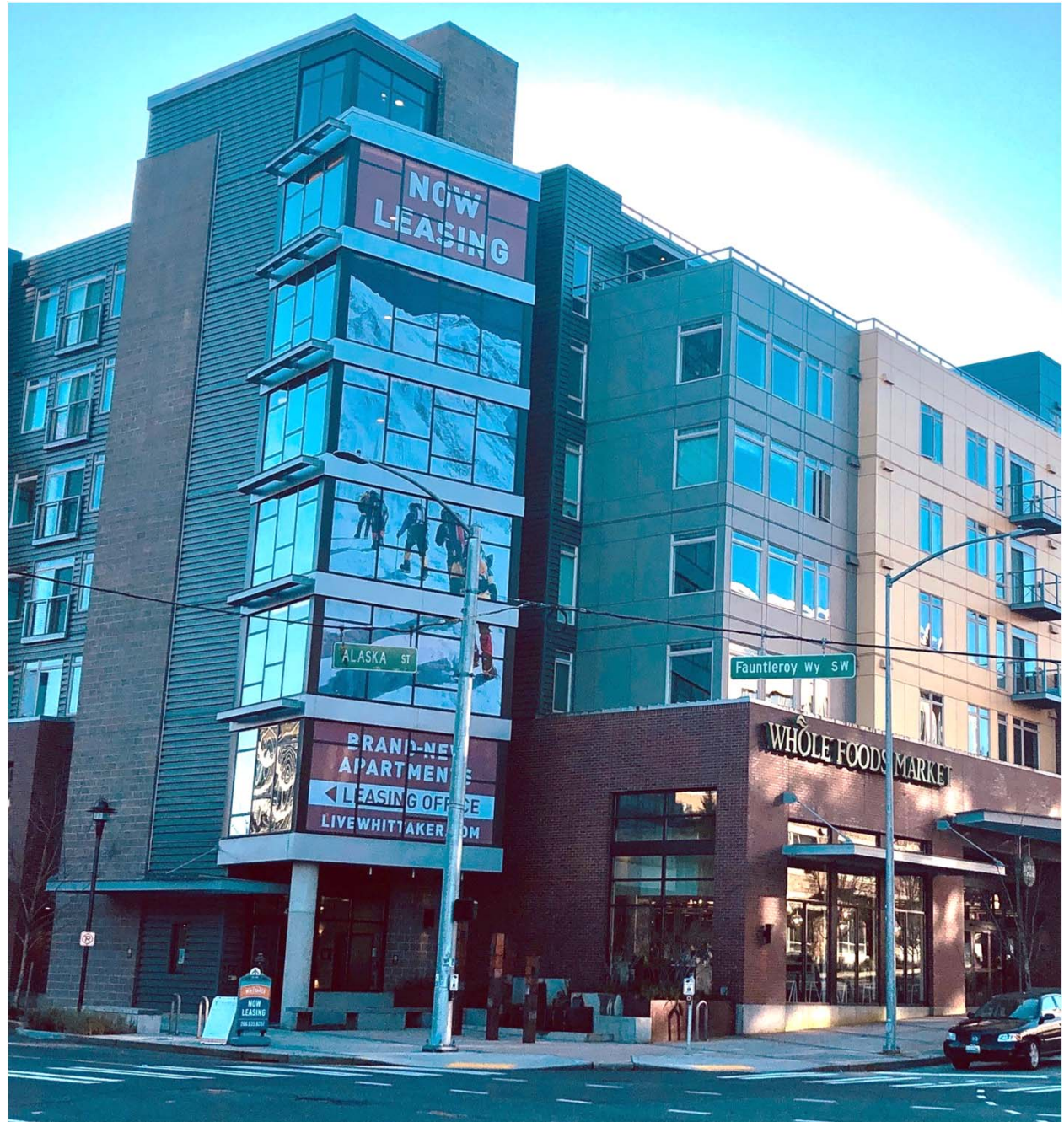




The project is named in honor of Jim Whittaker, who on May 1, 1963, made history as he became the first American to reach the summit of Mt. Everest. There is no doubt that this is an absolutely incredible feat, especially considering the fact that it was accomplished without the help of any of the technology that we have today. This is a man who set a goal for himself and brought it to fruition through sheer determination.

