

AVALONBAY COMMUNITIES UNIVERSITY DISTRICT APARTMENTS

Early Design Guidance
April 4, 2011 EDG Meeting

MUP #: 3011958 (East Parcel)
MUP #: 3011959 (West Parcel)



DEVELOPMENT OBJECTIVES

Mixed-use Project Consisting of the Following:

- Approximately 374 apartments
(mix of studio, 1 bedroom, and 2 bedroom units)
- Approximately 12,000 sf of retail and ground level Live/Work units
- Approximately 400 total structured parking spaces
(all below grade)

Use Description By Floor

- Basement Parking - 3 floors
- Level 1 (Alley/ Courtyard): Residential Amenities, Building Entrances
- Level 2 (Street level): Commercial, Live/Work units, Residential Lobbies
- Level 3-7: Apartments
- Roof Level: Residential Amenity Area, Roof Deck & Garden, Apartments

Lot size:

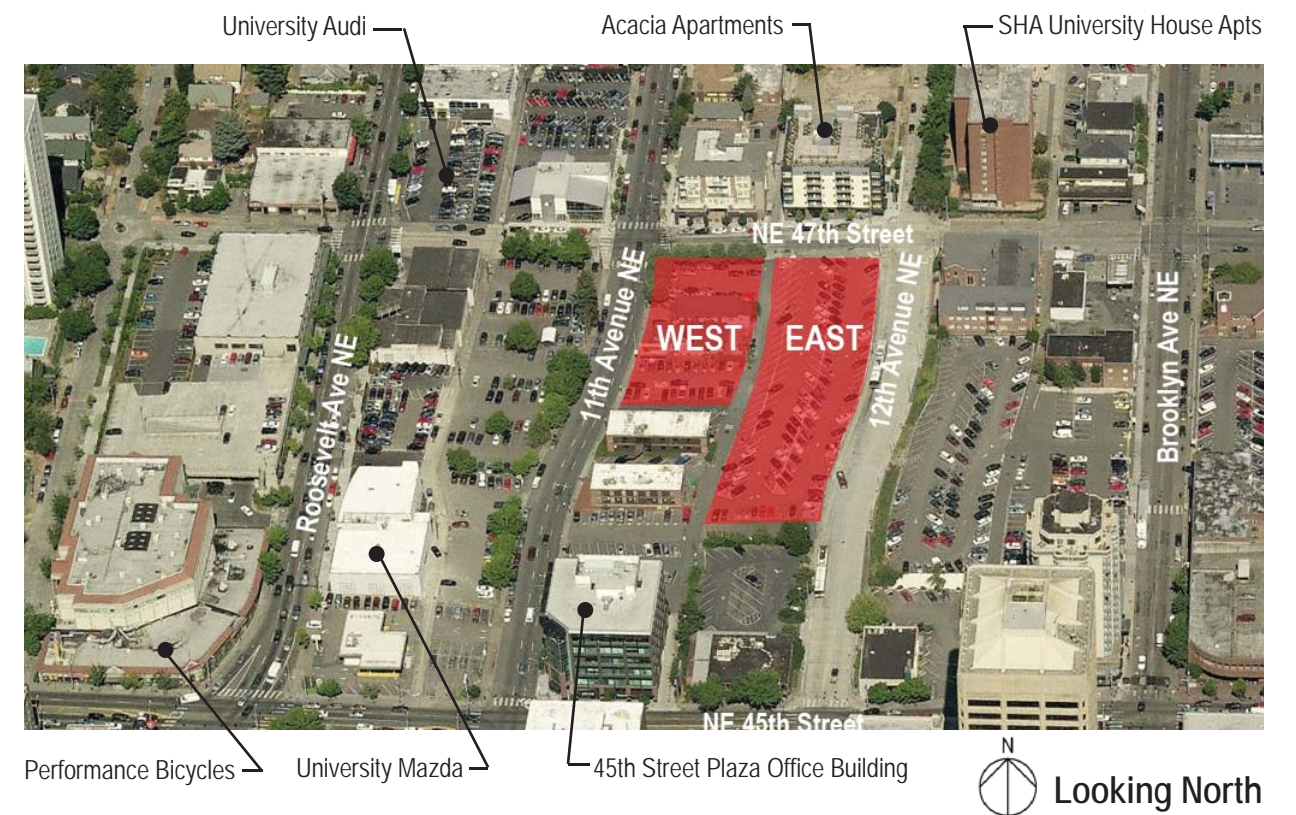
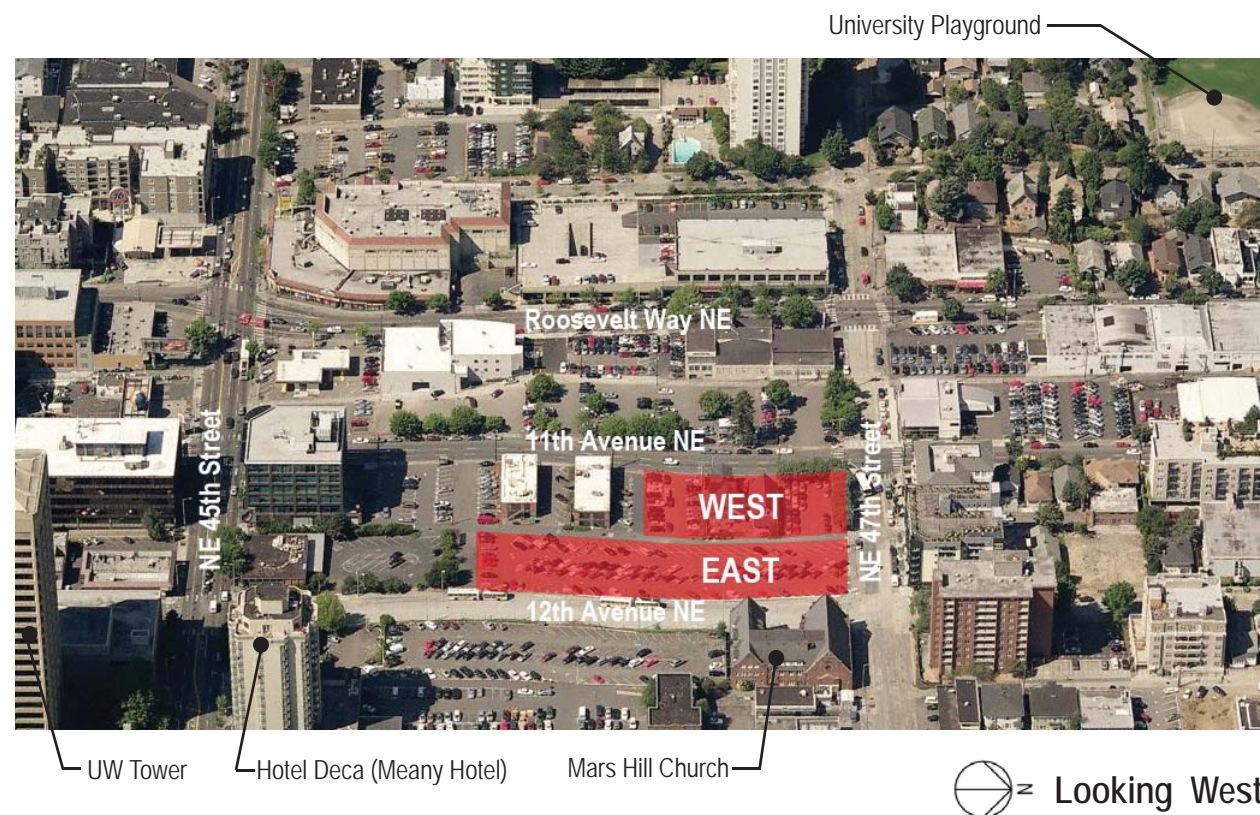
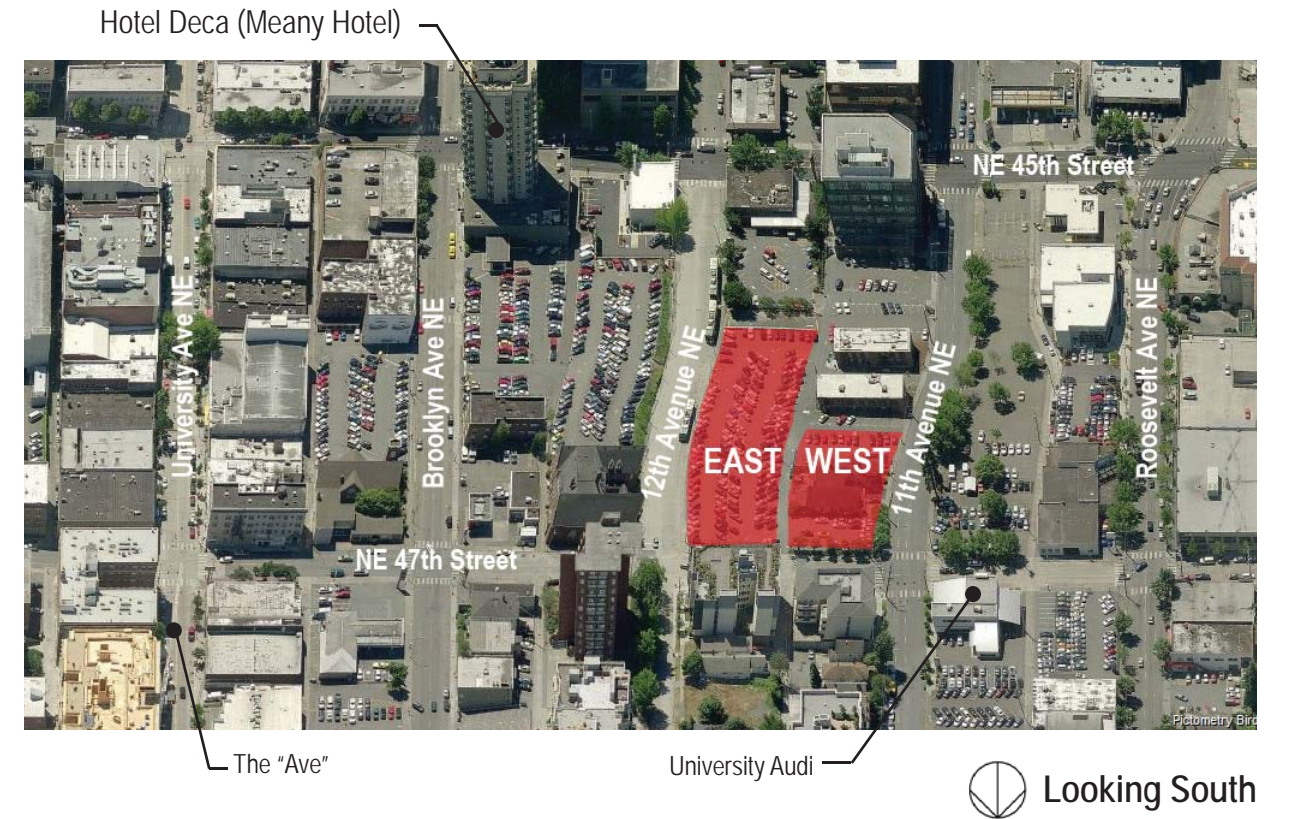
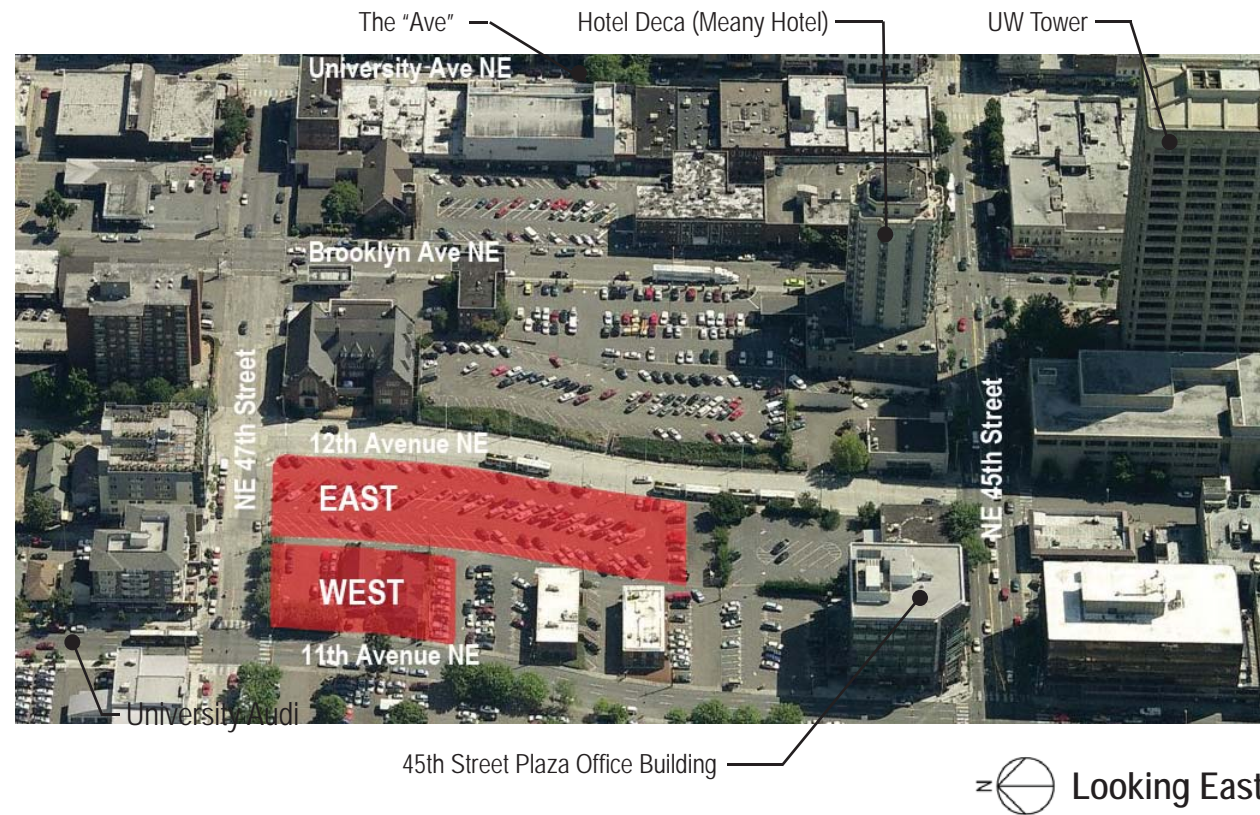
- East Parcel : 37,516 sf
- West Parcel : 20,253 sf

