

**SDOT Alley Vacation Petition Summary – a portion of the alley in Block 3, Norris Addition to West Seattle**

**Petitioner:** West Seattle Project X, LLC

**Project Address:** 4755 Fauntleroy Way SW **Clerk File:** 312783 **DPD Project #:** 3013803

**Right-of-way proposed for vacation:** the north portion of the alley in Block 3, Norris Addition to West Seattle, which is the block bounded by SW Alaska St, Fauntleroy Way SW, SW Edmunds St and 40<sup>th</sup> Ave SW. The alley is “T” shaped and both the top of the “T” which is 258 feet long and the northern 200 feet of the base are proposed to be vacated. The southern 275 feet of the existing alley would remain. The Petitioner proposes to continue the alley function for the project and the other properties on the block by providing a private midblock east-west alley for vehicles and add additional width to create an east-west connection for pedestrians. This new private alley and pedestrian connection would connect to the remaining base of the north-south portion of the alley.

**Neighborhood:** West Seattle Junction Hub Urban Village area and West Seattle Triangle planning area

**Current Zoning:** NC3P-85 and NC3-85

**Site Description:** The “T” shaped alley divides the block into three sections. The top of the “T” on the north third of the block is paved and provides east-west access between Fauntleroy Way SW and 40<sup>th</sup> Ave SW. It varies in width from 10 feet to 16 feet and is 258 feet long. The base of the “T” is 16 feet wide, 470 feet long and extends south to SW Edmunds St. This portion of the alley is blocked by fences and a retaining wall located approximately midway that prevents access through the block. The portion of the alley south of the retaining wall is paved and provides access to the southwest section of the block.

The Petitioners own ¾ of the block including the entire east side and the north half of the west side. An empty car dealership building and paved lot occupy the majority of the east side of the block along Fauntleroy Way SW. The north section of the block abutting SW Alaska St consists of paved parking areas, a funeral home and a gas/convenience store. These buildings will all be demolished as part of the proposed development.

There is one additional owner on the southwest corner of the block where a Masonic Temple and parking lots are located and are not part of the project. The existing building and uses will remain.

**Reason for Vacation:** The project site is separated into 3 sections by the alley. The proposed vacation would consolidate the property through the elimination of the intervening alley segments to allow for more efficient development.

**Project Summary:** The proposed development would include two buildings separated by a mid block connection that includes the private alley and the east-west pedestrian connection. Each

building is designed to have 5 floors of apartments over ground floor retail (70 feet in height). The proposal includes approximately 66,000 sf of retail and 370 residential units. The design for the building in the north section of the project includes frontage on 40<sup>th</sup> Ave SW, SW Alaska St and Fauntleroy Way SW and includes a grocery store on the ground level. The proposal for the south building on Fauntleroy Way SW and SW Edmunds St includes a drug store on the ground level. The buildings, the private alley and the mid-block connection are connected below grade by a parking garage that includes parking for 570 vehicles.

The private alley and midblock pedestrian connection between the two buildings would connect Fauntleroy Way SW, 40<sup>th</sup> Ave SW and the portion of the alley that is to remain. The new connection would vary in width from 42 feet at Fauntleroy Way SW to 50 feet at 40<sup>th</sup> Ave SW. The connection would serve normal alley functions including a loading dock and access to below grade parking. A landscaped pedestrian walk on the south side is proposed. Public access would be provided through an easement.

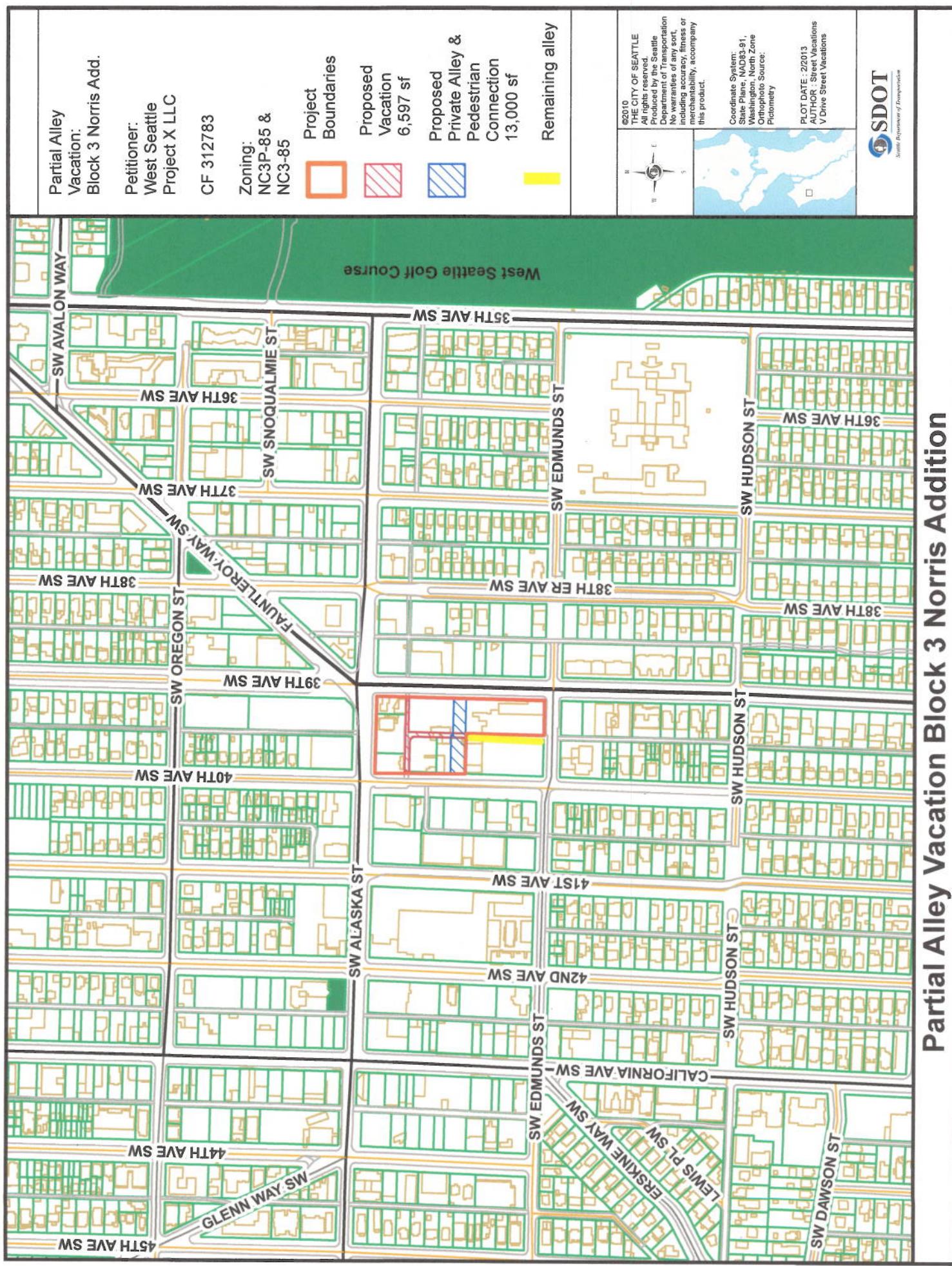
**Public Benefit (as Proposed by the Petitioner):** The Petitioner identifies that the project proposes to provide public benefits that implement elements of the West Seattle Triangle Urban Design Framework including:

