

# Seattle Nissan

## Public Place Vacation

Council Briefing | September 18, 2018



# Summary of Presentation

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# Vicinity Map

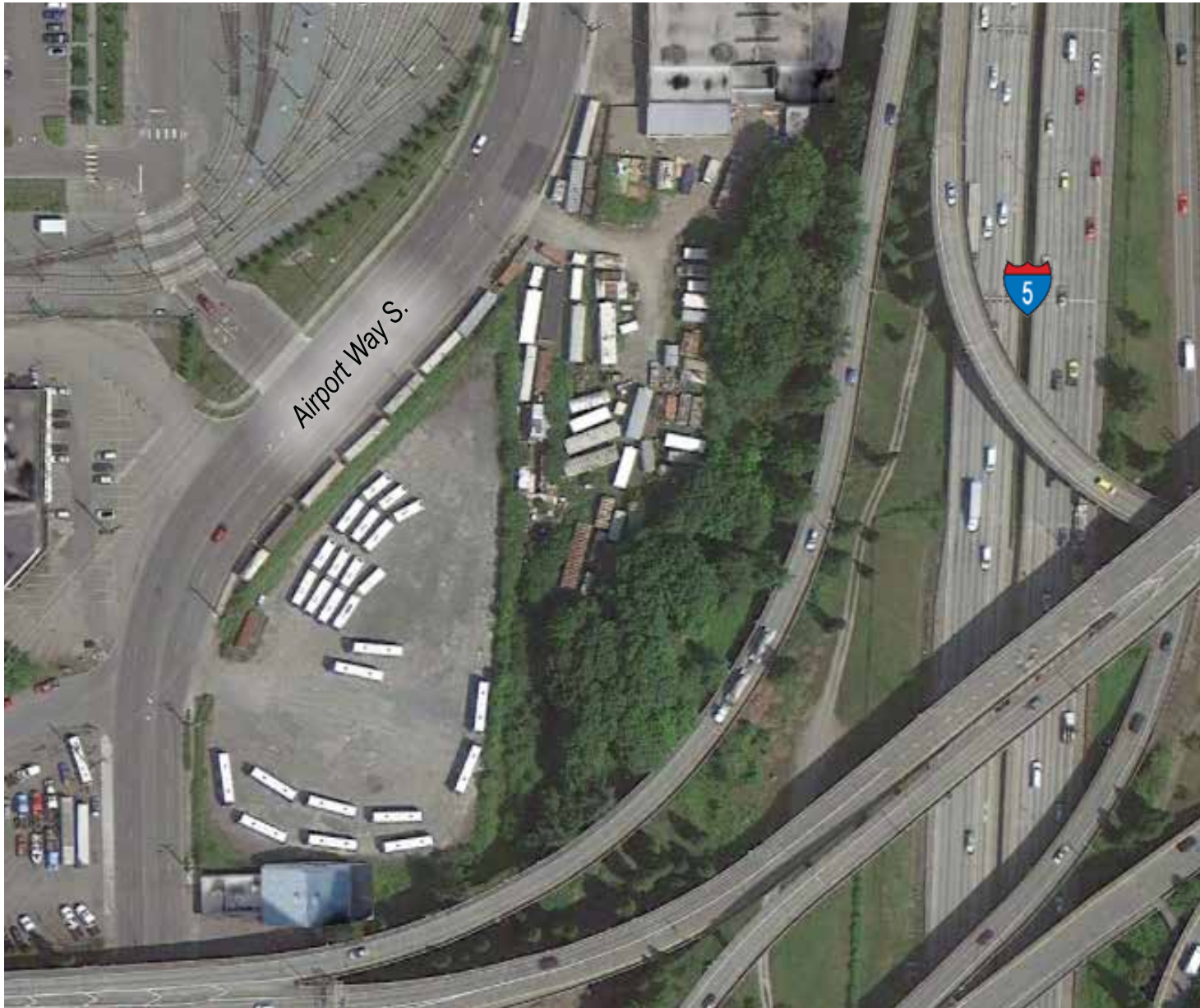


# Vicinity Map



# Historical Uses

at 3412 Airport Way South and 901 S. Hinds Street



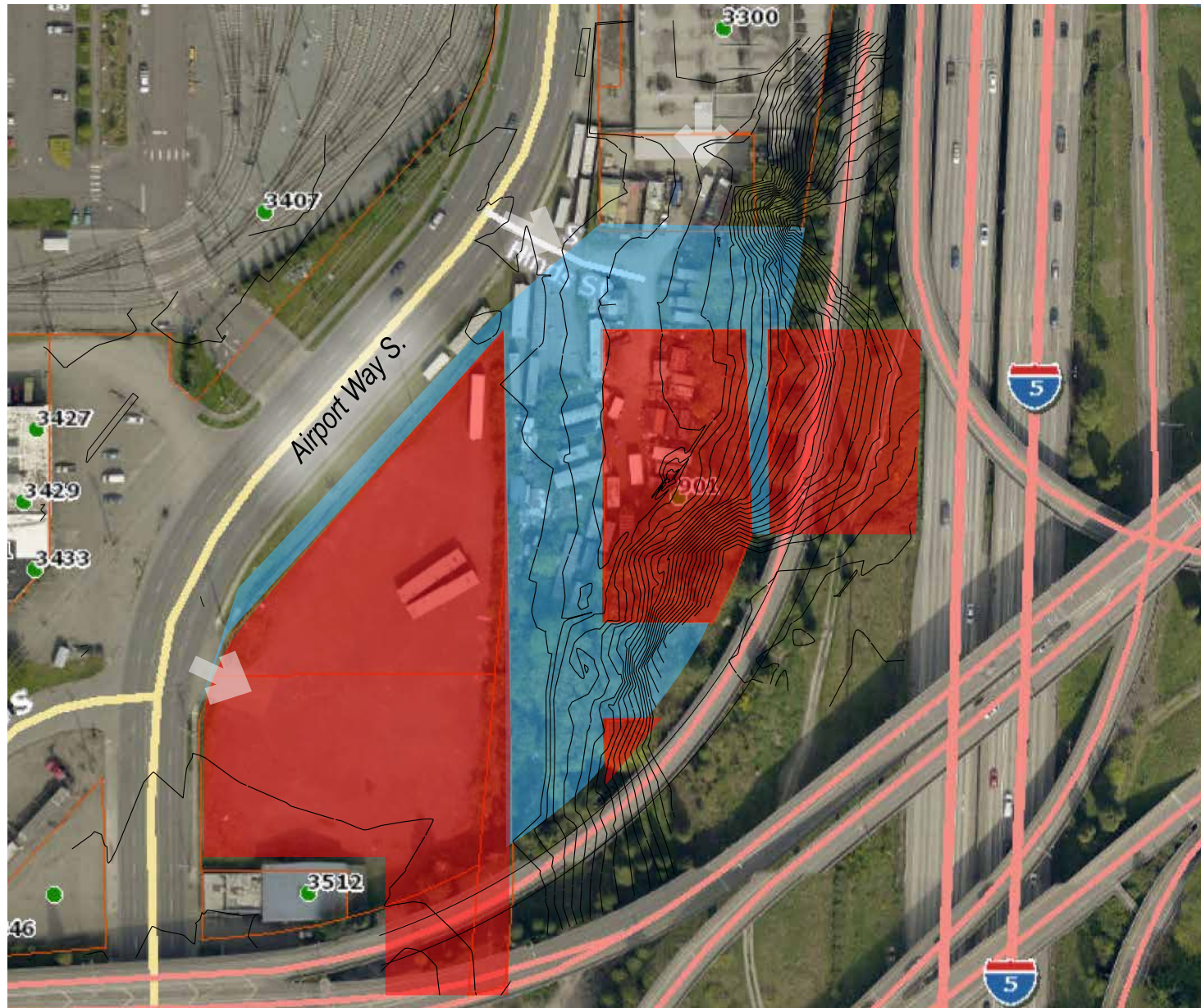