Sustainability Goal:

- LEED 2009 for New Construction-Certified



SITE AERIAL PHOTOS



PROJECT CONTEXT



5-Story Apartment Building



6-Story Apartment Building (Acacia)

11-Story Public Housing (SHA University House)



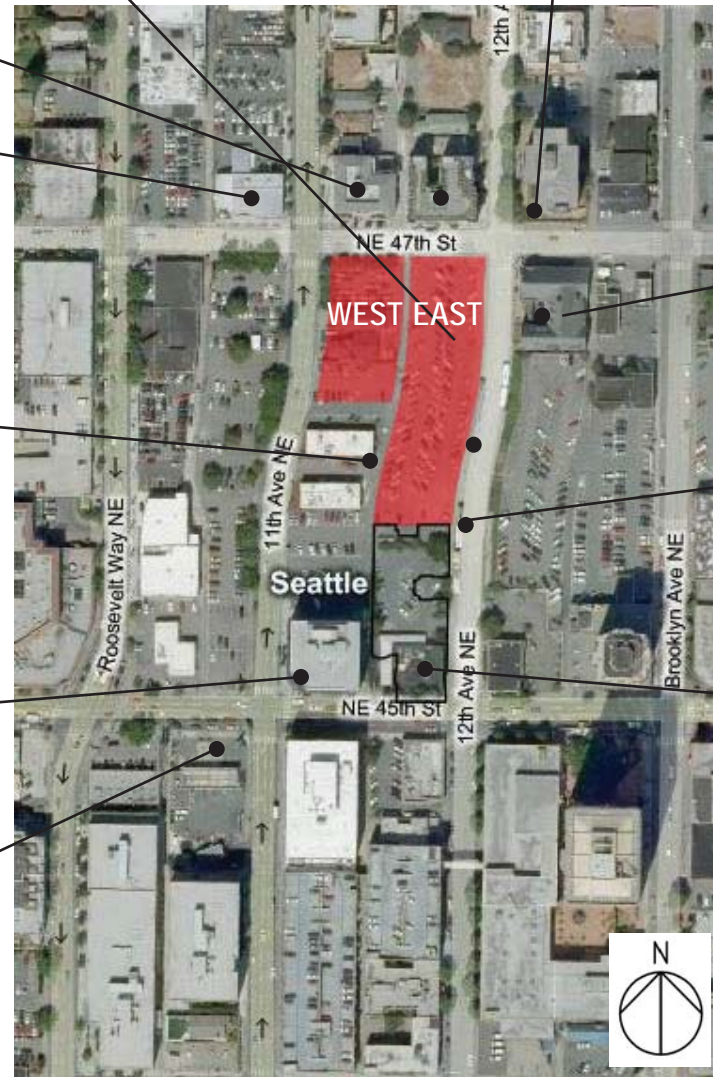
NE 47th St



View across site from north side of NE 47th St. toward downtown



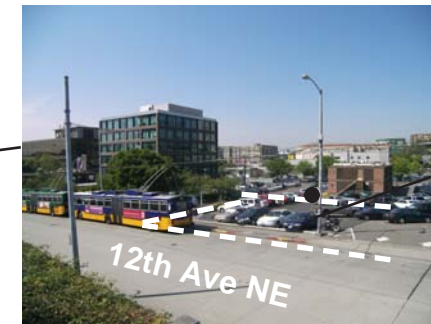
University Audi



NE 47th St

12th Ave NE

Mars Hill Church



East Parcel



Alley View of Adjacent 2-Story Office Buildings



6-Story Office Building (45th Street Plaza)



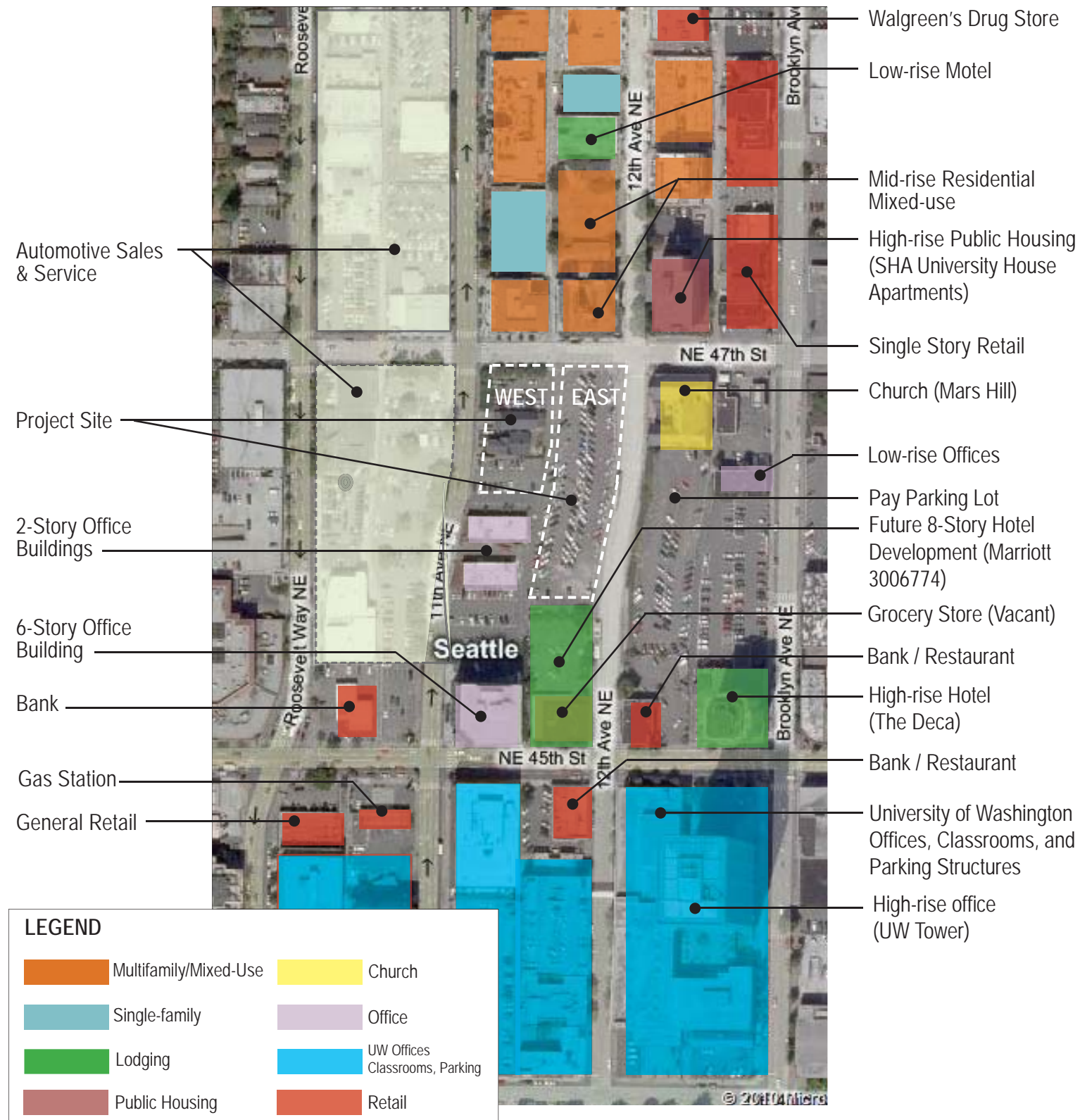
Shell Gas Station



Proposed Marriott Hotel at NW corner of NE 45th St and 12th Ave NE (3006774). Site currently occupied by vacant food market and grocery store.



SURROUNDING USES



ZONING DESIGNATIONS



The zoning designation for the project site is NC3-85. Adjacent properties are zoned NC3-85 except those across NE 47th St which are NC3-65.

The site is located within the University District Northwest Urban Center Village and the NE 45th St Light Rail Station overlays.

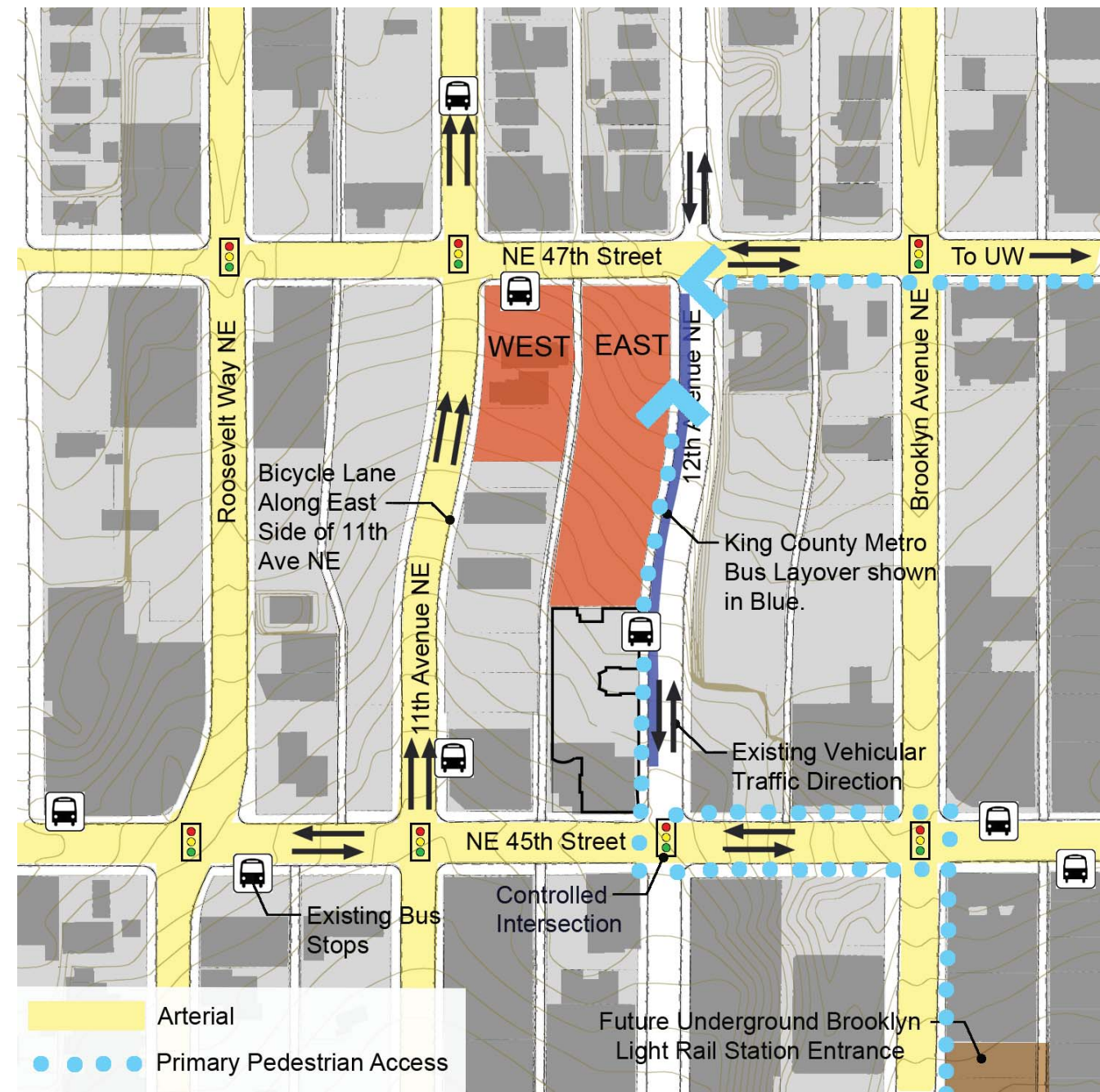
SITE ANALYSIS



Density / Existing Tree Canopy / Parks

The immediate area near the project site contains a variety of building uses, heights and massing. There is little consistency in the pedestrian environment except along University Way, where continuous storefronts line several consecutive blocks. Overall, there is an abundance of surface parking surrounding the site.

Existing tree cover and landscape areas near the site are minimal and sidewalks are often narrower than current SDOT standards. The nearest park is the University Playground. It is located approximately 2 blocks west and 1 block north of the West Parcel. The Playground consists of a large open space for baseball, softball and soccer, 2 tennis courts and a play area. Trees line the perimeter.



Site Access / Transportation

Automobile traffic is relatively light on the streets adjacent to the project site. NE 45th street has high traffic volumes and is frequently congested since it is the primary connection between the U District neighborhood, the UW campus and Interstate 5.

The site has excellent access to mass transit with several bus stops in the vicinity. The majority of the stops are located south of the site. Sound Transit's future Brooklyn Light Rail Station (opening in 2020) will further enhance access to mass transit.

Pedestrian activity is currently light on the streets adjacent to the site and heavier on NE 45th, but is expected to change as density increases and the Light Rail Station is added.