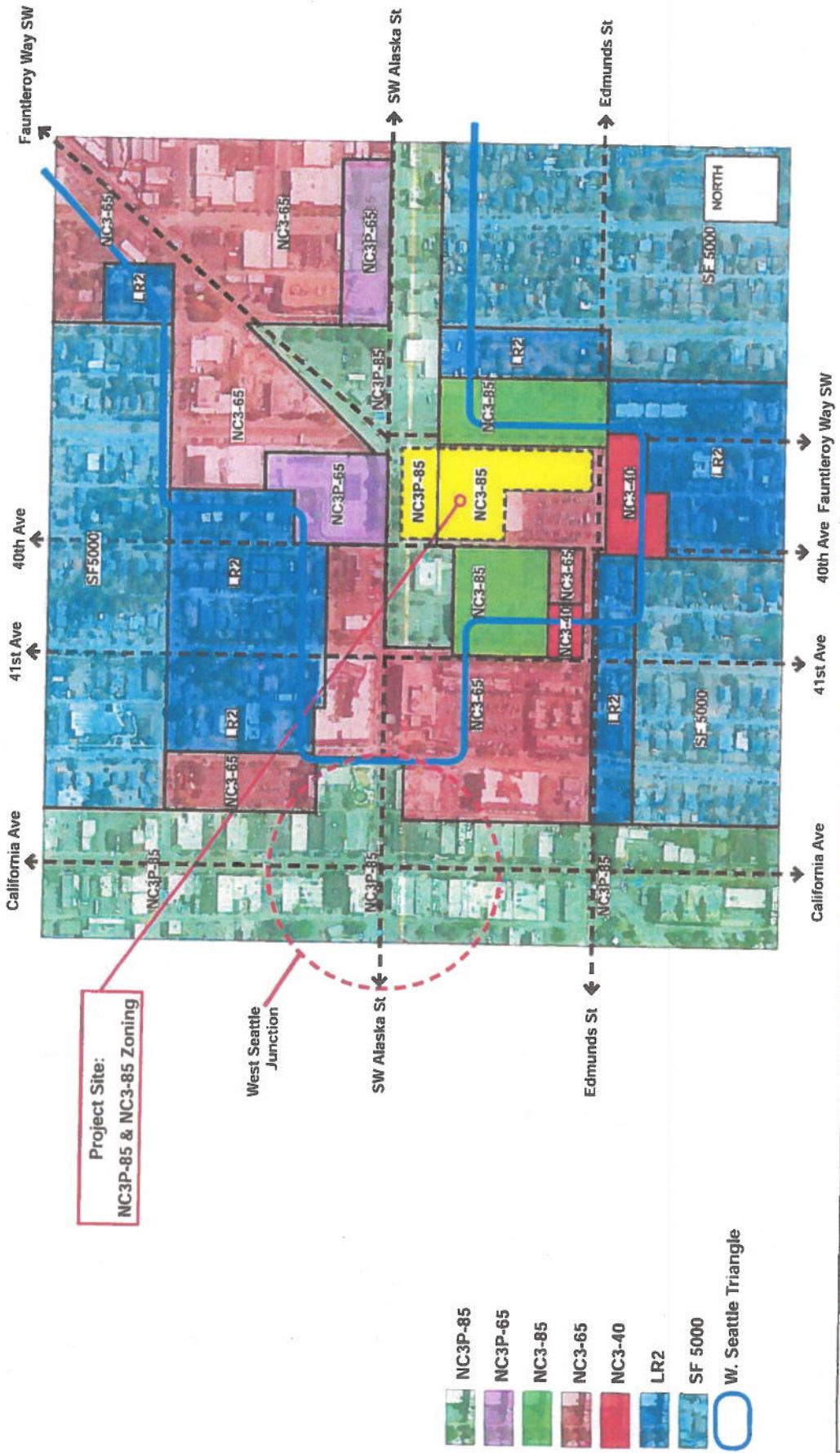
- Provide a neighborhood anchor at the southwest corner of Fauntleroy and Alaska with a public plaza, including:
  - Seating, landscaping, pedestrian lighting, historical signage and art.
- Green street improvements on 40<sup>th</sup> Ave SW with two public plazas and rain garden including:
  - Seating, landscaping, pedestrian lighting, street furniture, way-finding kiosk, bike racks, interpretive signage.
- Midblock connector between Fauntleroy Way SW and 40<sup>th</sup> Ave SW including:
  - Weather protection, landscaping and lit bollards.
- Two additional plazas on Fauntleroy Way SW, midblock and at SW Edmunds St including:
  - Seating, landscaping, pedestrian lighting, bike racks, weather protection.

Total area for the plazas and rain garden is 5,600 square feet. The pedestrian portion of the midblock connection measures 8 feet by 250 feet for an area of 2,000 square feet.

The petitioner also proposes a contribution to a future park on the west side of 40<sup>th</sup> Ave SW.

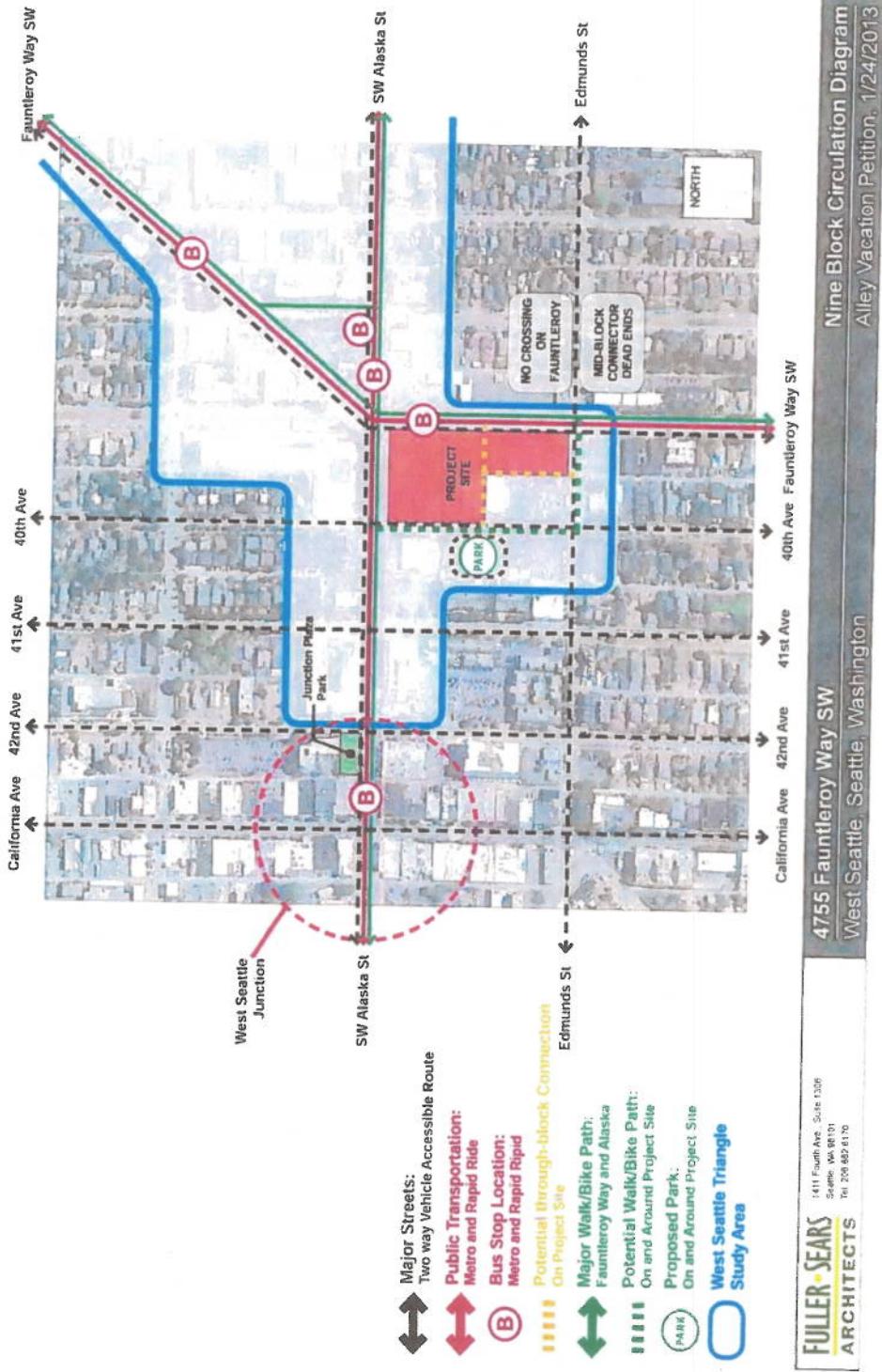
# Partial Alley Vacation Block 3 Norris Addition