Outdoor Trailer Storage



Debris

# Background & Need

## Auto Dealerships Need Outdoor Storage and Lots of It



3.4 acres  
1.5 acres

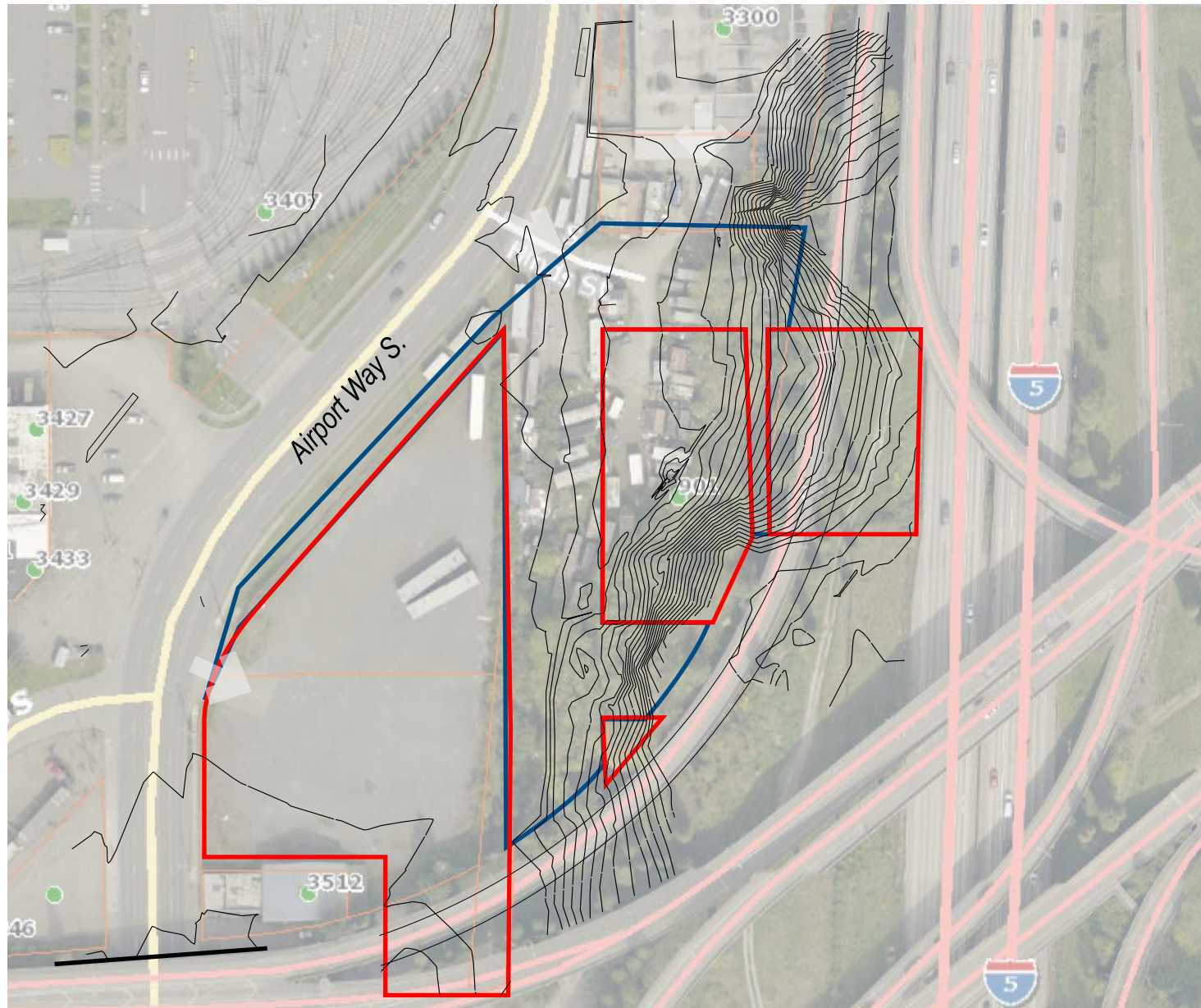
- Owned and operated by Richard M. Snyder (Renton Sound Ford), Gregory E. Brackett (Bellevue Nissan), and David H. Hannah
- Ideal auto dealership size is about 8 acres – Richard Snyder
- From the Duwamish M/IC Policy and Land Use Study, Draft Recommendations, November 2013, p. 35:
  - Auto dealerships have service and repair functions, as well as large storage uses, similar to Seattle’s industrial uses
  - In terms of space, auto dealerships primarily consist of outdoor storage and require about 5 acres total for inventory, sales, and service