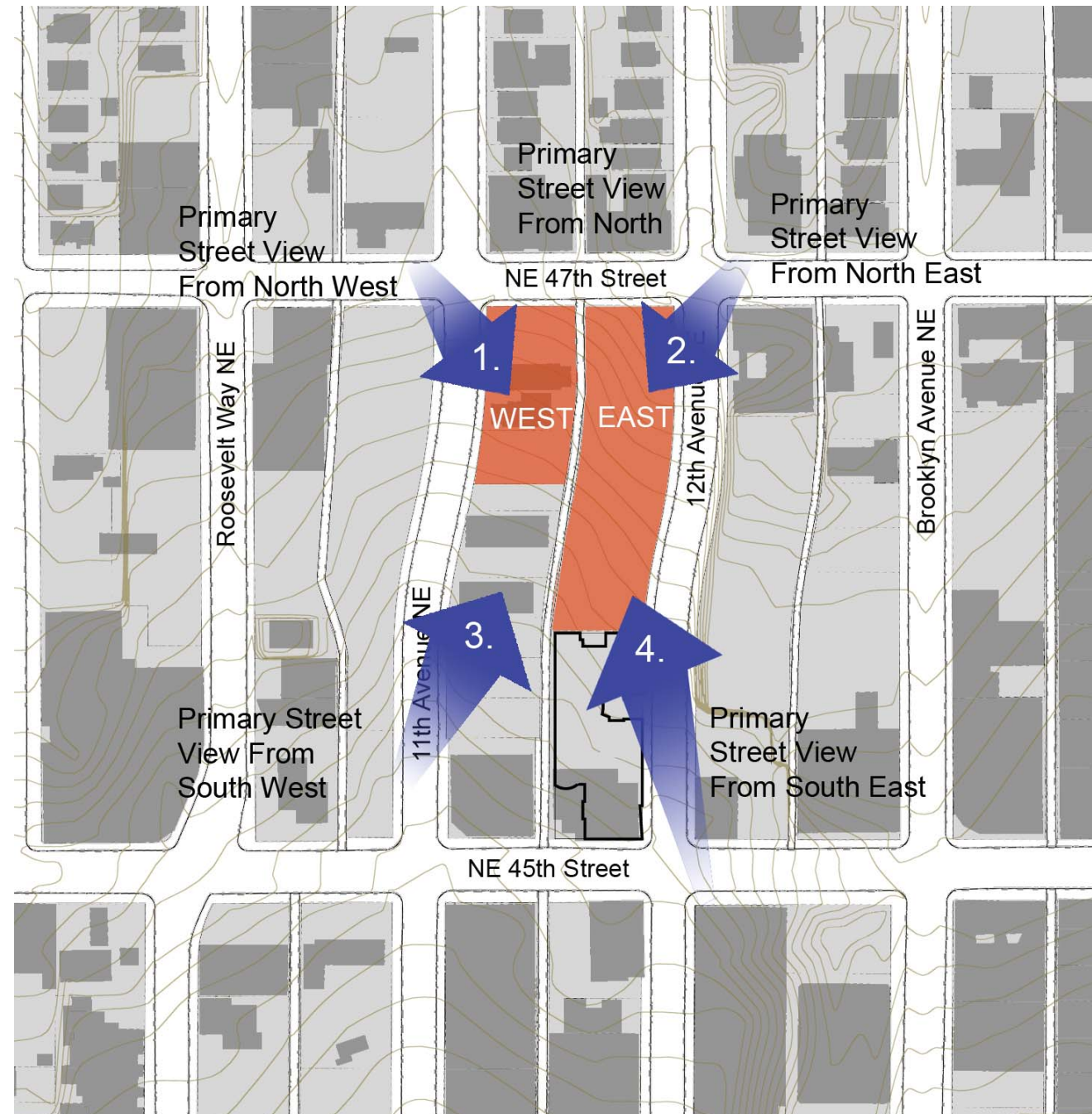
SITE ANALYSIS



1. Primary View from the North West



3. Primary View from the South West



2. Primary View from the North East

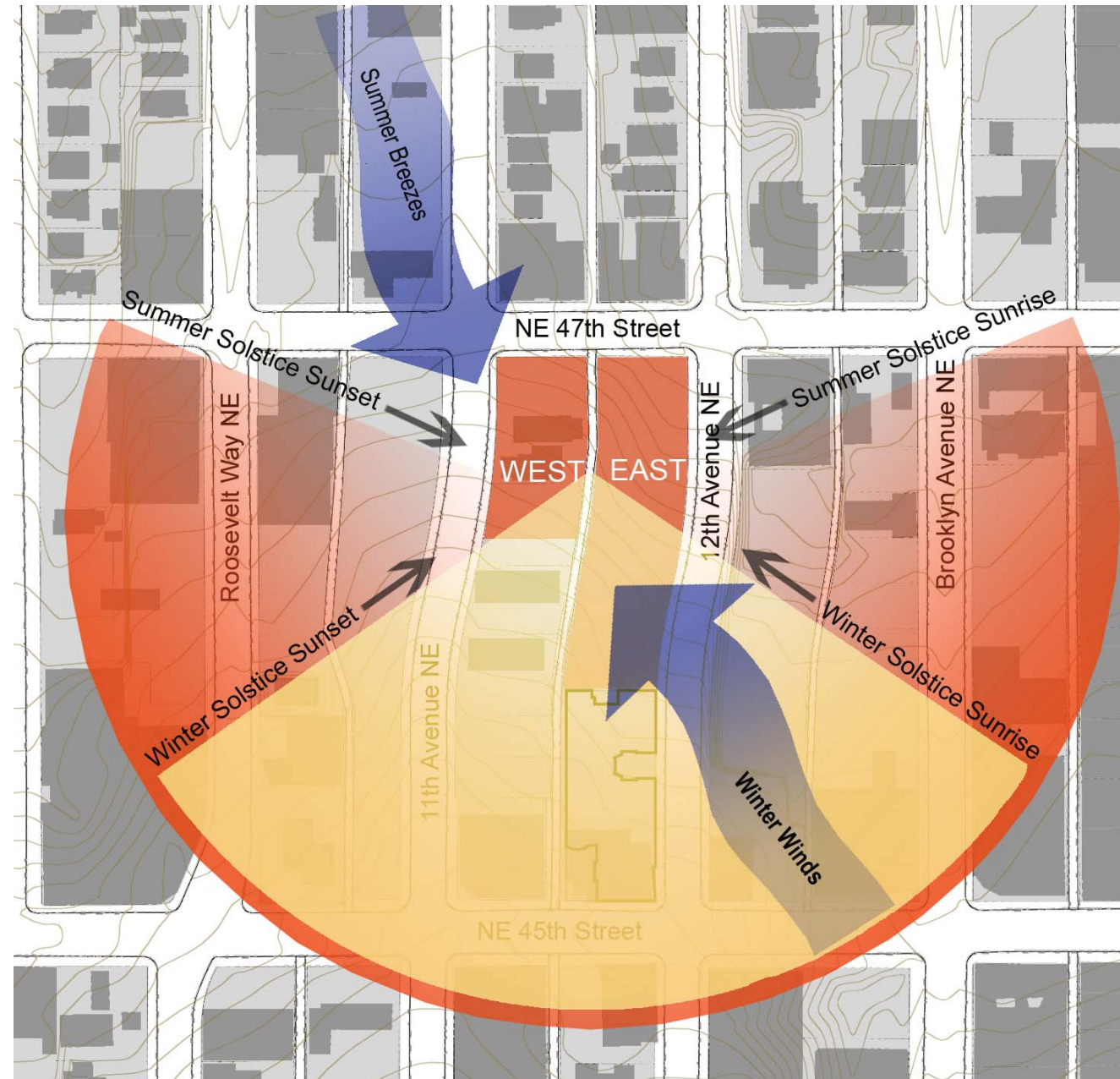


4. Primary View from the South East

Primary Views to the Site

Street views to the site are currently open on the East and West sides. As adjacent parcels fill in, views of the project will be limited to the four corners of the block and from the opposite side of surrounding streets. Views 2 and 4 are important pedestrian views as 12th Ave NE and NE 47th Street will likely have the most pedestrian activity.

SITE ANALYSIS

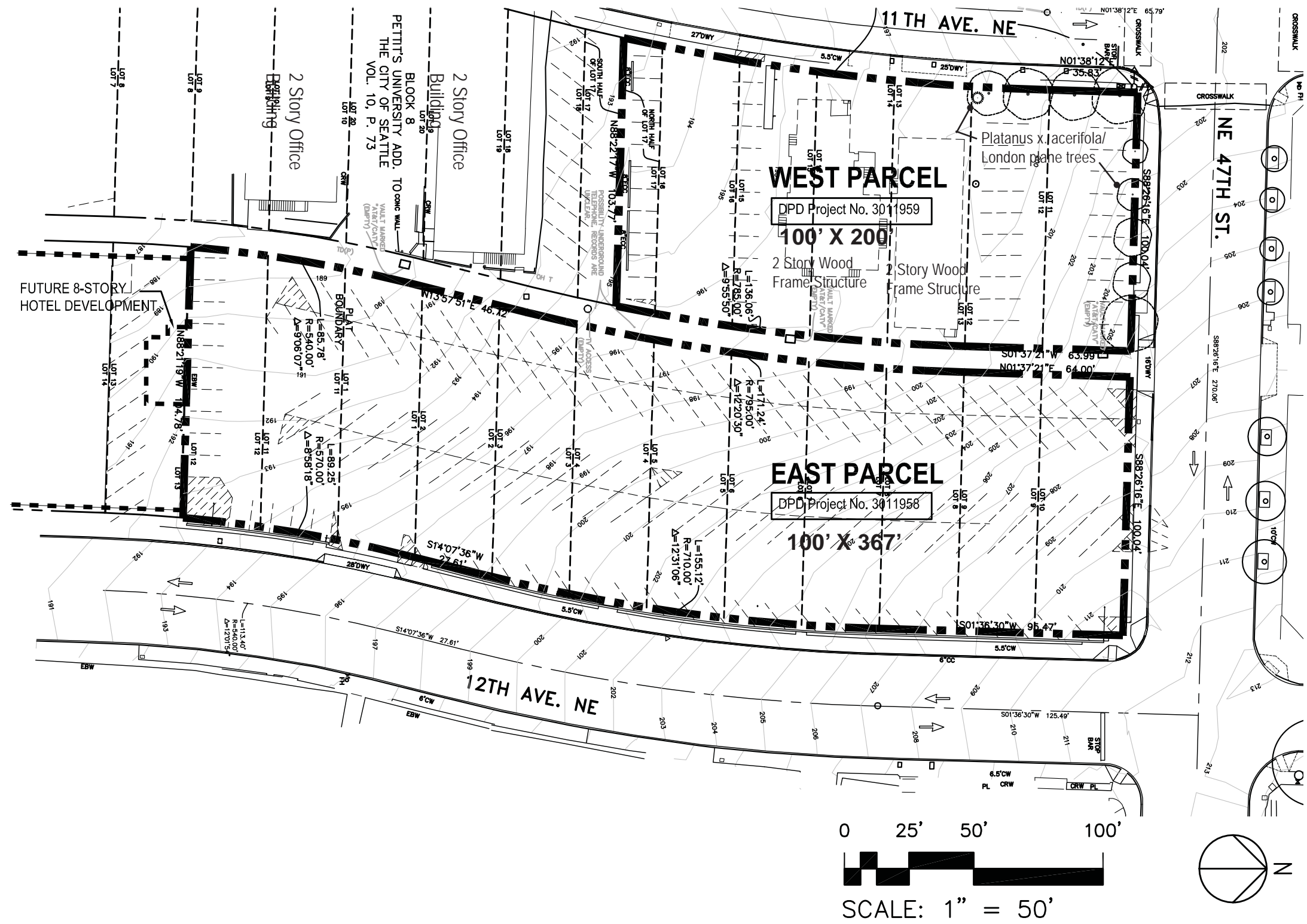


Annual Solar Exposure and Prevailing Winds

Solar exposure on the site is typical of the greater Seattle region; predominantly overcast / cloudy skies with intermittent rainfall for much of the year, except for July-September. Daylight hours are long in summer and short in winter. Sunrises and sunsets are north of horizontal in summer and south of horizontal in winter with higher sun angles in summer. Adjacent properties to the south, west and east allow 85 foot structures which may block access to daylight and/or cast shadows on the project site.

Prevailing winds are predominantly from the southeast in winter and northwest in summer. Winter winds tend to be stronger and associated with rainfall. Summer winds are gentler and provide dry cooling breezes.

EXISTING SITE CONDITIONS



Total Site Area (Both Parcels)
Total area of 57,769 square feet.

-East parcel: The site consists of 367' of frontage along 12th Ave NE and 100' of frontage along NE 47th Street for a site area of 37,516 square feet.

-West parcel: The site consists of 200' of frontage along 11th Ave NE and 100' of frontage along NE 47th Street for a site area of 20,253 square feet.

Topography
The project site slopes in 2 directions from its high point at the intersection of NE 47th Street and 12th Avenue NE to the southwest corner of the site.

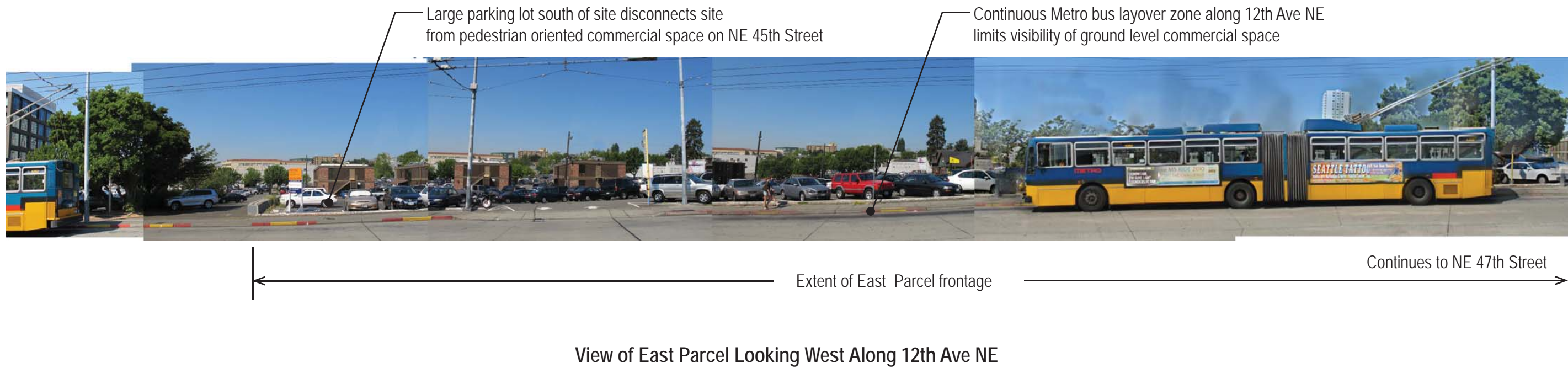
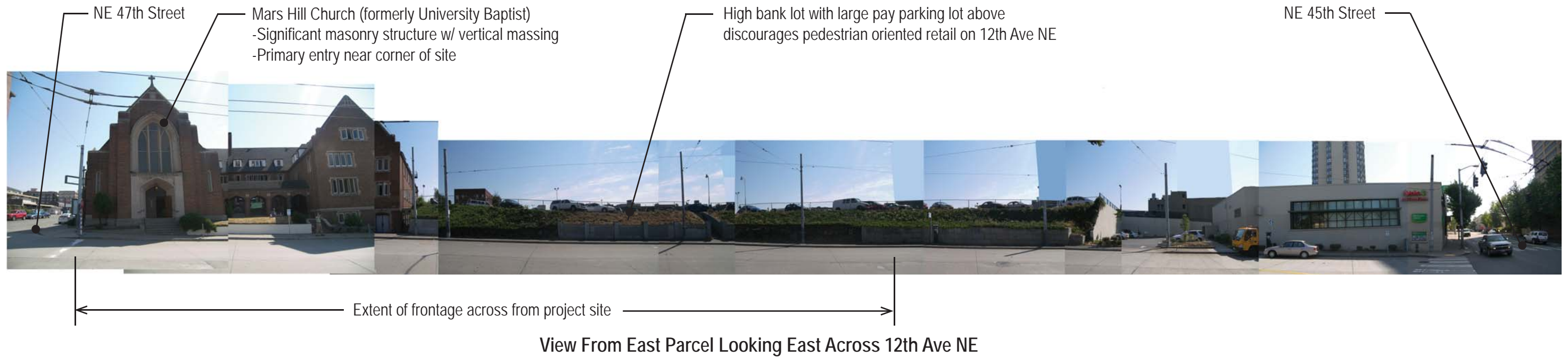
-East parcel: The site descends approximately 18' from north to south and 5' from east to west. *Average slope: 6%.*

-West parcel: The site descends approximately 11' from north to south and 5' from east to west. *Average slope: 6%.*

Existing Conditions
The project site is mostly paved and contains the following uses:

- East parcel: 146 surface parking spaces
- West parcel: (2) Two story existing buildings with approximately 4 apartments and a yoga studio, 50 surface parking spaces.
- There are no significant trees on the project site or in the ROW's.
- City Arborist has confirmed that the existing *Platanus x acerifolia* / London plane trees are not protected.