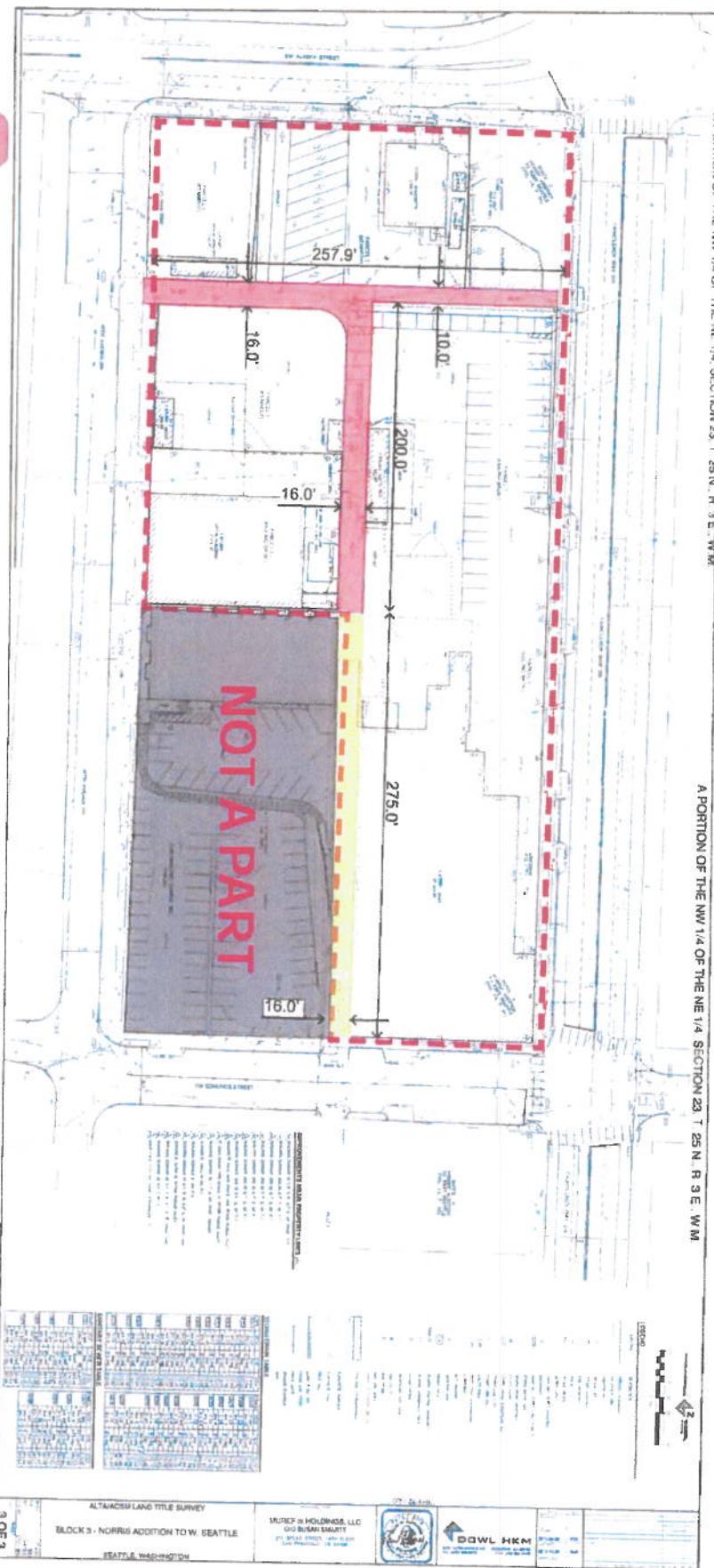
**Zoning Context**  
Alley Vacation Petition, 1/24/2013

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Tel: 206.982.6170



A PORTION OF THE NW 1/4 OF THE NE 1/4 SECTION 23 T 25 N R 3 E WM

A PORTION OF THE NW 1/4 OF THE NE 1/4 SECTION 23 T 25 N R 3 E WM



Proposed Alley to be Vacated  
Existing Alley to Remain

NORTH  
3 OF 3

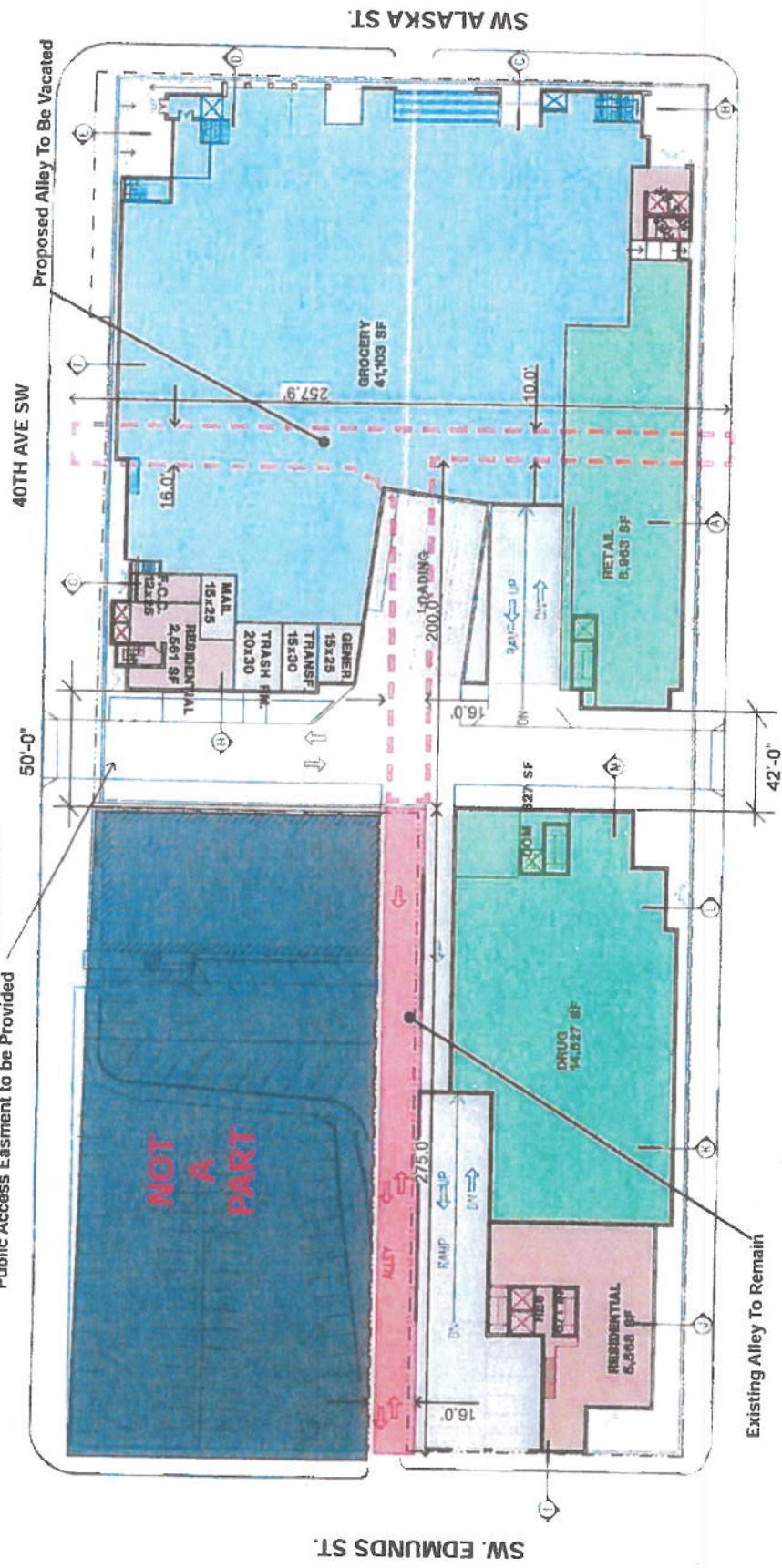
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4755 Fauntleroy Way SW  
West Seattle, Seattle, Washington

Alley Vacation Summary  
Alley Vacation Petition, 1/24/2013

250' Mid-Block Connector per West Seattle Triangle Plan  
Public Access Easement to be Provided



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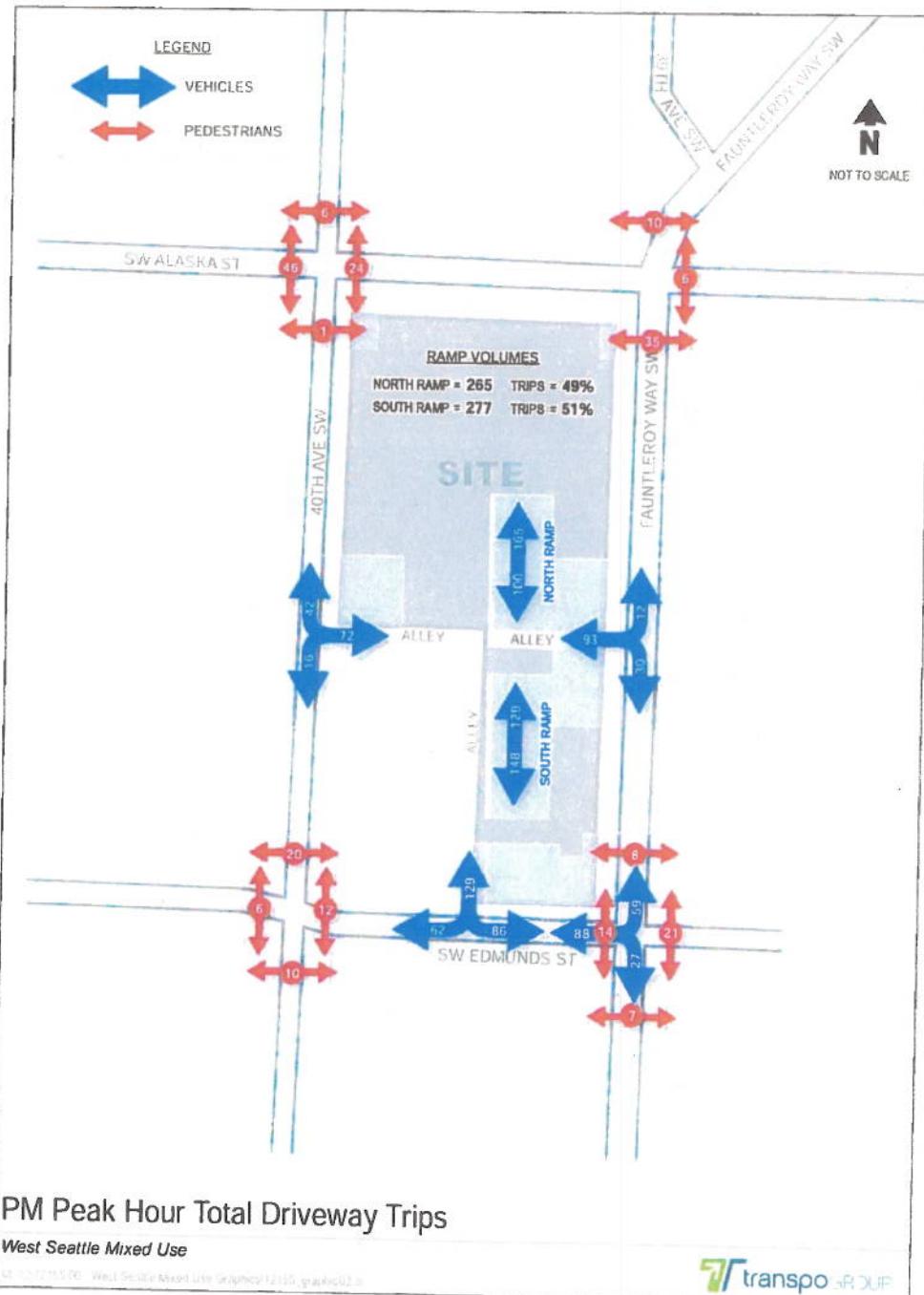
Ground Level Plan  
Alley Vacation Petition, 1/24/2013