North

# Background & Need

This Southeast SODO area consists of IG2-U/85 Zoning



—— Topography

- 3412 Airport Way South and 901 S. Hinds Street are very constrained:
  - Steep slopes and freeway infrastructure
  - Without more space, the auto dealership will not be able to grow, producing diverse jobs and strong tax revenue



North

# Proposed Project



Existing Nissan Dealership  
(Under Construction)

S. Hinds Street

S. Spokane Street

Airport Way S.

Proposed Car Wash



# Right-of-Way Marked & Dimensioned

**Airport Way ROW**  
 Length: approx 330 ft  
 Width: varies from approx 26 ft to 6 ft  
 Total: 7,761 sq ft


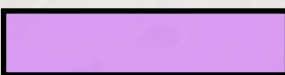

**S Hinds St ROW**  
 Length: approx 165 ft to 268 ft  
 Width: varies from approx 80 ft to 19 ft  
 Total: 17,387 sq ft

**Alley Way ROW**  
 Length: varies from approx 169 ft to 111 ft  
 Width: 16 ft  
 Total: 2,276 sq ft

**S. Lyons St ROW**  
 Length: 80 ft  
 Width: varies from approx 89 ft to 35 ft  
 Total: 5,300 sq ft

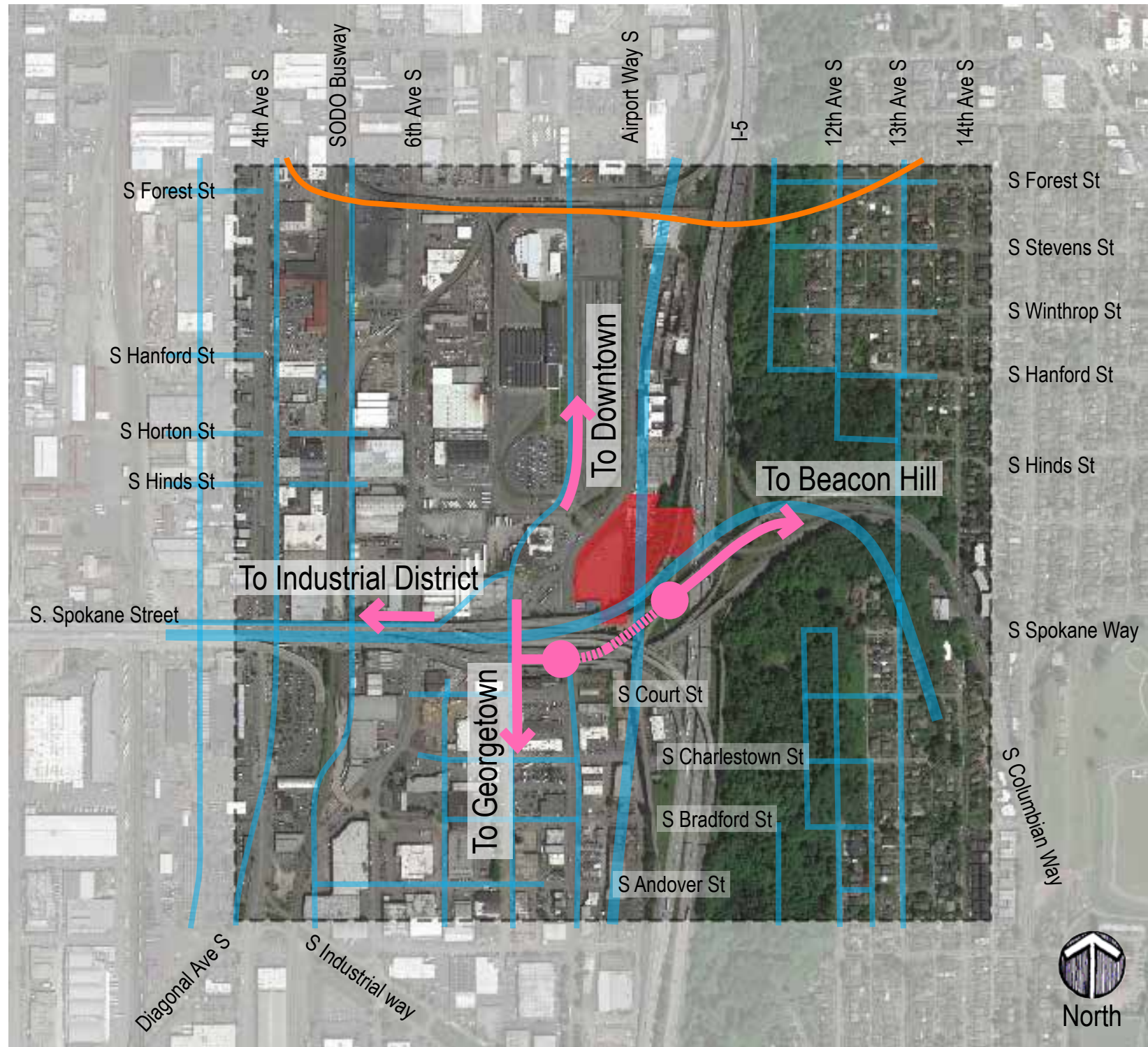
**9th Ave S ROW**  
 Length: varies from approx 21 ft to 358 ft  
 Width: 80 ft  
 Total: 31,200 sq ft