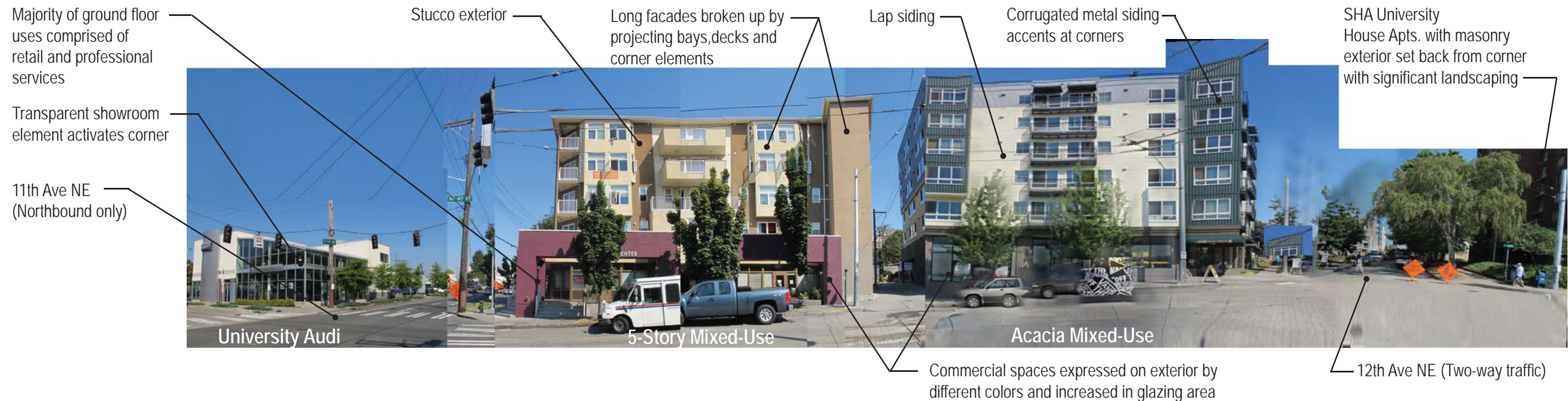
SITE AND CONTEXT PHOTOS



SITE AND CONTEXT PHOTOS



View of Site Looking South Across NE 47th St



View From Site Looking North Across NE 47th St

SITE AND CONTEXT PHOTOS

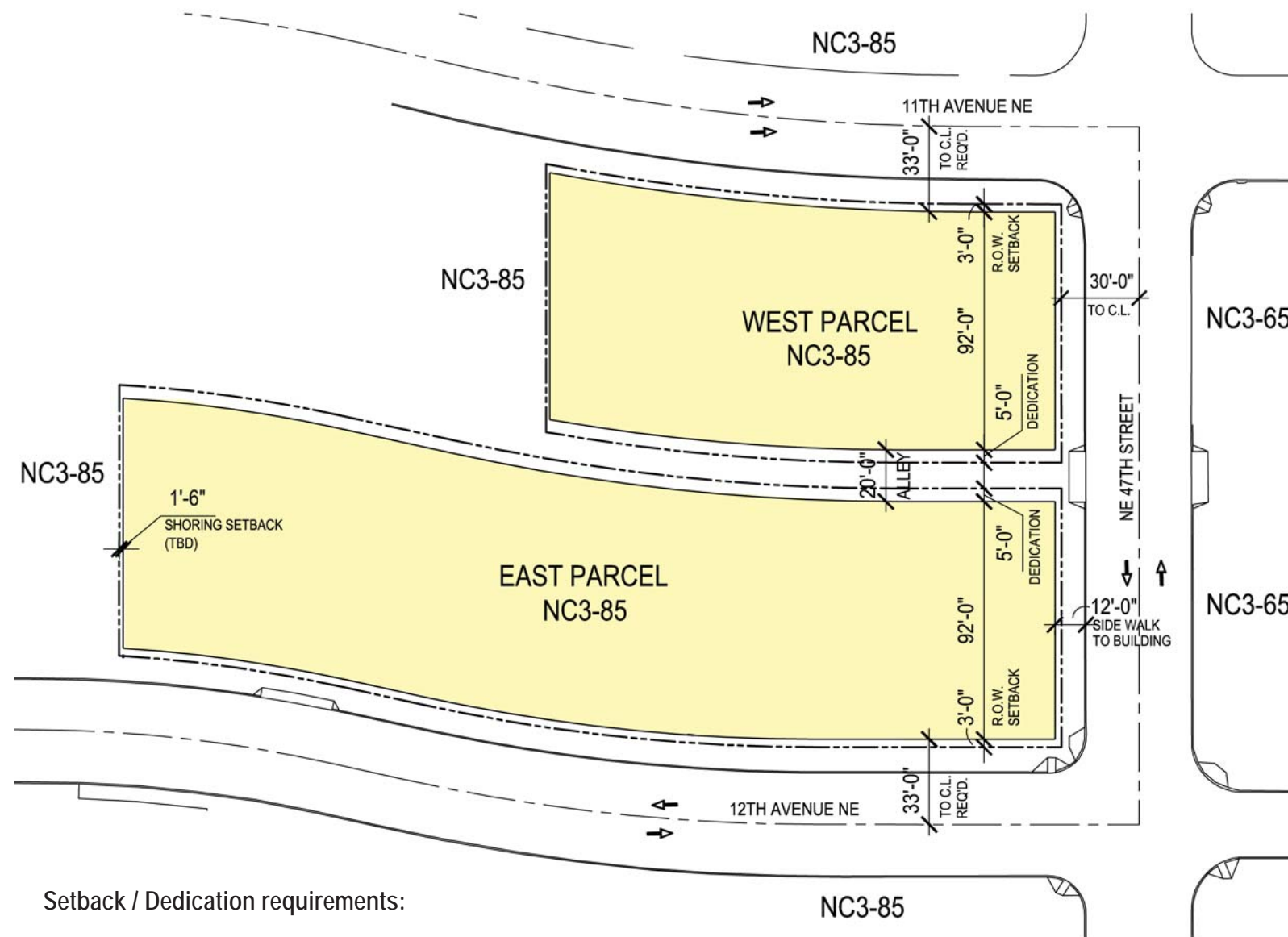


View of West Parcel Looking East Across 11th Ave NE



View From West Parcel looking West Across 11th Ave NE

ALLOWABLE ZONING ENVELOPE

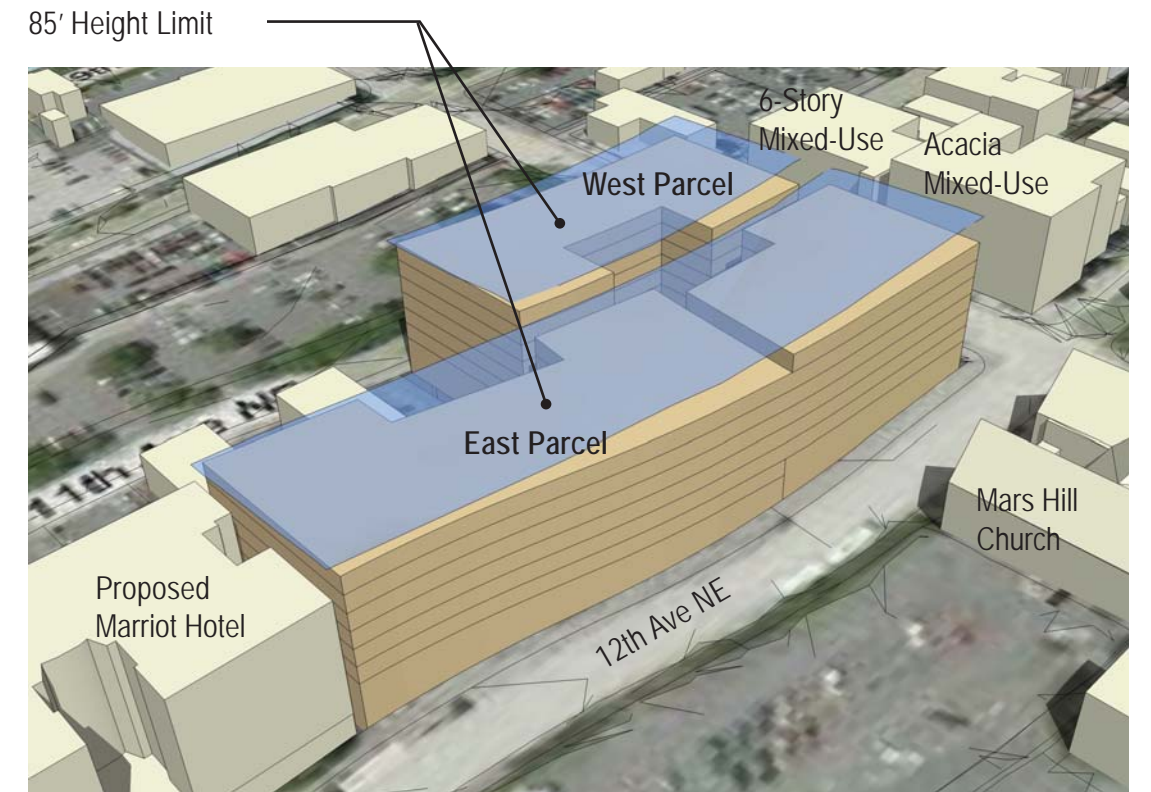
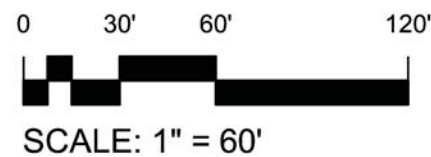


Setback / Dedication requirements:

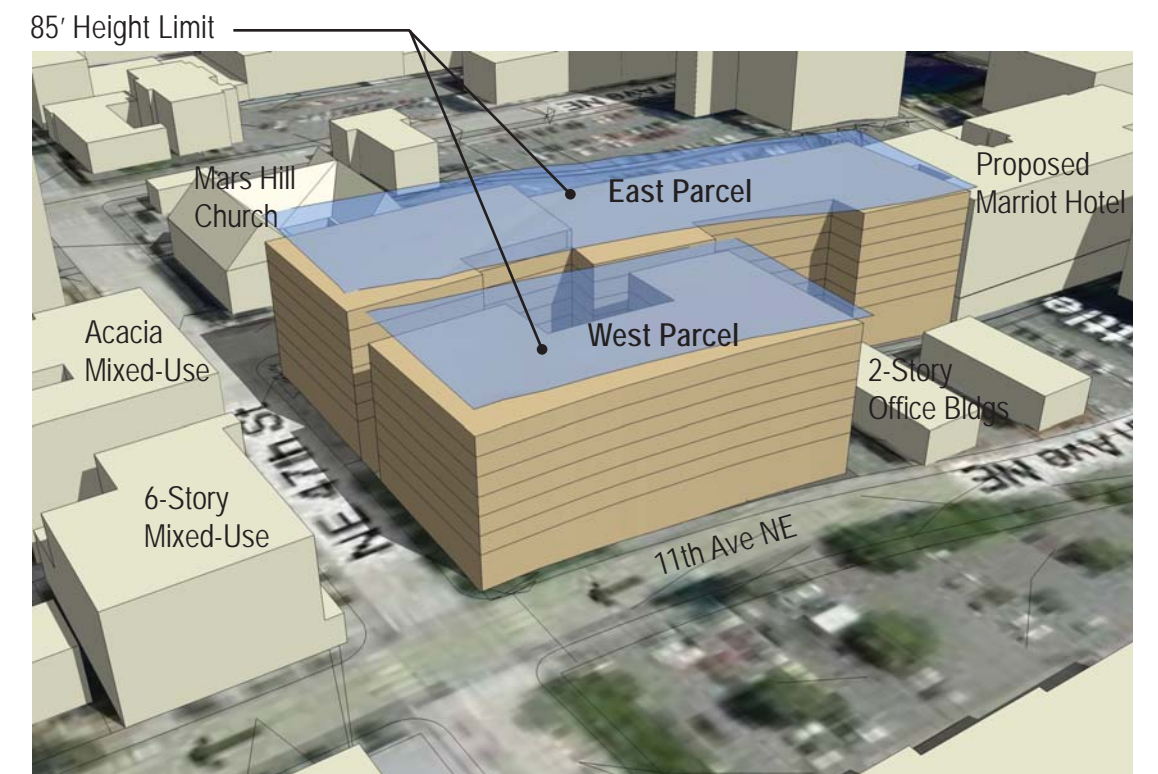
- 3 feet setbacks required along 11th & 12th Avenue NE due to insufficient ROW (Existing ROW's are 60 feet wide, 66 feet is required)
- 5 feet dedication required along both sides of existing 10 foot alley (20 foot alley width required)