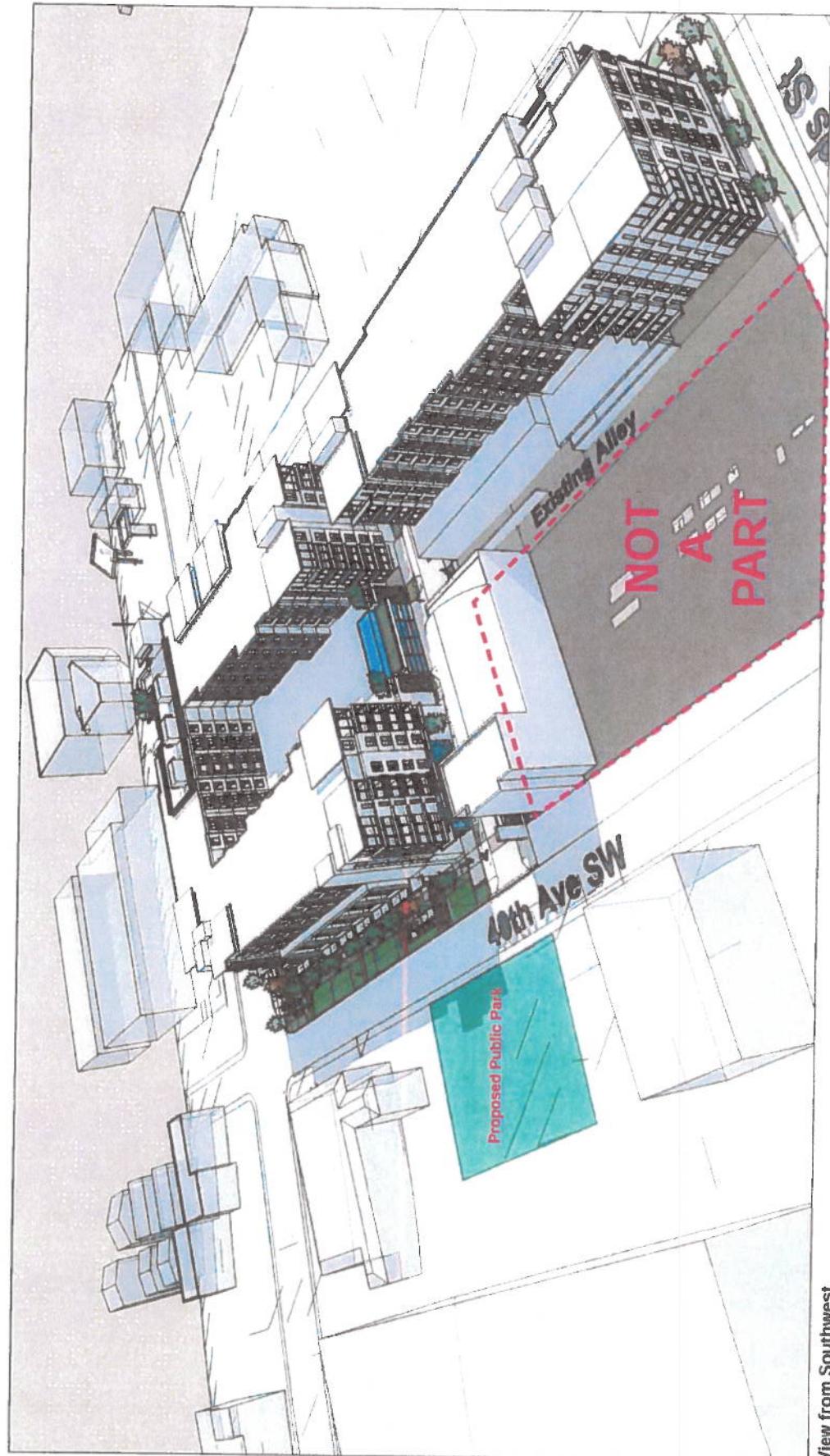
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**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