PROJECT OVERVIEW

NUMBER OF HOMES	389
AFFORDABLE HOMES	78
WHOLE FOODS MARKET	45,000 SQ FT
NEIGHBORHOOD RETAIL	18,000 SQ FT
ON-SITE PARKING	316 – RESIDENTIAL 278 – RETAIL 140 – BIKE

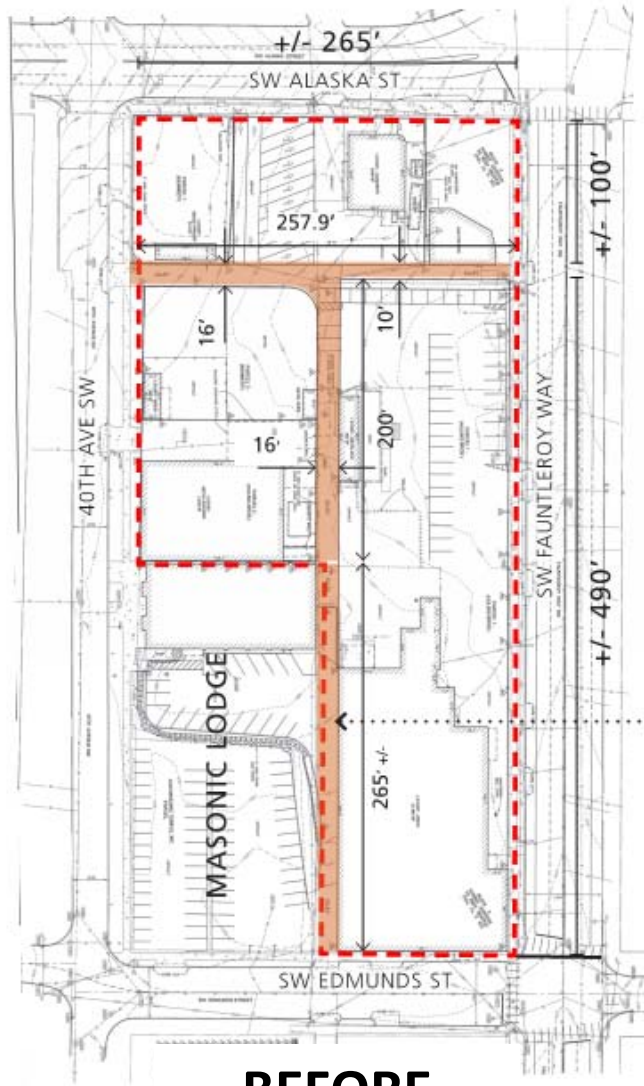


ALLEY VACATION

- Approximate Area of Alley to be Vacated: 6,600 SF
- Approximate Area of Publicly Accessible Mid-Block Connector: 11,100 SF