Maximum Allowable Height: 85 feet

Maximum Allowable FAR: 6

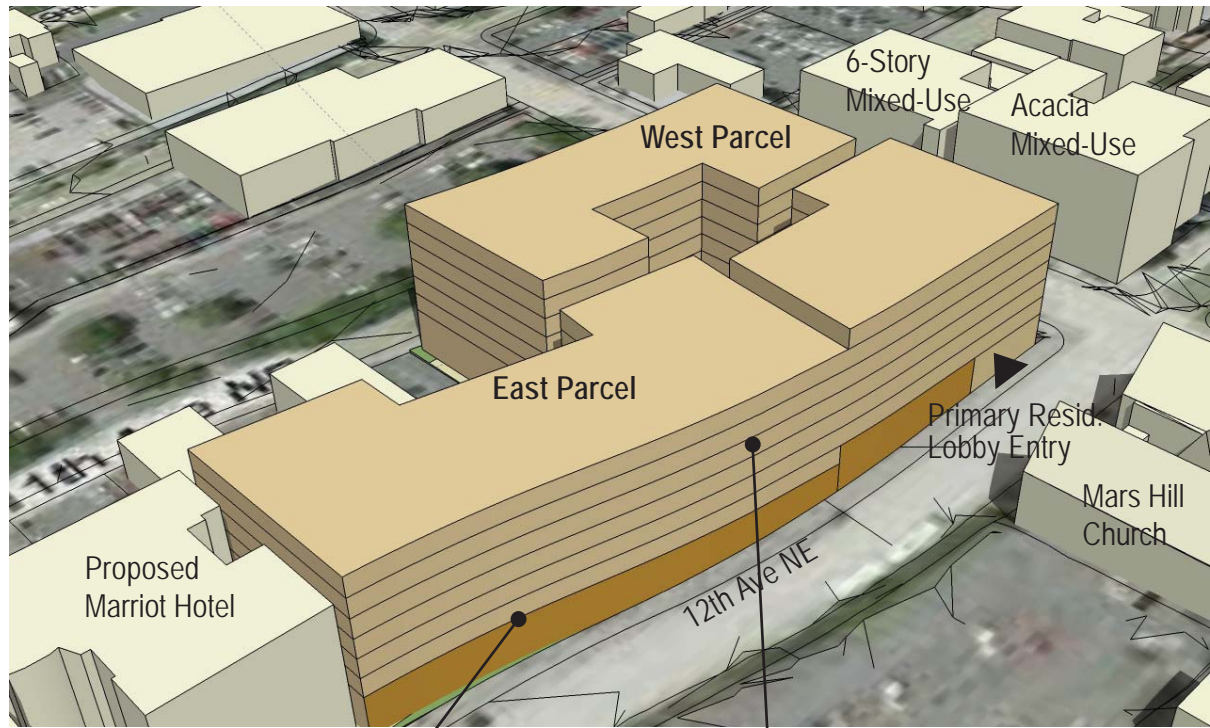


ZONING ENVELOPE LOOKING NORTH WEST

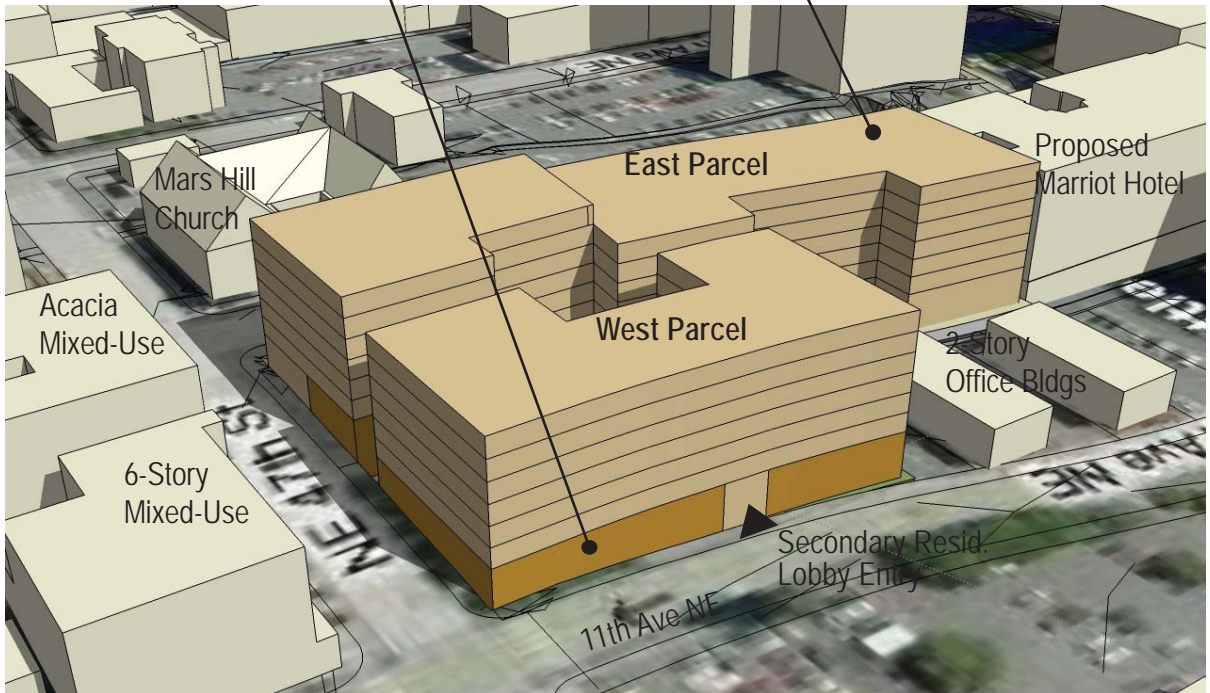


ZONING ENVELOPE LOOKING SOUTHEAST

MASSING ALTERNATIVE 1



Continuous commercial space at ground floor
Residential units, typ. VIEW LOOKING NORTHWEST



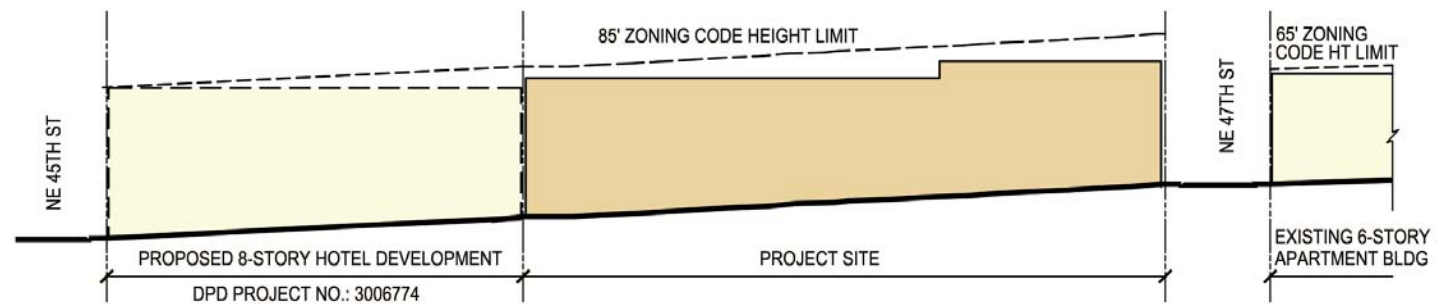
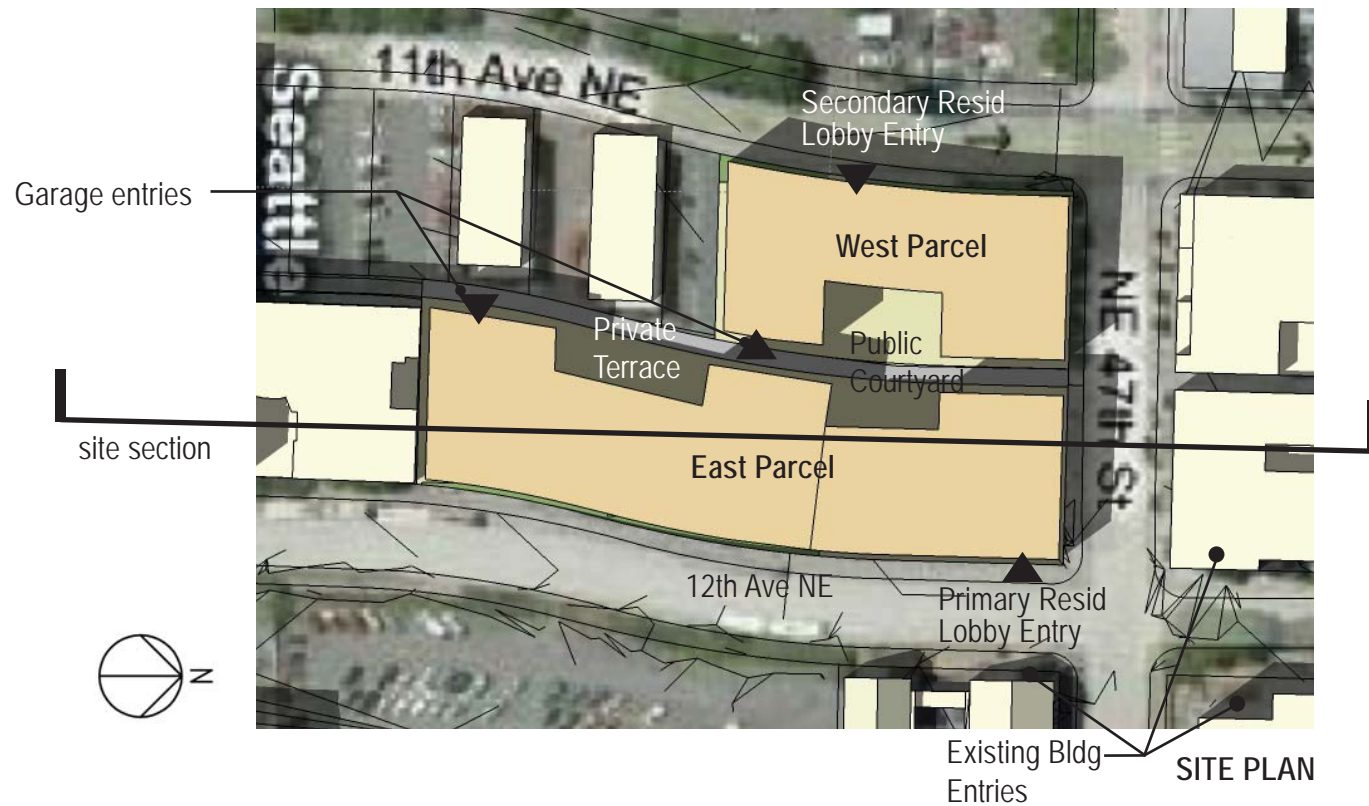
VIEW LOOKING SOUTHEAST

Pros:

- Continuous commercial base maintains the street edge wall
- Buildings set back along alley to create ground level public courtyard and second level private terrace.
- Step in roof along 12th Ave NE breaks building mass and provides roof top amenity space with views to east, south & west
- Primary lobby at NE corner of East Parcel relates to existing building entries at intersection

Cons:

- Long street facades lack modulation
- No ground level open space along 11th or 12th Avenue NE



NORTH / SOUTH SITE SECTION

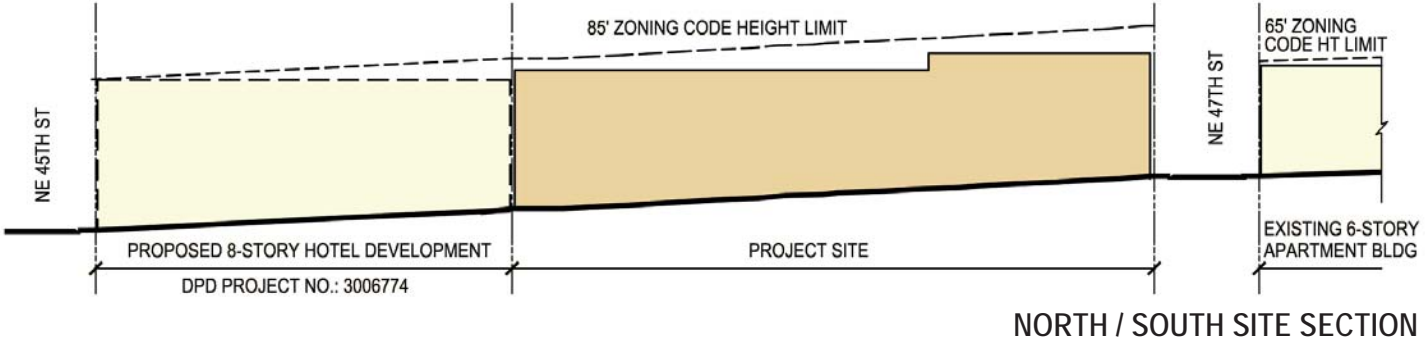
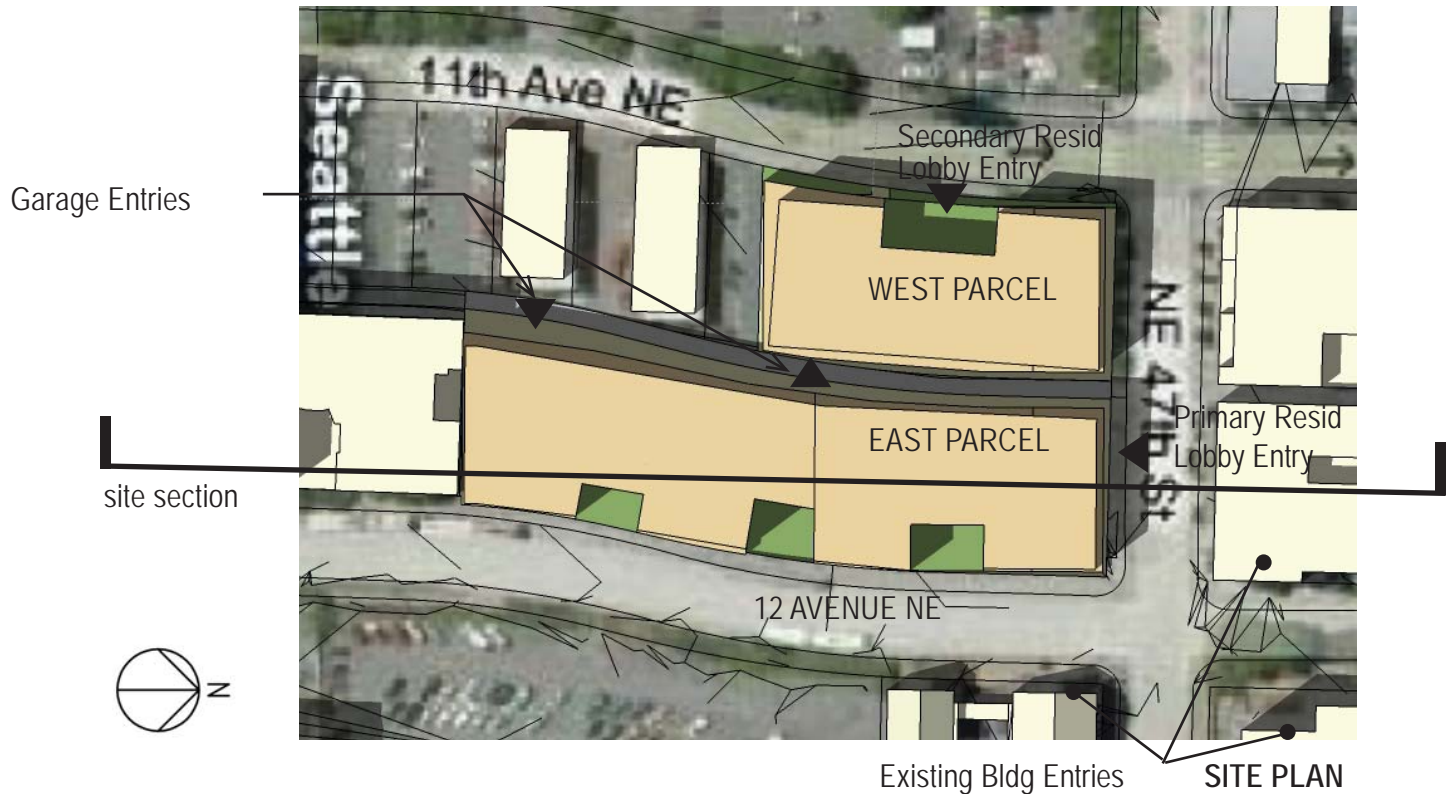
MASSING ALTERNATIVE 2