**Vehicle and Pedestrian Counts**  
West Seattle Mixed Use  
Alley Vacation Petition, 1/24/2013





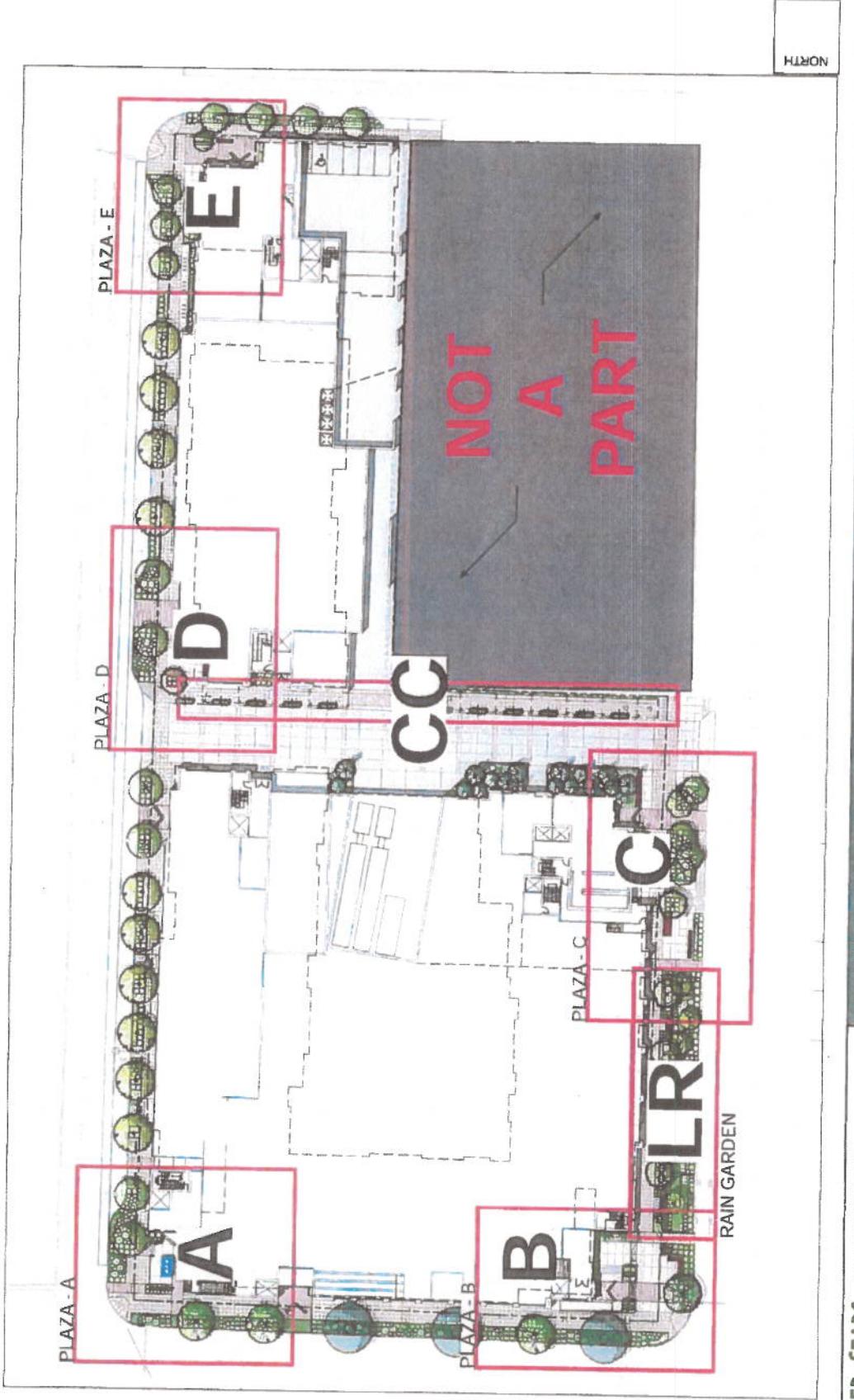
View from Southwest

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Tel: 206 892 8170

**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

**View from Southwest**  
Alley Vacation Petition, 1/24/2013

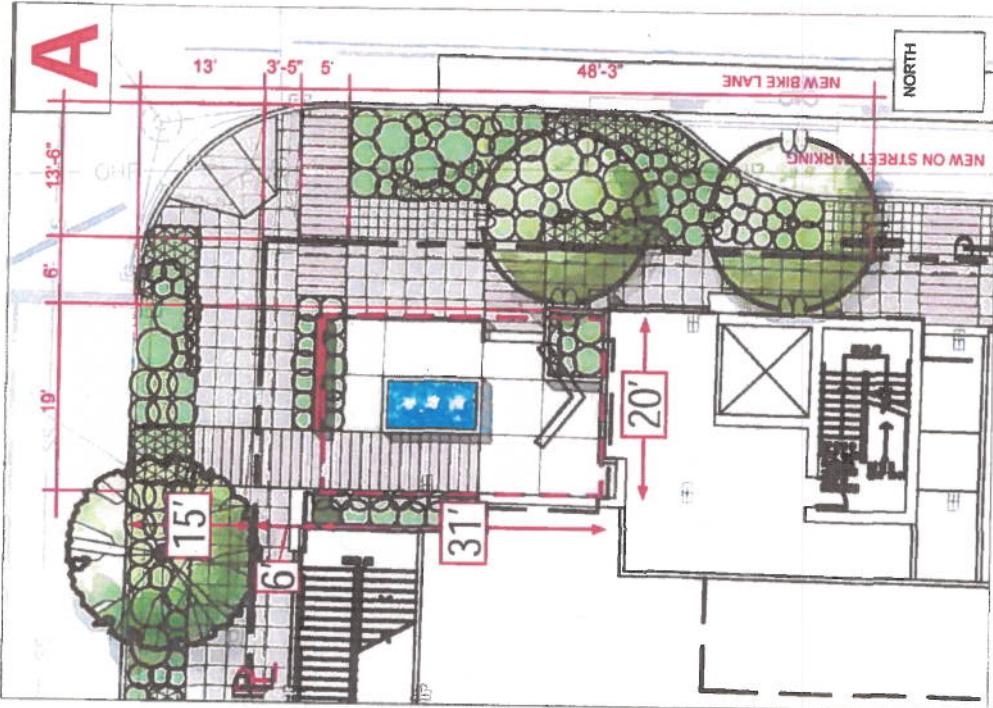


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**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

**Public Benefit Overview Plan**  
Alley Vacation Petition, 1/24/2013

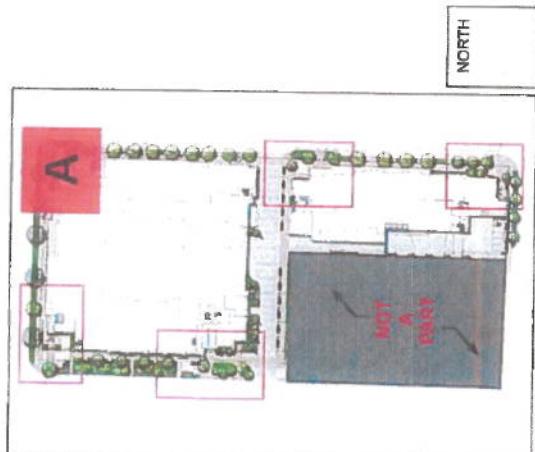


**A. Gateway Plaza: Alaska & Fauntleroy Alley Vacation Petition, 1/24/2013**

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**4755 Fauntleroy Way SW  
West Seattle, Seattle, Washington**



**GATEWAY PLAZA: FAUNTLEROY & ALASKA**

This Plaza provides a respite for pedestrians as they walk east-west along Alaska Street between California Avenue to the west and the Rapid Ride stop to the east, as well as north-south walk along Fauntleroy Avenue between future developments to the north and the communities to the south. This plaza is also in close proximity to the whole foods entrance as well as the rapid ride stop. Both of these streets are considered to be major pedestrian gateways in the West Seattle triangle plan.

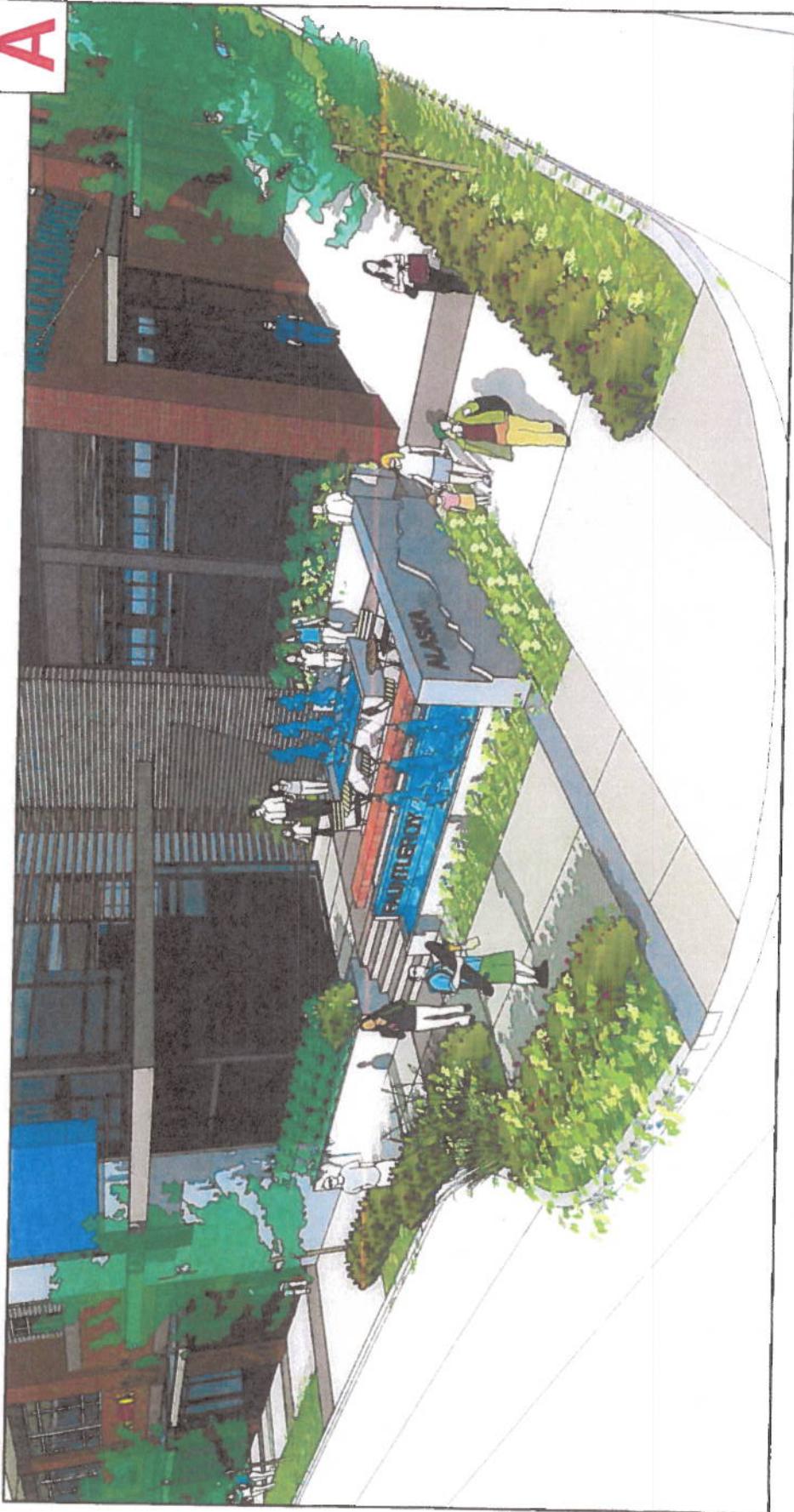
Public amenities to enhance the space will include: sealing, accent planting, a water feature or public art element to enliven the space, decorative accent paving and possible wall mounted historical information panels. Pedestrian scale pole lighting which matches the neighborhood Junction style will also be provided.