**Legend**

Phase 1	
Phase 2	
ROW	



# 9-Block Analysis



## Legend

- Project Site
- 9-Block Study Area
- Street
- Sound Transit
- Ex Sidewalk
- Ex Sidewalk (elevated)
- Stairs

## With Vacation

### Circulation:

- Permanent easement allows access North of S. Hinds Street

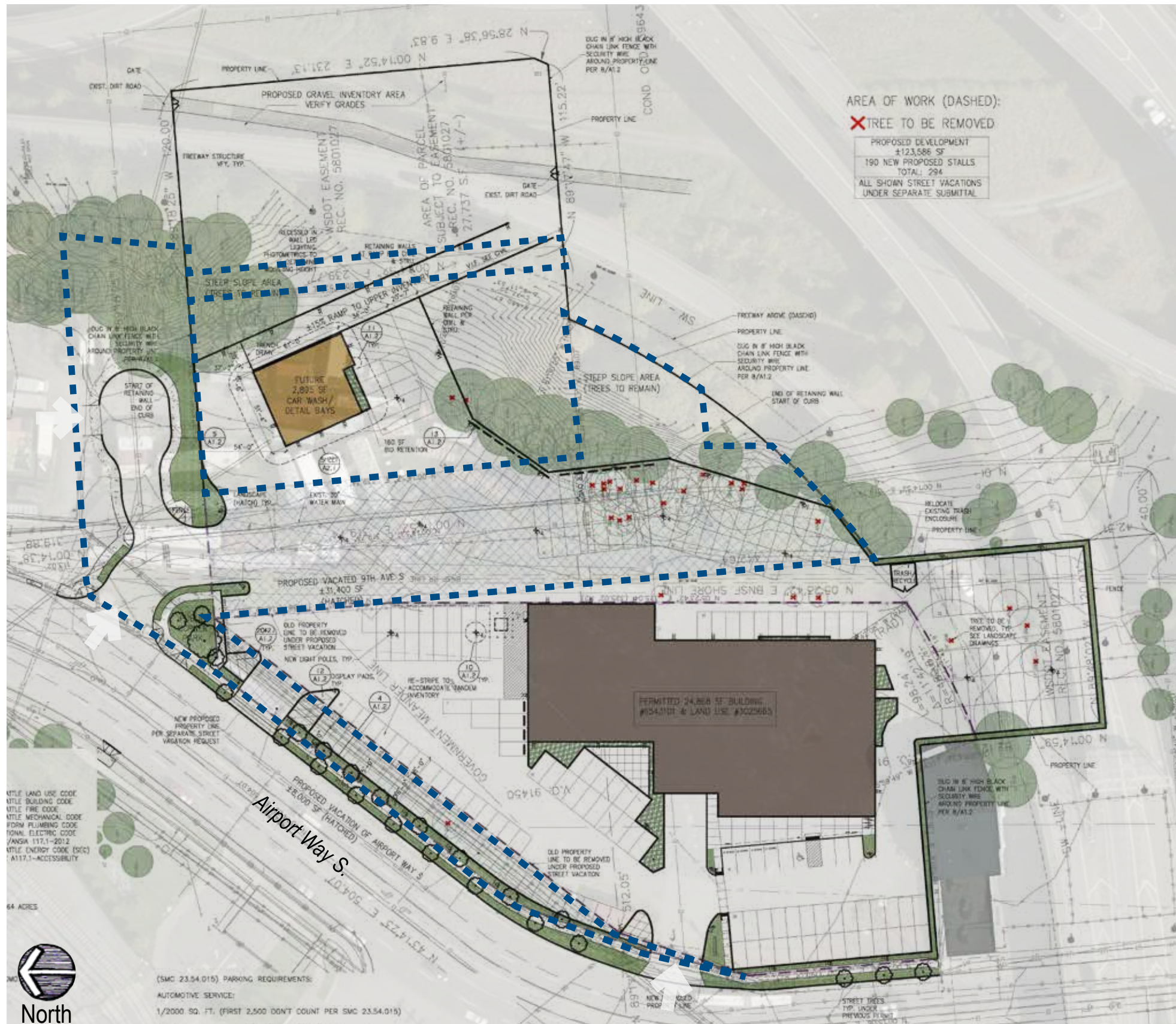
### Utilities:

- Access for maintenance improves on S. Hinds Street and 9th Avenue S.
- No change for Airport Way or alley

### Light, air, open space and views:

- No change to light and air
- Additional 17 trees removed affects character of open space
- Views have minimal effect with trees to remain surrounding views

# Site Plan with Vacation Proposal



# 269

storage spaces

- 25 Public spaces
- Better circulation of vehicles and large trucks
- Increase sales and tax revenue
- Increase sustainability
- Added public benefits

 Right of Way

# Site Plan with No Vacation Alternative



**142** storage spaces

**48%** reduction

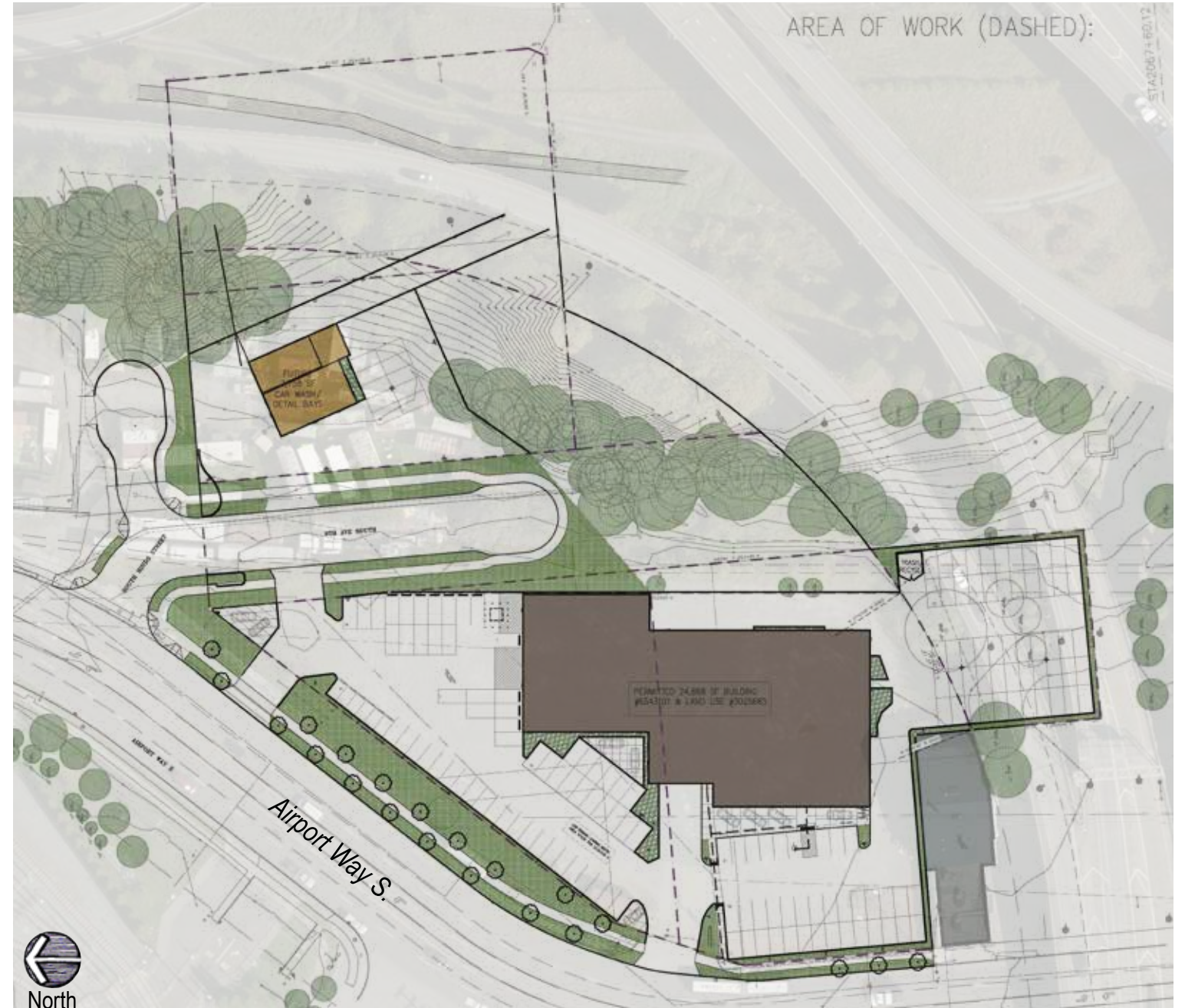
- 25 Public spaces
- 127 fewer storage spaces
- Increased use of public right-of-way for circulation of vehicles and large trucks
- Public access to dead-end street
- Higher freight movement along Airport Way with less on-site storage space