Pros

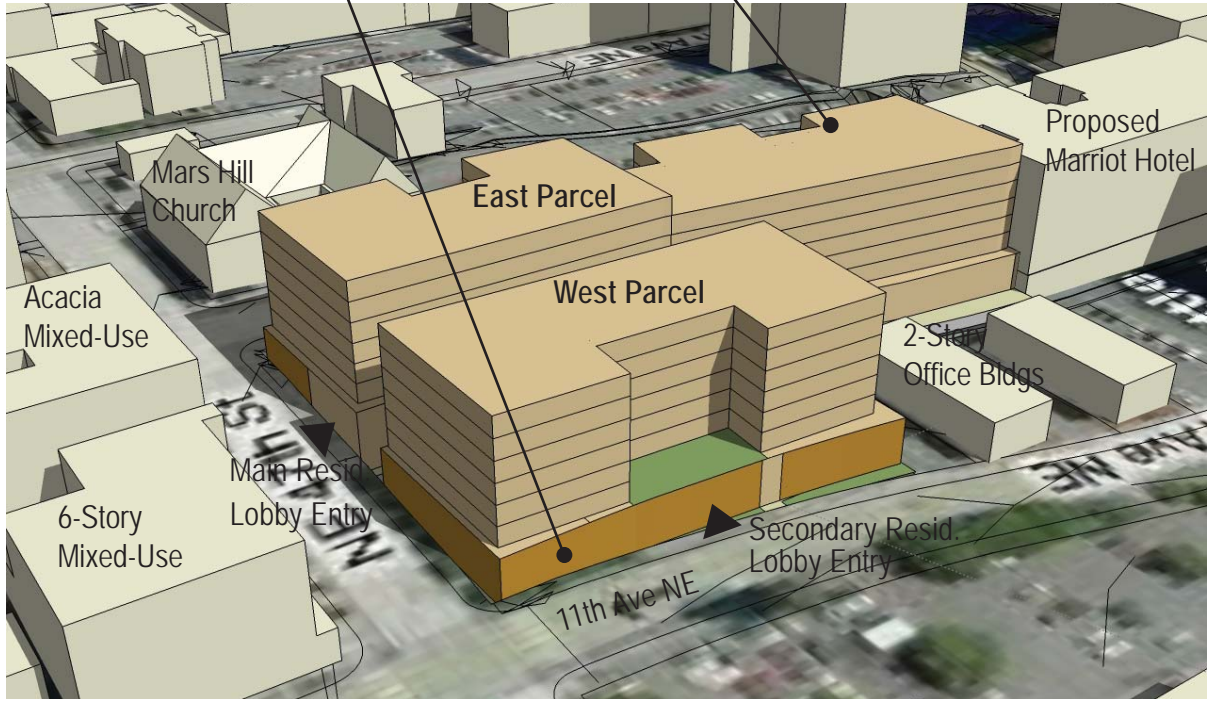
- Continuous commercial base maintains street edge wall
- Private terraces above commercial level face 11th and 12th Avenue NE
- Rhythmic massing along 12th Avenue NE breaks up long facade
- Step in roof along 12th Ave NE breaks building mass and provides roof top amenity space with views to east, south & west
- Ground level courtyard mid block on 12th Avenue NE

Cons

- East and West buildings turn their backs to the alley.
- Minimal light & air along alley facing units (approx. 20 ft apart)
- Primary residential lobby entry on East parcel not prominent
- Long un-modulated street facades at ground level



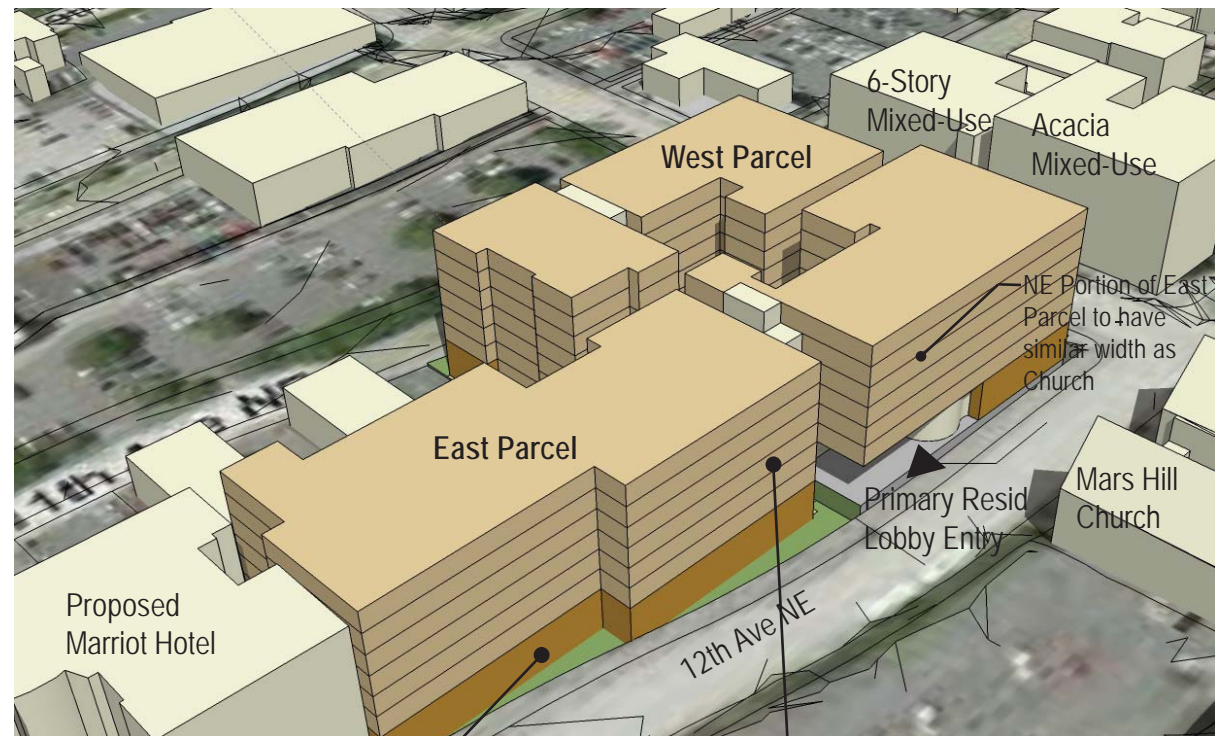
VIEW LOOKING NORTHWEST
 Continuous commercial space at ground floor
 Residential units, typ.



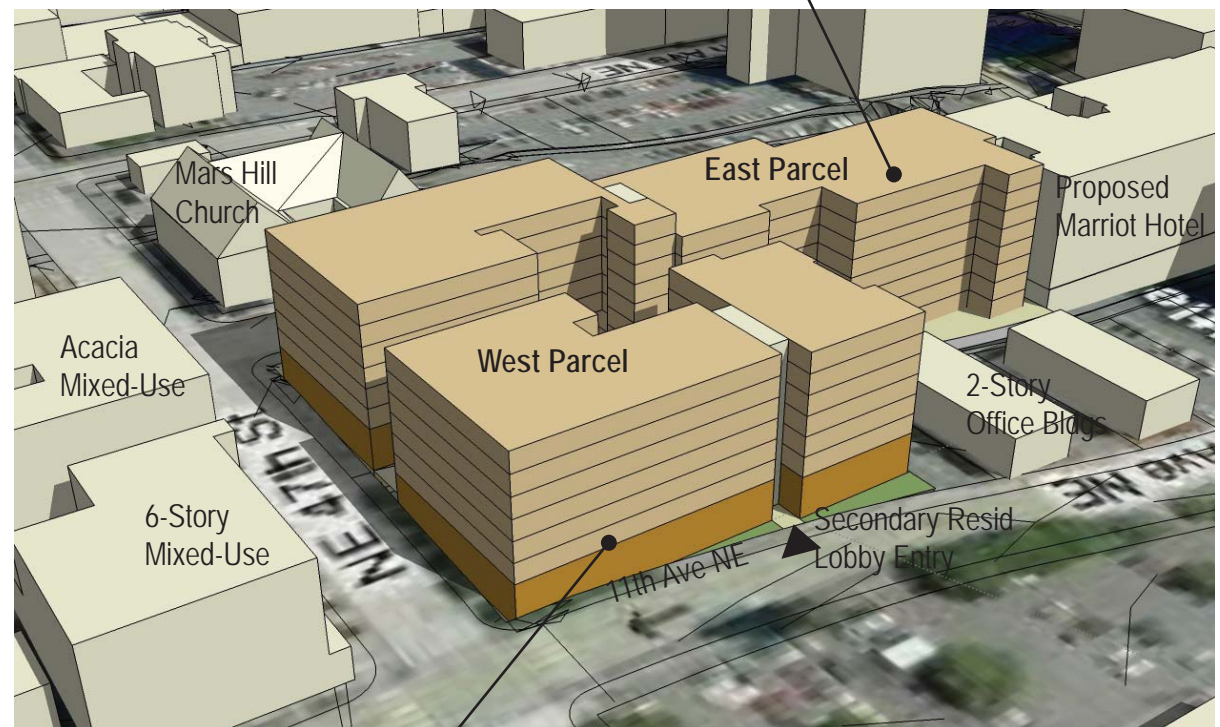
VIEW LOOKING SOUTHEAST

MASSING ALTERNATIVE 3

PREFERRED OPTION



Continuous commercial space at ground floor Residential units, typ. VIEW LOOKING NORTHWEST



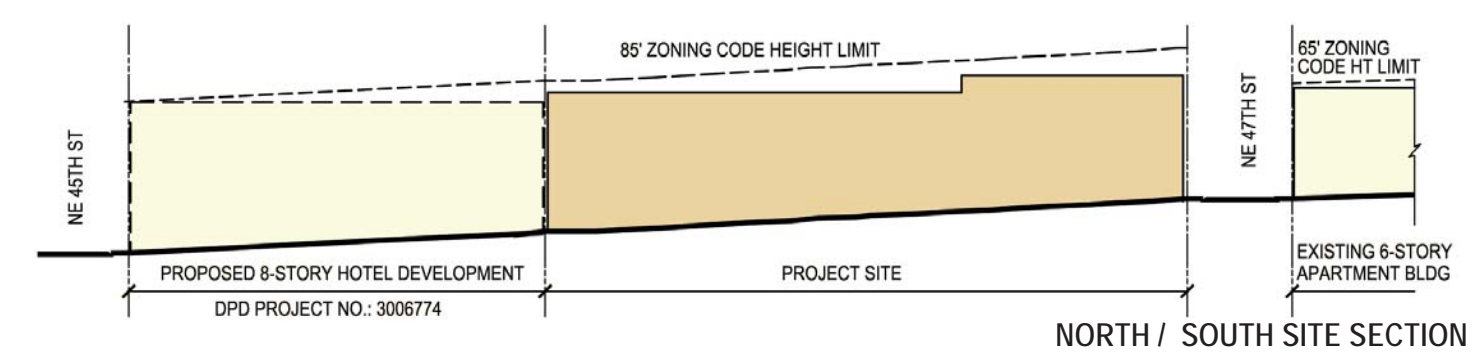
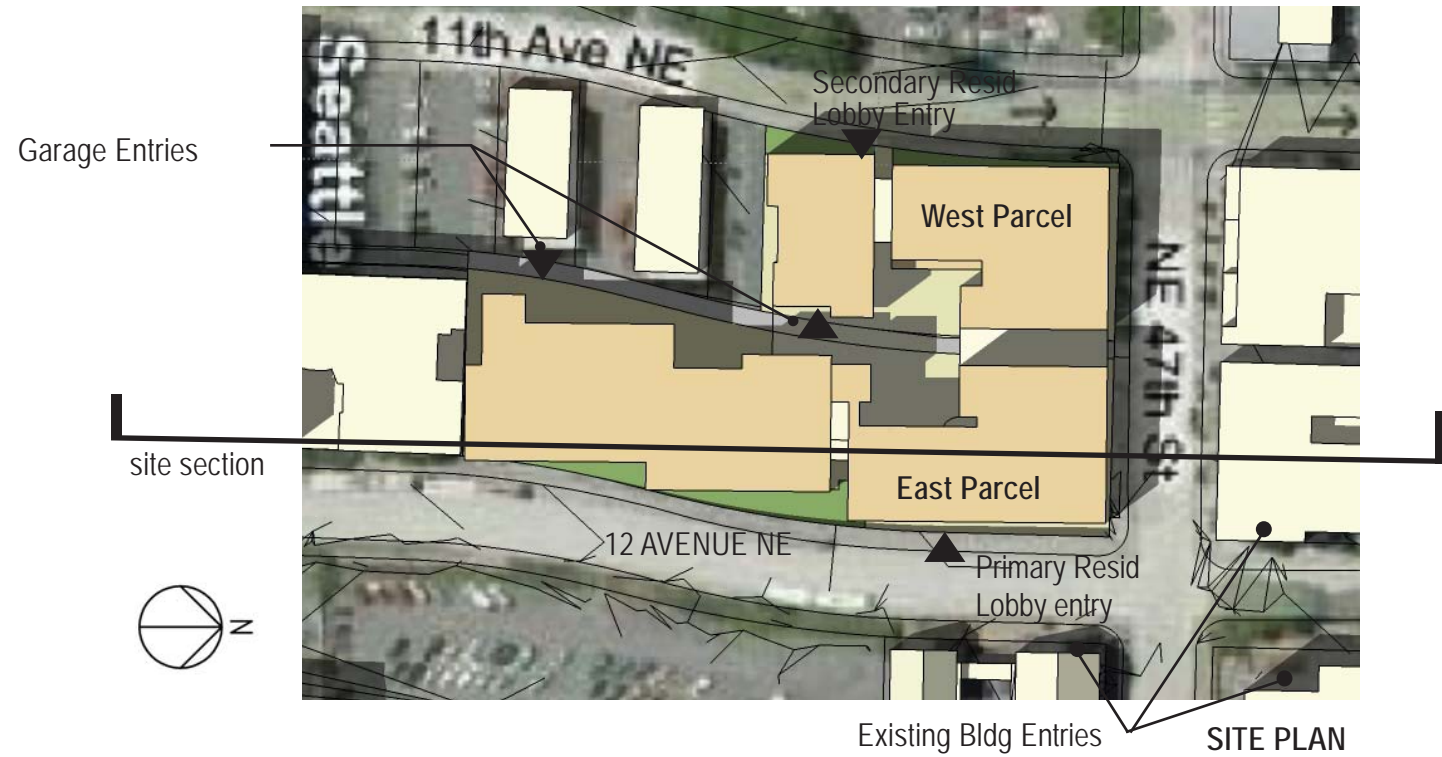
Continuous commercial space at ground floor VIEW LOOKING SOUTHEAST