The total area of this plaza is 600 SF

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A

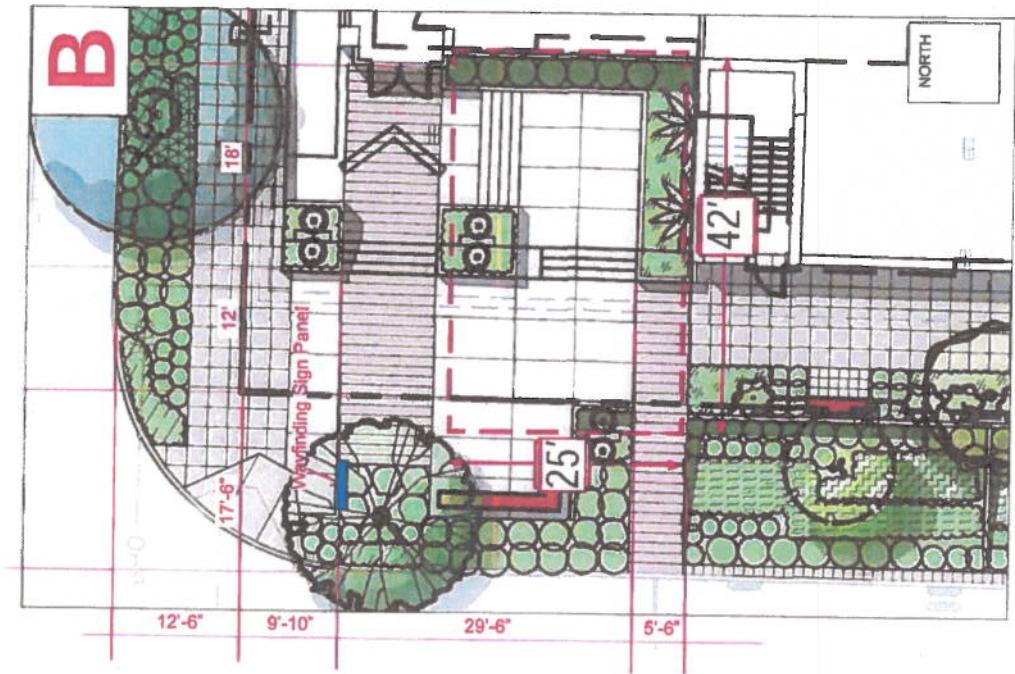


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Tel: 206.682.6170

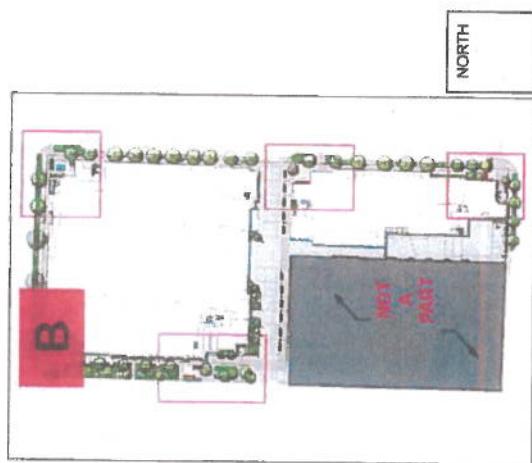
**4755 Fauntroy Way SW**  
West Seattle, Seattle, Washington

**A. Gateway Plaza: Fauntroy & Alaska**  
Alley Vacation Petition 1/24/2013



**B. Corner Plaza: Alaska & 40th  
Alley Vacation Petition, 1/24/2013**

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**CORNER PLAZA: ALASKA & 40TH AVE**

This corner of the project was identified by the design team and public as a less busy corner where longer term gathering and seating was appropriate. This corner has been identified by the West Seattle triangle plan as a recommended location for a corner street park/plaza to encourage social activity with adjacent storefronts and entrances. We pulled the building back from the corner to provide room for a plaza, secondary grocery entry and visual connection to an indoor eating space. This connection to activity and the grade changes along the street allow for a two level plaza space with a sunny plaza and seating space adjacent to 40th street and a more sheltered lower seating opportunity closer to the building.

The plaza spaces will be enhanced with surrounding plantings, fixed and movable tables and benches, decorative paving accents, pedestrian scale lighting, and a possible way finding kiosk matching others recently installed in the neighborhood.

The total area of this plaza is 1000 SF

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**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

**B**

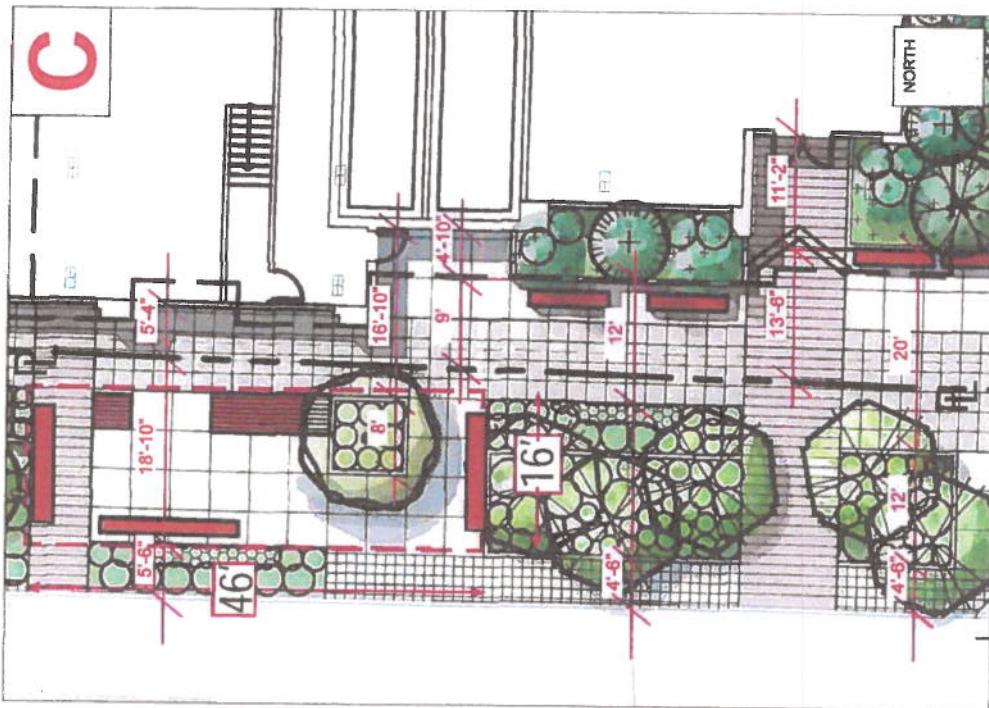


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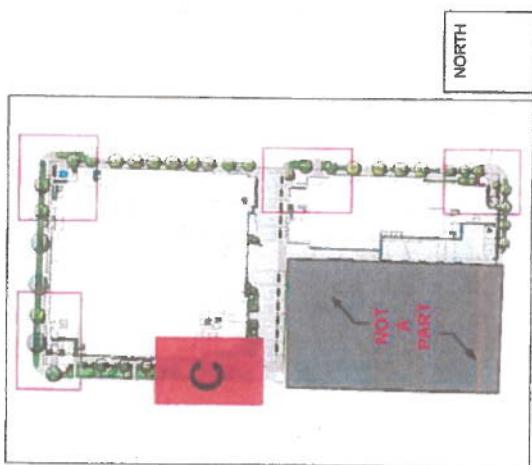
**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

**B. Corner Plaza: Alaska & 40th Ave**  
Alley Vacation Petition, 1/24/2013



C. Cross Connector Plaza: 40th  
Alley Vacation Petition, 1/24/2013

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CROSS CONNECTOR PLAZA: 40TH AVE

In response to public suggestion, a larger linear plaza space was created along 40th near the cross connector to provide a quieter passive gathering space for the public and residents away from the busier streets. The space is activated by an adjacent residential entry, pedestrians moving North South through the neighborhood, spill out from the Mason's event facility, and the future park across the street. This location is ideal for quiet gathering and links with the other amenities along 40th to create the linear street park suggested in the West Seattle Triangle Plan.

Ample fixed seating opportunities are provided in a sunny location adjacent to the rain gardens. Bike racks, decorative paving accents defining the plaza area from adjacent sidewalk and pedestrian scale lighting are also provided.