 Right of Way

# Site Plan Comparison

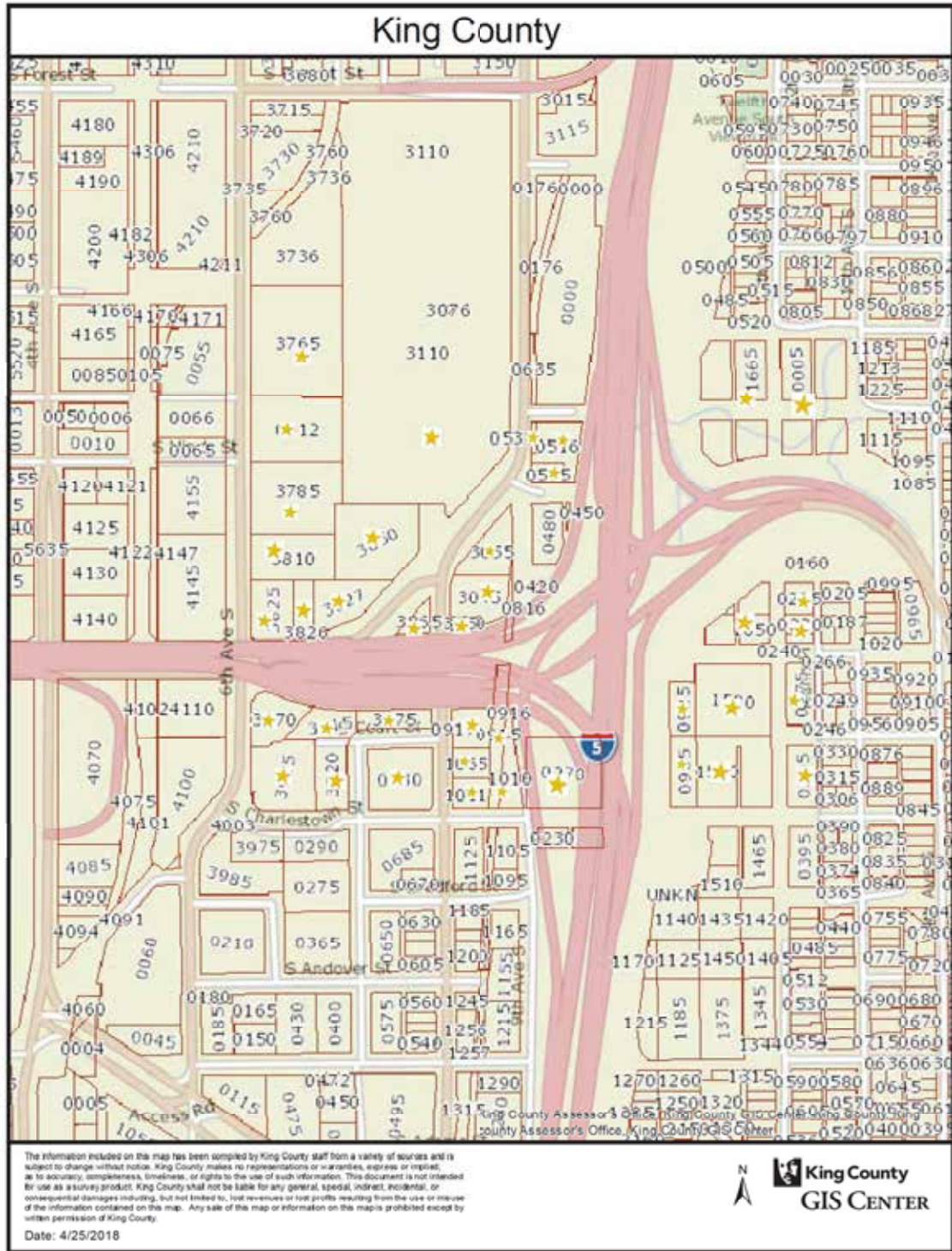


site plan with vacation proposal



site plan with no vacation alternative

# Community Engagement Plan



### Building Awareness

- One-on-One Contact (local businesses, agencies, property owners, etc.)
- SODO BIA Engagement

### Outreach

- Phone Calls
- One-on-One Meetings
- Email
- Mailings
- On-line postings
- Posters, Cards

### Engagement

- One-on-One Contact
- Online Survey
- Open House Events
- Door-to-Door Engagement

**47** one-on-one contacts

**03** direct / online mailings

**07** survey responses

**01** open house

# Community Engagement Plan

## What we've heard since Fall 2017:

- Pay more attention to the area
- Concerned about vehicle speed along Airport Way South
- Clean it up and keep it that way
- No homeless or garbage
- Enhanced landscaping

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## Next Steps:

- Outreach to and engagement with Airport Way South & S. Spokane St. users
- SODO pizza and/or Seattle Nissan Open House and/or focus group
- Advertise city required forums, meetings and presentations
- One-on-one contact with interested parties, key stakeholders, near neighbors

# Preliminary Public Benefit Proposal





# Preliminary Public Benefit Costs

Organization, Contact	Enhanced Greenspaces	Enhanced Streetscape	Estimated Cost
<b>HBB Landscape Juliet Vong</b>	On-Site Enhanced plantings Ornamental Trees	Adjacent Urban Design Treatment -Colored, Textured Concrete -Bench or boulders -Wayfinding signs "X miles to stadiums, ID, and/or New York, London, Los Angeles, Tokyo.	Greenspaces: Enhanced planting – 9,614 sf x \$12/sf = \$115,368  Ornamental trees - 18 x \$400/each = \$7,200  Streetscape: Urban Design Treatment -1,510 sf x \$40/sf = \$60,400
<b>SODO BIA Erin Goodman</b>	On-Site Landscaping  SODO Park	Utility Box Wrap, Wayfinding  SODO Track	Utility Box Wrap is in process with SODO BIA. -1 x \$2,000 = \$2,000
<b>Total</b>			\$184,968

# Questions / Discussion



Existing Nissan Dealership  
(Under Construction)

S. Spokane Street

Airport Way S.

Proposed Car Wash