LEGEND

- ALLEY AREA
- NEW MID-BLOCK CONNECTOR
- VACATED ALLEY

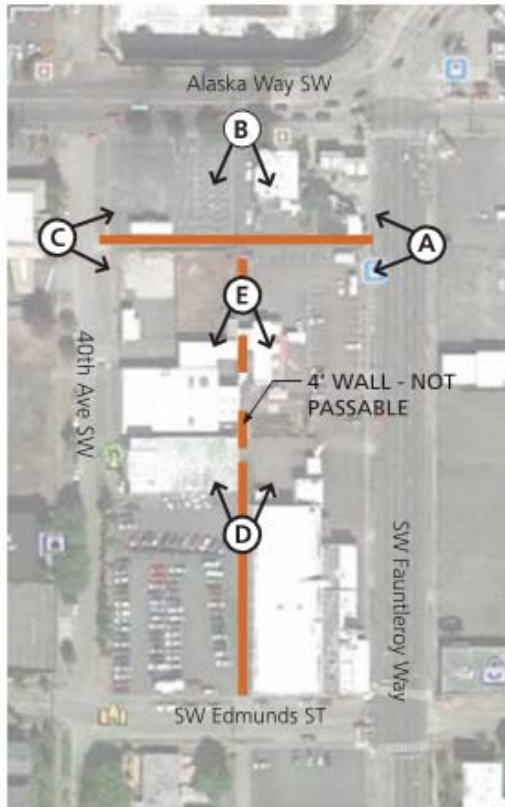


BEFORE



AFTER





VIEW A: LOOKING WEST FROM FAUNTLEROY



VIEW B: LOOKING SOUTH FROM ALASKA



VIEW C: LOOKING EAST FROM 40TH



VIEW D: MID ALLEY - 4' RETAINING WALL. NOT PASSABLE



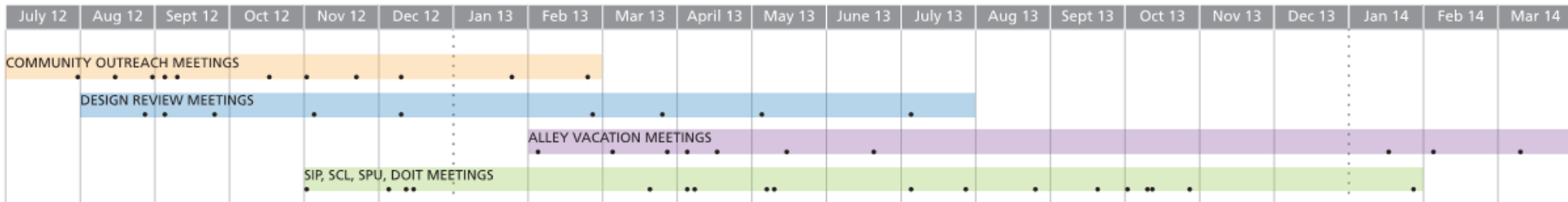
VIEW E: SOUTH MID ALLEY - FENCE. NOT PASSABLE