Pros

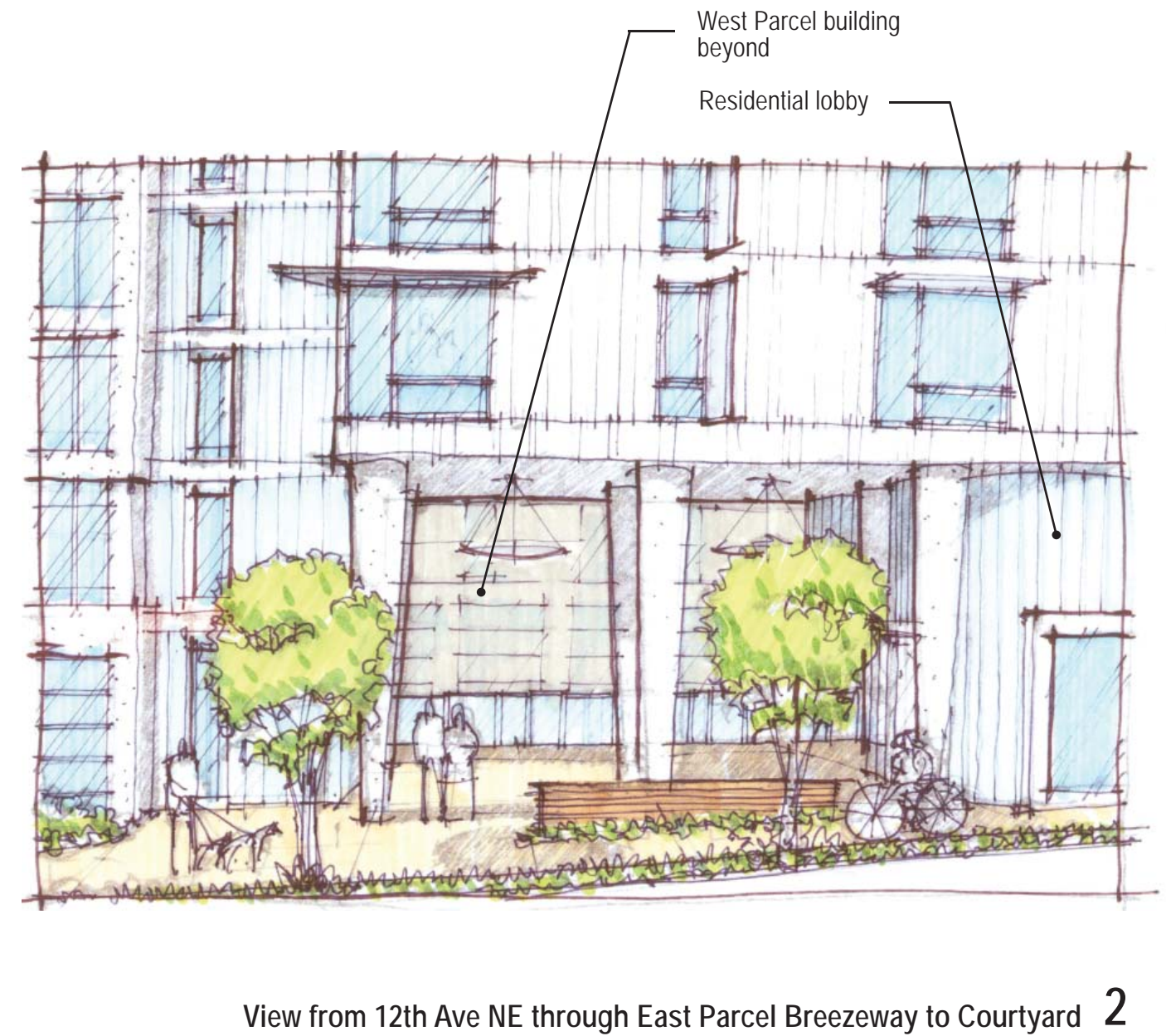
- Long street facades on 11th & 12th Avenues are stepped, creating opportunities for ground level usable open space and focal points at building corners
- Stepped
- Alley facade on East Parcel provides more light & air to alley facing units
- Step in roof along 12th Ave NE breaks building mass and provides roof top amenity space with views to east, south & west
- Generous public courtyard opens up the alley to create an urban "room"
- Mid-block pass-through (adjacent to the Residential Lobby) creates a visual and physical connection between this urban "room" and 12th Avenue
- Primary residential lobby visible from south + north ends of 12th Avenue NE

Cons

- Continuous street edge wall along 11th and 12th Avenue NE no longer follows the street curve

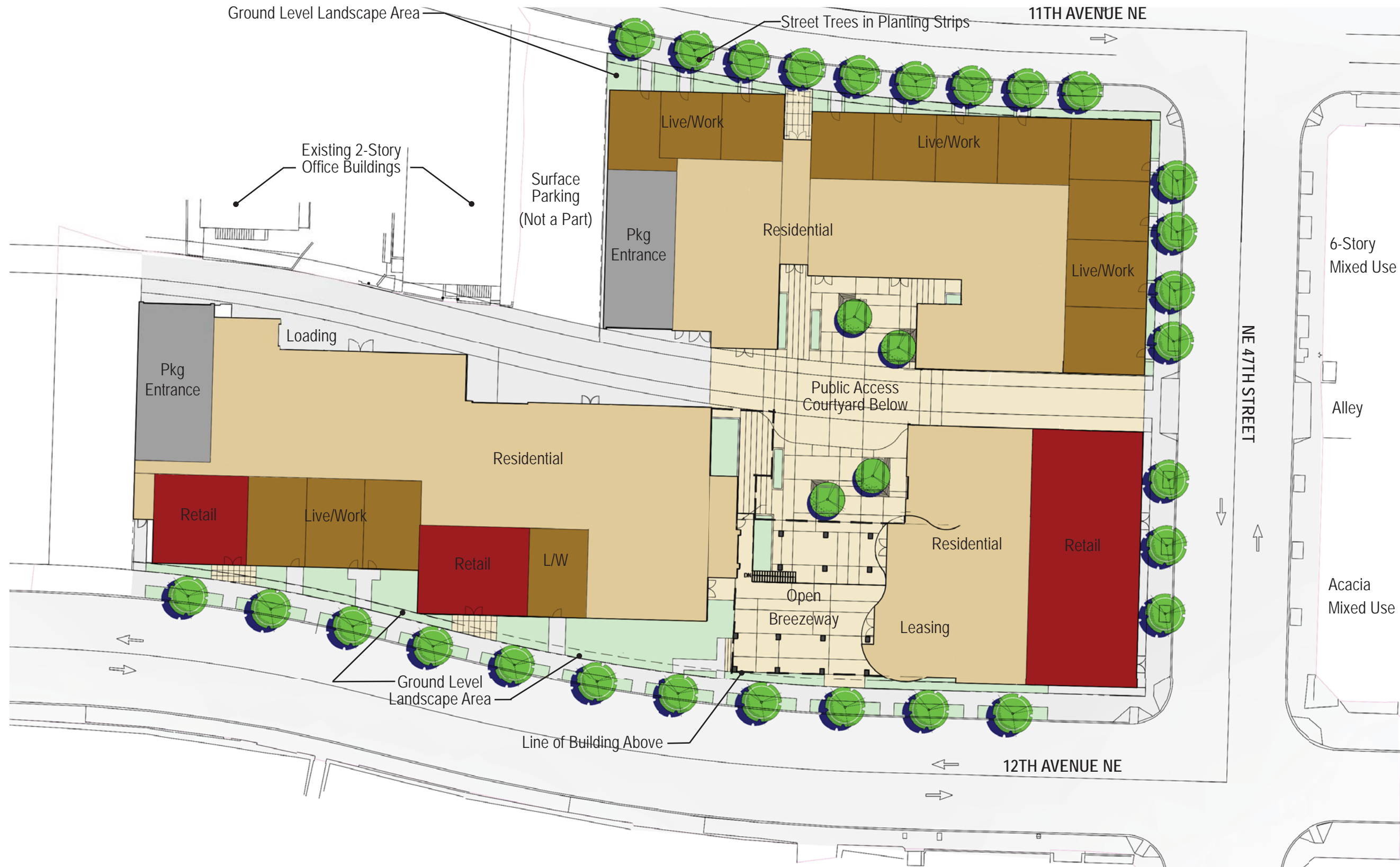


STREET LEVEL PERSPECTIVES



CONCEPT SITE PLAN

PREFERRED OPTION



ZONING SUMMARY

Site Address

- 4535 12th Avenue NE (East Parcel)
- 4550 11th Avenue NE (West Parcel)

Tax Account #'s

- 674670-1185-06 (East Parcel)
- 67460-1240-04 (West Parcel)

Base Zone

- NC3-85

Applicable Code

- Seattle Municipal Code, Title 23 Land Use Code

Applicable Design Guidelines

- City of Seattle Design Guidelines
- University Community Design Guidelines

Overlays

- University District Northwest Urban Center Village
- NE 45th Street Light Rail Station Overlay

Permitted Uses

- Multi-family Residential, Live-work, Retail Sales & Services, Eating & Drinking Establishments & Parking among others.

23.47 A.005 Street-Level Uses

- No limit on residential use within Station Area Overlay

23.47A.008 Street-Level Standards

- Blank facades limited to 20 feet in length and 40% of façade.
- 60% of nonresidential façade shall be transparent.
- Nonresidential uses must extend an average of 30 feet deep and a minimum of 15 feet.
- Nonresidential uses must have a floor-to-floor height of 13 feet minimum.
- One of the residential street facades must have a prominent pedestrian entry.
- Floor of a dwelling unit facing a street must be 4 feet above or below the street or be set back 10 feet from the sidewalk.
- Live-work units facing a street shall locate the business portion between the street and the residential portion.

23.47A.012 Structure Height

- 85 feet maximum (70 feet per building code if Type VA over IA)
- Rooftop features: Open railings, planters, skylights, clerestories, greenhouses, parapets, and firewalls may extend 4 feet above the height limit.
- Mechanical equipment and stair / elevator penthouses may extend 15 feet above the height limit.

23.47A.013 Floor Area Ratio

- Maximum FAR of 6 in the Station Area Overlay District.

23.47A.014 Setback Requirements

- 3 feet along 12th Ave NE due to insufficient ROW (66 feet req'd.)
- 5 feet dedication required along both sides of existing 10 foot wide alley.

23.47A.015 Landscaping

- Green Factor of 0.30 minimum required.

23.47A.022 Residential Amenity Area

- Min. of 5% of residential gross floor area, excluding mechanical, parking and residential amenity areas.

23.47A.029 Solid Waste & Recycling

- 200 sf plus 2 sf for each additional residential unit over 100 units with front-loading containers.

23.47A.032 Parking Access

- Must be from the alley.

23.54.015 Required Parking

- None. Project is located in Station Area Overlay District.
- Bicycle parking: 1 per 4 residential units. After the first 50 spaces, additional spaces are required at ½ the ratio shown in Section 23.54, Table E. Non-residential uses such as eating & drinking establishments and retail require 1 space / 2,000 sf of short term bike parking and 1/12,000 sf of long term bike parking.

23.54.035 Loading Berths

- 1 loading berth required for 10,000-60,000 sf of medium demand uses such as & drinking establishments and retail. For uses w/ less than 16,000 sf which provide a loading space on a street or alley, the loading berth requirements may be waived by the Director.

DESIGN REVIEW GUIDELINES FOR MULTI-FAMILY AND COMMERCIAL BUILDINGS

APPLICABLE EDG GUIDELINES

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, locations on prominent intersections, unusual topography, significant vegetation and views or other natural features.

Response:

- Preferred option responds to the curve in the site by stepping the building facade along its length, creating opportunities for ground level open space and focal points at building corners.
- Vertical step in east building reflects slope in site and breaks the long building mass into two pieces, creating opportunity for private rooftop amenity space.