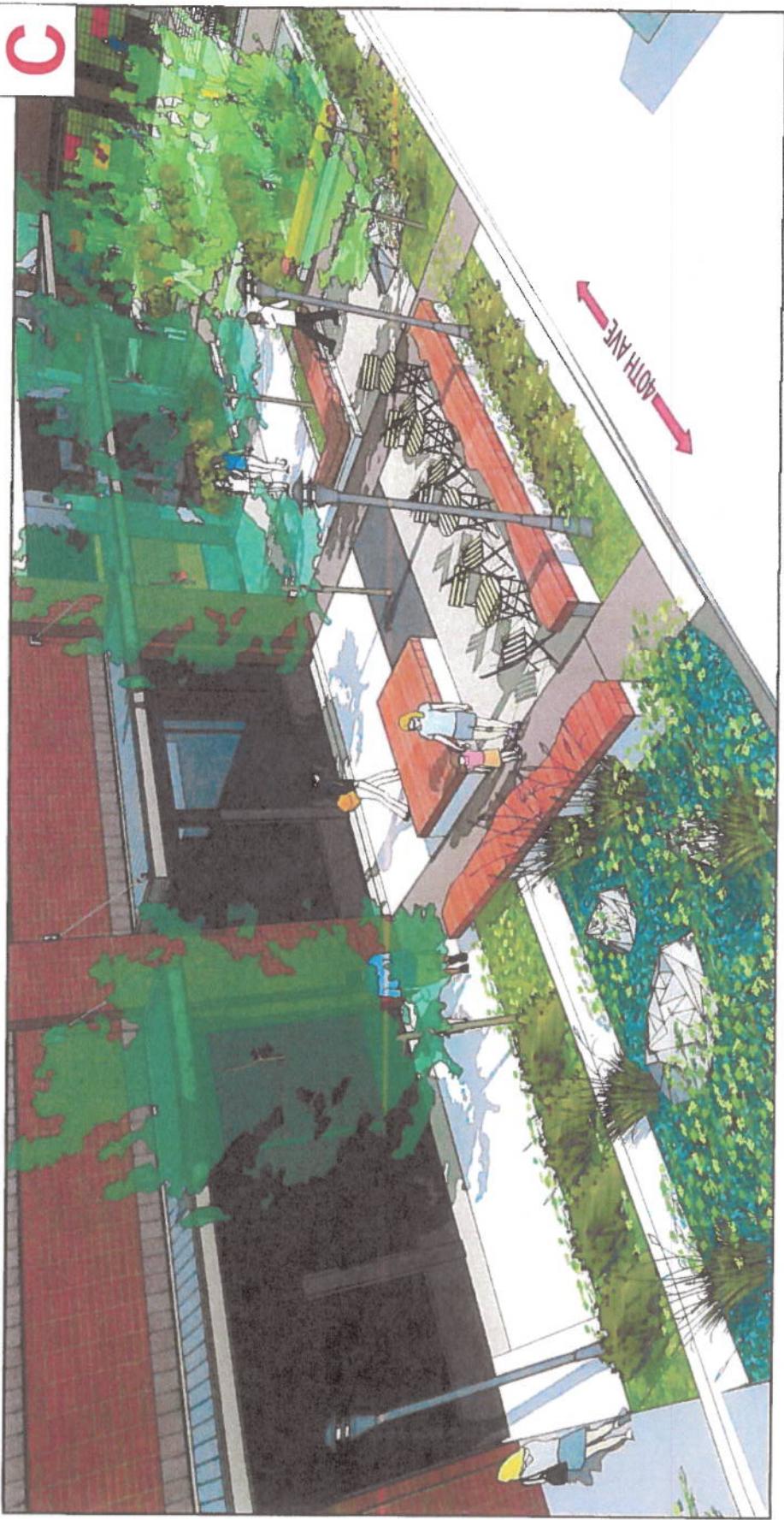
The total area of this plaza is 1200 SF

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C

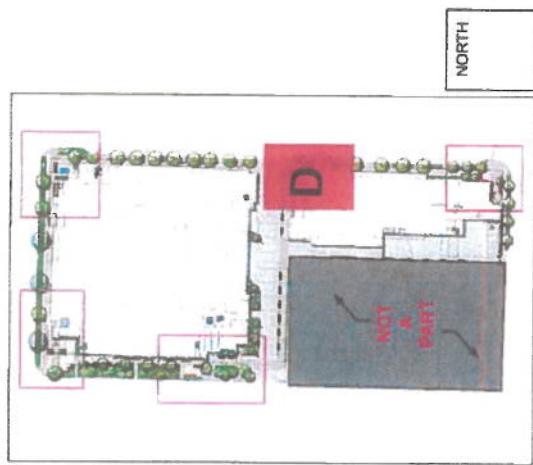
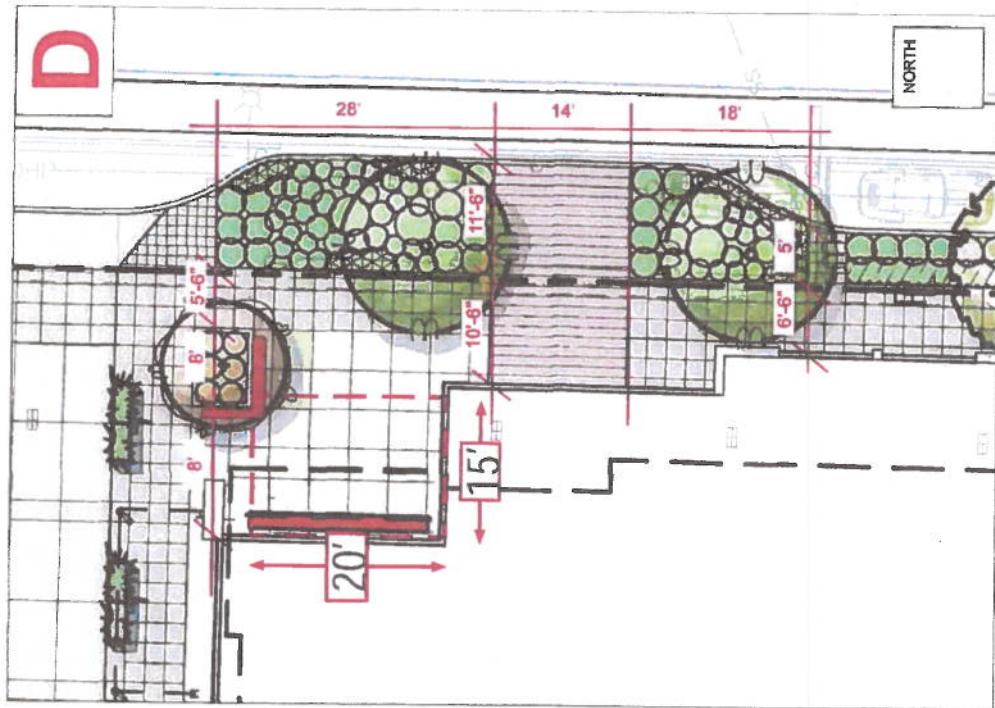


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West Seattle, Seattle, Washington

C. Cross Connector Plaza: 40th  
Alley Vacation Petition, 1/24/2013



#### CROSS CONNECTOR PLAZA: FAUNTROY

A smaller plaza space was created adjacent to the cross connector and retail entry to provide a gathering point set back from the busy street. Strategically located mid-block to create a resting point between the larger plaza at the north and south end of Fauntroy street, this plaza and building set back helps make the block feel smaller.

Decorative paving, pedestrian scale lighting, planters and seating will be provided. A covered canopy with bench sealing is proposed to create a mid-block resting area that is weather protected and connects the cross connector pedestrian walkway to the Fauntroy street improvements.