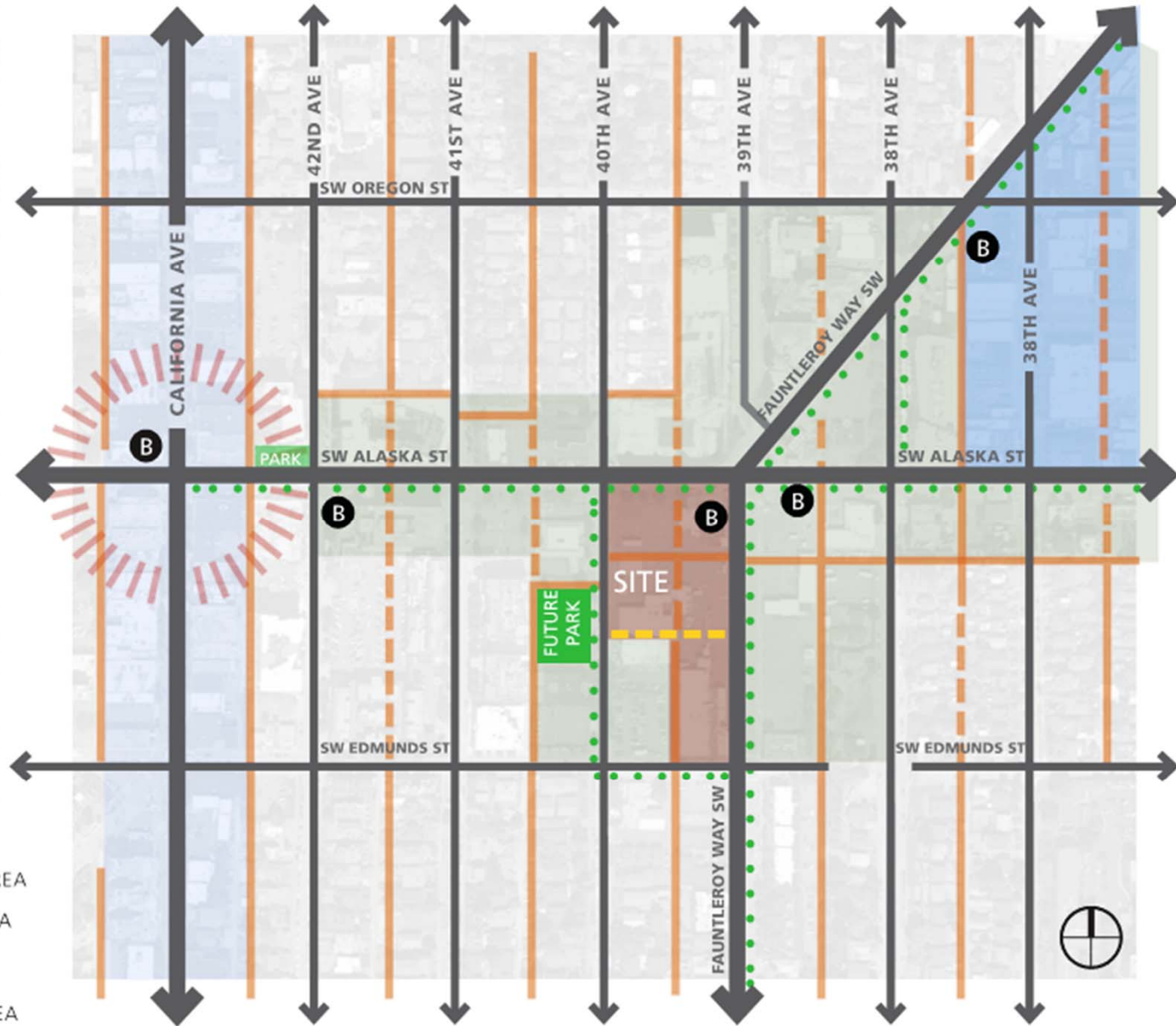
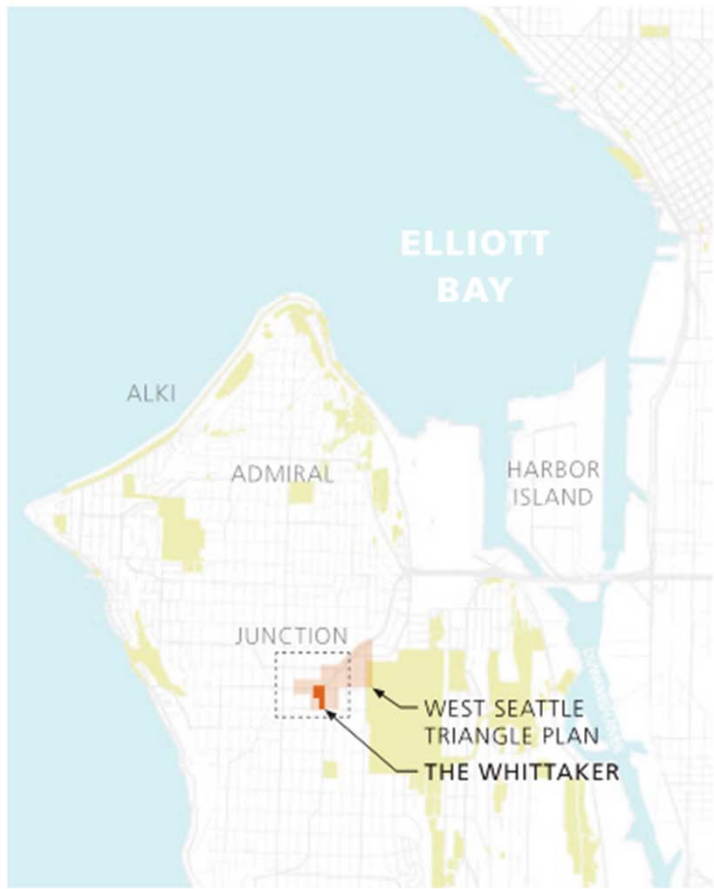
COMMUNITY OUTREACH MEETINGS

- Chaco Canyon Café**
1/27/2012
- Fairmount Community Association**
9/11/2012, 11/27/2012, 2/26/2013
- Informal Community Stakeholder Design Group**
11/27/2012, 1/24/2013, 2/26/2013
- Masonic Temple Owners**
9/11/2012, 11/02/2012
- Morgan Junction Community Association**
11/27/2012, 2/26/2013
- West Side Baby**
11/27/2012, 2/26/2013
- West Seattle Chamber of Commerce**
9/11/2012, 11/27/2012, 12/10/2012, 2/26/2013
- West Seattle Junction Association**
7/30/2012, 7/31/2012, 8/14/2012, 8/30/2012, 9/05/2012,
9/13/2012, 10/16/2012, 11/27/2012, 12/10/2012, 2/26/2013
- West Seattle Junction Neighborhood Association**
9/11/2012, 11/27/2012, 12/10/2012, 1/24/2012, 2/26/2013

CITY REVIEW PROCESS

Design Review Meetings EDG Meeting with Planner #1 EDG Meeting with Planner #2 EDG Meeting #1 EDG Meeting #2 <i>MUP Submittal</i> Review Meeting with Planner Recommendation Meeting #1 Review Meeting with Planner Recommendation Meeting #2	8/21/2012 9/4/2012 9/27/2012 11/8/2012 12/12/2012 2/21/2013 3/28/2013 5/20/2013 7/11/2013	SIP, SCL, SPU and DOIT Meetings SCL Coordination Meeting SDOT 30% SIP Design Guidance Meeting SDOT SIP Coordination Meeting SCL Coordination Meeting SDOT SIP Design Charette #1 SDOT SIP Design Charette #2 SPU Alley Drainage Coordination SPU Alley Drainage Coordination SDOT 60% SIP Design Guidance Meeting SCL Coordination Meeting SPU Bioretention Coordination in 40th Avenue SCL Fauntleroy Feeder Dip & Shoofly Coord. DOIT Coordination Meeting SPU Alley Drainage Coordination SDOT SIP Interim Review for Building Permit SDOT Traffic Signal / Street Light Meeting SDOT 60% SIP Design Guidance Meeting #2 SDOT Alley Wall Coordination	11/2/2012 12/4/2012 12/12/2012 12/14/2012 3/22/2013 4/5/2013 4/10/2013 5/6/2013 5/14/2013 7/2/2013 7/24/2013 8/28/2013 9/18/2013 10/1/2013 10/7/2013 10/9/2013 10/29/2013 1/22/2014
Alley Vacation Meetings Vacation Petition Design Commission Meeting #1 Workshop / Design Meeting with SDOT #1 Workshop / Design Meeting with SDOT #2 Design Commission Meeting #2 Design Commission Meeting #3 Design Commission Meeting #4 Meeting with SDOT #1 Meeting with SDOT #2 City Council Meeting	2/4/2013 3/7/2013 3/22/2013 4/5/2013 4/17/2013 5/16/2013 6/20/2013 1/16/2014 2/7/2014 3/11/2014		





- LEGEND**
- EXISTING ALLEY
 - PREVIOUSLY VACATED OR NOT CONNECTED ALLEYS
 - PROPOSED CROSS CONNECTOR
 - PEDESTRIAN ROUTES
 - BUS STOP
 - THE JUNCTION
 - TRIANGLE PLAN AREA
 - COMMERCIAL AREA
 - PARKS
 - PROPOSED DEVELOPMENT AREA

WEST SEATTLE TRIANGLE URBAN DESIGN FRAMEWORK – NOVEMBER 2011

Triangle Plan Goals

- Embrace the area's location as a gateway to the west seattle peninsula.
- Accommodate all travelers: cars. Transit, Pedestrians, trucks and bicycles.
- Create places for people: new community spaces and connections to parks
- Accommodate parking and loading, and continue to plan for parking needs in the future.
- Capitalize on the investment in transit and transportation: a Transit-friendly neighborhood.