The total area of this plaza is 500 SF

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**4755 Fauntroy Way SW**  
West Seattle, Seattle, Washington

**D. Cross Connector Plaza: Fauntroy**  
Alley Vacation Petition, 1/24/2013

D

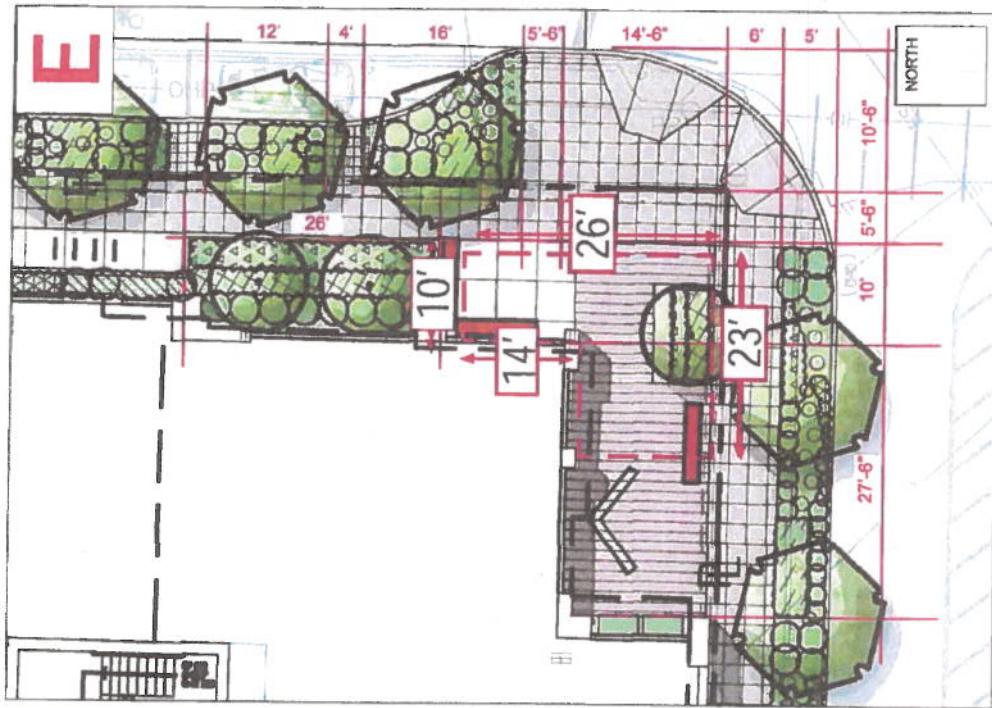


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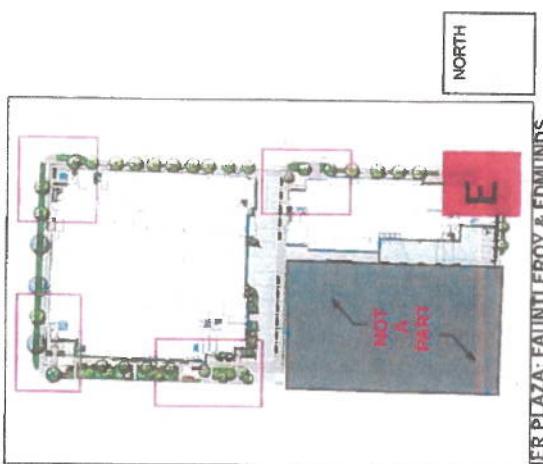
1411 Fauntleroy Ave., Suite 730B  
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D. Cross Connector Plaza: Fauntleroy  
Alley Vacation Petition, 1/24/2013



**E. Corner Plaza: Fauntleroy & Edmunds**  
Alley Vacation Petition. 1/24/2013

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**CORNER PLAZA: FAUNTLEROY & EDMUNDS**

The Southeast corner of the project will be a prominent feature when coming from the Morgan Junction/Fauntleroy area.

This plaza supports the need for a casual seating area along the Fauntleroy Avenue pedestrian connection as identified by the West Seattle triangle plan.

This plaza will face south allowing for a sunny seating area where pedestrians can stop and rest set back from traffic. The leasing office entry is located on this corner to activate this plaza while an open design makes it inviting to the public.

Decorative paving, pedestrian scale lighting, bench seating areas, and planting are provided to create a comfortable gathering area. Bike rack spaces are adjacent to the plaza for shared tenant and public use when biking to the retail shops along Fauntleroy or while waiting to catch the bus that runs down Fauntleroy Avenue.

The total area of this plaza is 600 SF

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**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

**E**

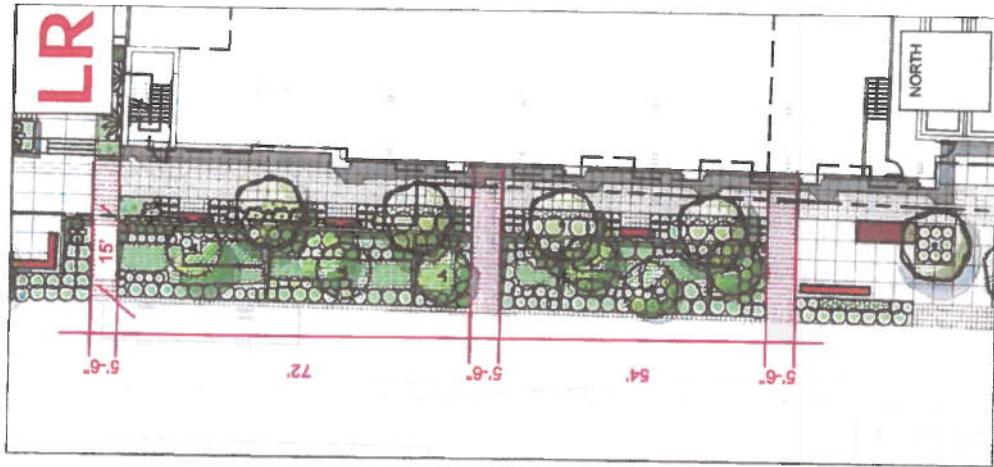


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**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

**E. Corner Plaza: Fauntleroy & Edmunds**  
Alley Vacation Petition, 1/24/2013



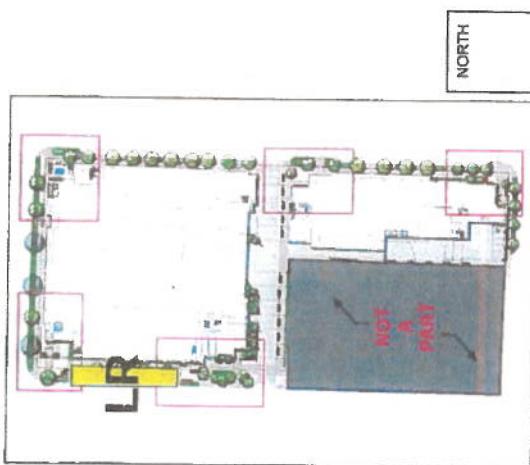
#### LINEAR RAIN GARDEN

A linear park like space is provided along 40th Street based on the West Seattle Triangle Plan. The additional right of way width allows for creation of a green street with layers of planting, small seating and gathering nodes, a wide sidewalk and a linear rain garden feature.

The rain garden will be heavily vegetated, creating a lush park while also treating storm water from the adjacent street using low impact green storm water techniques. Interpretive signage describing the benefits of rain gardens and natural drainage systems is being considered as well.

The rain garden will link larger plaza spaces ends of the property. This setting along 40th will blend with the greenery of the recently announced adjacent future park to create an outstanding pedestrian experience.

The total area of the Linear Rain Garden is 1700 SF



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**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

**Linear Rain Garden Overview**  
**Alley Vacation Petition, 1/24/2013**



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**4755 Fauntleroy Way SW**  
West Seattle, Seattle, Washington

**Linear Rain Garden Visualization**  
Alley Vacation Petition, 1/24/2013

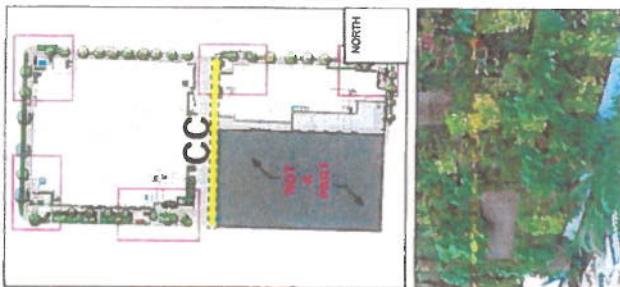


#### CROSS CONNECTOR

The cross connector is strategically located to break up the scale of the block, reconnect the grid (which is broken due to a retaining wall in the current alley condition), and service the needs of the retail and housing for the site. These goals were recommended in the West Seattle Triangle Plan. During the EDG and community outreach process it was determined that the community wanted pedestrian access through the mid-block of the site but was also concerned about pedestrian safety. After numerous design iterations and public feedback the design team created a continuous pedestrian walkway along the south side of the cross connector where separation from traffic and truck turning movements could be best achieved. Pedestrian and vehicle interactions are limited to one point at the existing North South alley, where decorative contrasting paving is provided to highlight the pedestrian crossing.

To provide additional comfort and separation for pedestrians we have added lit bollards and freestanding decorative planters between the pedestrian and vehicle areas. Continuous overhead protection is provided with canopies connected to the building on the East and connected to a freestanding trellis like structure to the West. The West side of the pedestrian walk will also have a vegetated green wall system between decorative masonry columns to enhance the pedestrian experience and minimize the adjacent blank wall of the neighboring Mason's building.

The overall width of this multi-use cross connector is between 40' and 50', over twice the width of a traditional alley allowing traditional alley service and vehicle circulation functions to occur in conjunction with pedestrian access to the neighborhood, site retail and future park.



<b>4755 Fauntleroy Way SW</b> West Seattle, Seattle, Washington	<b>Cross Connector Overview</b> Alley Vacation Petition, 1/24/2013
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