 Proposed Footprint / Project Footprint

Triangle Plan Recommendation



Completed Project



City Council granted preliminary approval of the alley vacation on 4/21/2014, with conditions to require provision of specific public benefits. In addition to public benefits provided, owner paid a fee of \$2,310,000 to acquire the alley right of way.

Description	Existing	Required	Quantity	Cost
1. Voluntary Street Level Building Setback	No	No	5,134 SF	n/a
2. Gateway Plaza at Fautleroy & Alaska	No	No	542 SF	\$37,820
3. Linear Plaza and 40 th Ave. Streetscape	No	No	1,356 SF	\$147,140
4. Public "Outdoor Rooms" on Fautleroy	No	No	1,088 SF	\$85,120
5. 40 th Avenue Off-Site Improvement	No	No	2,550 SF	\$93,260
6. Pedestrian Crosswalk and Signal Modification at Fautleroy & Alaska	No	No	n/a	\$15,000
7. Cash Contribution for Public Outreach & Schematic Design (to 30% complete) for new City Park	No	No	n/a	\$25,000
8. Mid-Block pedestrian sidewalk	No	No	n/a	\$25,000
9. Art: Inclusion of commission art pieces in public plazas and relocation/recreation of existing mural	No	No	27 pieces	\$50,000
10. Pedestrian overhead weather protection & new bike lane	No	No	5,666 SF	\$853,680
11. Expanded public amenities along Fautleroy & Alaska including widened public sidewalks and landscaping, on-street parking, new bus pull out	No	No	1,300 SF	\$1,100,000
			TOTAL:	\$2,417,050



LEGEND

- 1 Voluntary street level building setback
- 2 Gateway plaza at Fauntleroy & Alaska
- 3 Linear plaza and 40th Ave streetscape
- 4 Public "outdoor rooms" on Fauntleroy
- 5 40th Ave off-site improvements
- 6 Pedestrian crosswalk at Fauntleroy and Alaska
- 7 Cash contribution for public outreach and schematic design (to 30% complete) of new city park
- 8 Mid-block pedestrian sidewalk
- 9 Inclusion of commissioned art pieces in public plazas and relocation / recreation of existing mural
- 10 Pedestrian overhead weather protection and new bike lane
- 11 Expanded public amenities along Fauntleroy & Alaska, including widened public sidewalks and landscaping, on street parking and new bus pull out, all made possible by removing existing power poles and undergrounding utilities

LEGEND

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- 10. Pedestrian overhead weather protection and new bike lane
- 11. Expanded public amenities along Fauntleroy & Alaska, including widened public sidewalks and landscaping, on street parking and new bus pull out, all made possible by removing existing power poles and undergrounding utilities.

Cash Contribution used for public outreach and partial schematic design for new park across 40th Ave SW.

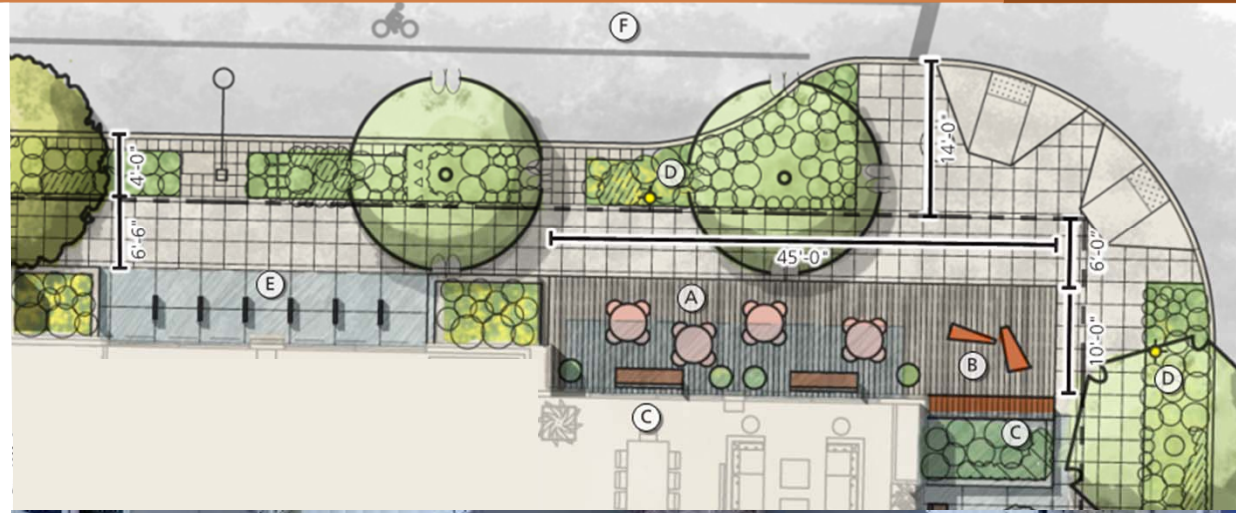






Gateway Piers





Mountains and Sound sculpture composed of weathered steel and wood logs representing driftwood.

FAUNTLEROY WAY SW



Cairns

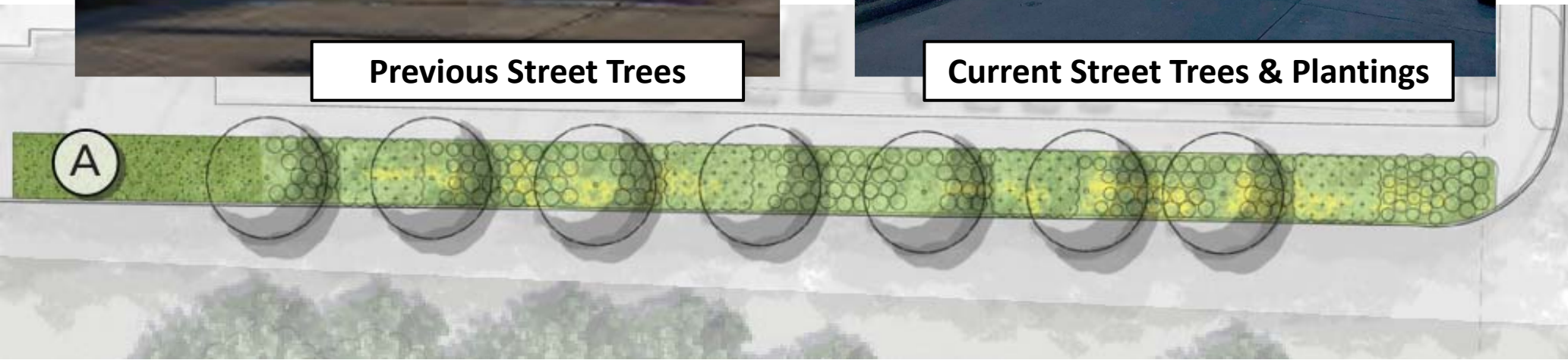




Previous Street Trees



Current Street Trees & Plantings









Water's Edge inspired pieces reflect northwest beaches with materials of beach stones, glass, driftwood, and weathered steel.



6' high x 4' wide



Cairns
4' high x 3' wide



Slight angle of forms mimic the flowing pattern of beach grass creating a connection between the sculptures.



“Alki in the 20’s” was one of 11 murals associated with the Murals of West Seattle project that used historic images to depict West Seattle heritage and was completed from 1989-1992. Replacement mural endorsed by the Southwest Seattle Historical Society.

Pedestrian Overhead Protection, New Bike Lane, and Bus Pull Out



Fautleroy Way SW looking north towards SW Alaska St.



Fautleroy Way SW looking south toward SW Edmund St.

Thank You