Building orientation on site-View to NW

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the ROW.

Response:

- Street wall along NE 47th with 12 foot sidewalk width continues pattern established across the street and promotes pedestrian oriented commercial space at ground level.
- Stepped footprint of buildings along 11th Ave NE and 12th Ave NE creates usable space at ground level.
- Breezeway into courtyard along 12th Ave NE breaks up the continuous street wall at the ground level and encourages the public to enter and experience the courtyard.



Proximity to ROW's & breezeway into courtyards

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

Response:

- West Parcel: Full height recess in the 11th Ave NE facade defines the residential entry. Storefront entries at Live/Work units to be clearly visible from the streets.
- East Parcel: 2-story breezeway from 12th Ave NE defines the residential entry. Storefront entries at Retail and Live/Work units to be clearly visible from the streets.



Storefront entries and breezeway entry on 12th Ave NE

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

Response:

- Majority of street facing facades at the ground level are comprised of retail or live/work uses.
- Streetscape design for the NE 47th & 12th Ave NE frontages will need to appeal to higher pedestrian traffic anticipated by the proximity to transit, The Ave, and the UW campus.
- Pedestrian traffic on 11th Ave NE is anticipated to be lighter due to lack of pedestrian oriented uses south and west of site.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent properties.

Response:

- Existing properties south of the site have commercial uses with no exterior yards (only parking lots).
- Since 85 foot high development is allowed south of the site, residential units along the project's south property will generally orient toward the street or alley.
- An 85 foot high hotel project has already obtained MUP approval (3006774) on the site south of the East Parcel.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

A-9 Location of Parking on Commercial Street Fronts

Parking on a commercial street front should be minimized and where possible should be located behind a building.

Response to A-8 & A-9:

- All parking is to be below grade and accessed off of the alley between the East and West Parcels.

B-1 Height, Bulk and Scale Compatibility

Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited to provide a sensitive transition to near-by less intensive zones.

Response:

- Proposed buildings are oriented to the corners and public street fronts with setbacks from the ROW's that respond to the curve in the site and to provide ground level open space.
- Parking access is from the alley between the East and West Parcels.
- Scale of project is similar to that allowed by zoning on adjacent properties.
- Building masses will be broken up via horizontal steps in the footprint that respond to the curve in the site and a vertical step part way down the east building that responds to the site's slope from north to south.

C-1 Architectural Context

See response to University Community Guidelines.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

Response to C-2 & C-3:

Project intends to comply upon completion of design.

C-4 Exterior Finish Materials

See response to University Community Guidelines.

DESIGN REVIEW GUIDELINES FOR MULTI-FAMILY AND COMMERCIAL BUILDINGS

APPLICABLE EDG GUIDELINES

C-5 Structured Parking Entrances

-The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

Response:

Garage entrances will be located off the alley and not visible from street frontages.

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Response:

Convenient and attractive access to the buildings' primary and secondary residential entries will be provided respectively along 12th and 11th Ave NE as well as in the courtyard between the East and West Parcels. Entries to Retail and Live/Work spaces will front either directly on or adjacent to the street ROW's. All pedestrian entries will be lighted and have weather protection. Ground level open spaces along 11th & 12th Ave NE and the courtyard between the East and West Parcels to be designed to promote pedestrian-oriented activity.

D-2 Blank Walls & D-11 Commercial Transparency

Buildings should avoid large blank walls facing the street, especially near sidewalks. Commercial storefronts should be transparent, allowing a direct connection between pedestrians on the sidewalk and the activities occurring on the interior of the building.

Response:

-The project will not have large blank walls facing the street.
-There are commercial uses with storefront windows and residential lobbies at the entire perimeter of the project.

D-5 Visual Impacts of Parking Structures

-The visibility of all at-grade parking structures or accessory parking garages should be minimized.

Response:

-Parking structures will not front perimeter streets
-All parking is to be below grade and accessed off of the alley.

D-6 Screening of Dumpsters, Utilities and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible.

Response:

All service areas will be located off of the alley between the East and West Parcels.

D-7 Personal Safety & D-10 Comm. Lighting

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Response:

-Project design to feature ample storefronts and upper level windows facing the streets and courtyard.
-Landscape in open spaces along perimeter to provide buffer to ground floor Live/Work units but maintained to allow good visibility and lines of site.
-Lighting to be provided at all entries, the breezeway from 12th Ave NE, the courtyard and at service areas along the alley.

D-8 Treatment of Alleys

The design of the alley entrances should enhance the pedestrian street front

Response:

-Primary pedestrian entrance is through the breezeway on 12th. Street fenestration at NE 47th to extend into alley one bay and lighting to be provided to enhance safety.



Building Orientation on site-View to SE



Site Plan-Refer to page 19 for uses



Breezeway from 12th Ave NE into courtyard

D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the sidewalk should provide security and privacy for residents and a visually interesting street front.

Response:

-Residential uses directly abutting the ROW's include common areas and lobbies.
-The remainder of uses along the ROW's are either live/work or retail. Live/work units along 11th & 12th to have landscape buffered open space while those on NE 47th to have a more retail character.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Landscaping should reinforce the character of neighboring properties and abutting streetscape.

Response:

-Landscaping on neighboring properties does not have a consistent character. Street trees per SDOT standards to be installed on all frontages. Larger planting strips are proposed on 11th & 12th Ave NE to increase permeability and soften these frontages. Planting strips on 12th to be coordinated with parking reqmts. for the bus layover zone.

E-2 Landscaping to Enhance the Building and/or Site

Landscaping, special pavements, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

Response:

Items noted above to be incorporated into the street frontages, breezeway and courtyard.

UNIVERSITY COMMUNITY DESIGN GUIDE LINES

APPLICABLE EDG GUIDELINES

A-2 Streetscape Compatibility

Minimizing shadow impacts is important in the University neighborhood. The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st. This is especially important on blocks with narrow rights-of-way.

Response:

- Buildings are set back a minimum of 3 feet from street property lines & 5 feet at both sides of the alley
- Site is not located on a narrow ROW.
- Buildings provide a variety of setbacks along ROW.
- Building steps down towards the south.



Shadows-Summer solstice at noon

A-3 Entrances Visible From the Street

3. When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street.

Response:

Public access to the courtyard in the alley is provided via a breezeway on 12th Ave NE open during daylight hours. Auto access to the courtyard is provided from both ends of the alley.



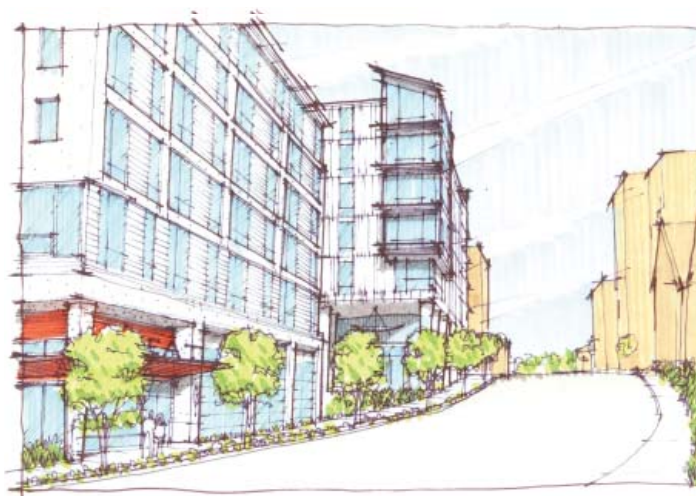
Breezeway from 12th Ave NE into courtyard

A-4 Human Activity

Pedestrian orientation and activity should be emphasized. Pedestrian oriented open spaces, such as wider sidewalks and plazas are encouraged.

Response:

- Ground level open spaces are proposed along 11th and 12th Ave NE frontages where the buildings set back from the curved property lines. 12th Ave NE anticipated to have higher pedestrian traffic due to proximity of current & future transit service and pedestrian oriented retail on The Ave.
- Public breezeway from 12th Ave NE and courtyard in alley provide significant open space at ground level.
- Overhead weather protection to be integrated in ground level facades that adjoin sidewalks in the ROW.
- Material choices to be human scaled to provide visual interest.



Open space / canopies/ breezeway on 12th Ave NE

A-7 Residential Open Space

D-1 Pedestrian Open Spaces and Entrances

1. Ground level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden or similar occupiable site feature. Quantity is less important than the provision of functional and visual ground-level open space.

Response:

-Ground level open spaces along 11th & 12th Ave NE, in the breezeway on 12th Ave NE and the alley courtyard are to be designed to provide functional and visual ground-level open space.

A-10 Corner Lots

Consider providing special building elements distinguishable from the rest of the building such as a tower, corner articulation or bay windows. Consider a diagonal orientation and entry, a sculpture, a courtyard or other device. Corner entries should be set back to allow pedestrian flow and good visibility at the intersection.

Response:

Project to distinguish the building corners located at the street intersections with special building elements and / or entries at the ground level.

UNIVERSITY COMMUNITY DESIGN GUIDE LINES

APPLICABLE EDG GUIDELINES

C-1 Architectural Context

1. No single architectural style or character emerges as a dominant direction for new construction in the University Community. Project applicants should show how the proposed design incorporates elements of the local character especially where there are buildings of local historical significance or landmark status in the vicinity.
3. Consider breaking up the facade into modules of not more than 100 feet (not a prescriptive requirement)
4. When the defined character is comprised of historic buildings, the architectural treatment of new development should respond to this local historical character.

Response:

The project will fit within its urban context by focusing on massing, rhythms and materials that complement nearby structures without mimicking the architectural styles of significant nearby structures such as the Mars Hill Church and Hotel Deca. Street facade steps are at approximately 100 foot intervals along 11th and 12th Ave NE.

C-4 Exterior Finish Materials

1. New buildings should emphasize durable, attractive, and well detailed finish materials, including brick, architecturally treated concrete, cast stone, natural stone, tile, stucco, stucco-like panels, art tile, and wood.
2. Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings.
3. Exposed / unfinished CMU, reflective/brightly colored metal siding, wood siding & shingles, vinyl siding, sprayed-on finish with large aggregate and mirrored glass are discouraged.
4. Glazing supported in anodized metal should be proportioned to reinforce the building concept and proportions.

Response:

Project will emphasize durable, attractive and well detailed finish materials that are complementary to neighboring buildings. Glazed openings will be proportioned to reinforce the building concept and proportions.



Mixed architectural character of U District



Proposed facade steps at approx. 100 foot intervals



Range of materials & architectural styles surrounding site

D-5 Visual Impacts of Parking Structures

1. Incorporate commercial uses at the ground level of parking structures. Below grade parking is the next best solution for parking.
2. Arterials are preferred over lower volume residential streets for auto access.
3. Structured parking facades facing the street and residential areas should be designed to minimize impacts.

Response:

- Parking structures will not front perimeter streets
- All parking is to be below grade and accessed off of the alley.

E-3 Landscape Design to Address Special Site Conditions

Retain existing trees wherever possible.

Response:

- The only existing trees on site are located at the NW corner of the West Parcel. There are no existing street trees in the ROW.
- The City of Seattle Arborist has determined that none of the existing trees on site are protected.
- Due to requirements for an enlarged sidewalk in the ROW, the existing trees will be removed and replaced with street trees located per SDOT standards.

EDG APPLICATION: ATTACHMENT A

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The project site is located in the University District neighborhood of Seattle, at the southwest corner of 12th Avenue NE and NE 47th Street. The site consists of two parcels (East #3011958 & West #3011959) on both sides of a common alley. The East Parcel is approximately 100 feet by 367 feet with a prominent curve in the long dimension that follows 12th Ave NE. Total site area for the East parcel is 37,516 square feet. Most of the East Parcel is covered with asphalt paving and it is currently used as a pay parking lot with 146 parking spaces. Site topography slopes approximately 18 feet down from north to south and 5 feet down from east to west. There are no existing trees on the East Parcel or in adjacent ROW's. The West Parcel is approximately 100 feet by 200 feet with a prominent curve in the long dimension that follows 11th Ave NE. Total site area for the West parcel is 20,253 sf. Most of the West Parcel is covered with asphalt paving and is used as a pay parking lot with 45 parking spaces. The remainder is occupied by (2) two-story wood frame structures with 5 parking spaces fronting on 11th Ave NE. The north structure is approximately 1,846 sf and the south structure is approximately 1,950 sf. The structures contain approximately 4 apartments and a yoga studio. There are 9 poorly maintained deciduous trees and 1 evergreen tree along the NW perimeter of the West Parcel. There are no trees in the ROW's.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The zoning designation for the site is NC3-85. Overlay Districts include the University District Northwest Urban Center Village and the NE45th Street Light Rail Station. Applicable Design Guidelines consist of the City of Seattle Design Guidelines and the University Community Design Guidelines.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

Adjacent zones are NC3-65 on the north side of NE 47th Street and NC3-85 on all other adjacent properties.

Land uses directly adjacent to the site include:

- East of 12th Ave NE: Church at SE corner of NE 47th Street & 12th Ave NE. Large pay parking lot located south of the church (elevation of parking lot is several feet above the sidewalk grade along 12th Ave NE).
- South of West Parcel: Surface parking & (2) two-story office buildings
- South of East Parcel: Surface parking and vacant grocery store.
- West of 11th Ave NE: Surface parking used as car storage for auto dealers fronting on Roosevelt Way NE.
- North of NE 47th Street: 5-story and 6-story mixed-use buildings with commercial space at ground floor and apartments above.
Car dealership at NW corner of NE 47th Street & 11-story apartment building set back from NE corner of NE 47th Street & 12th Avenue NE.

Views from the site are limited to the upper levels and may become blocked by future development on adjacent parcels. Currently, there is a slight view from the higher elevations to downtown Seattle, the Space Needle and Lake Union, but it is partially obscured by the existing 6-story office building at NE45th and 11th Ave NE. There are pleasant territorial views to the west, south and east that look out onto the developed general region. Views to the southeast are blocked by the Hotel Deca and UW Tower. Views to the North are mostly blocked by the 5, 6 & 11 story multi-family structures located across NE 47th Street.

Pedestrian activity is currently light on the streets adjacent to the site and heavier on NE 45th, but is expected to change as density increases and the Brooklyn Light Rail Station is added SE of the site. The nearest park is the University Playground which is two blocks west and one block north of the West Parcel. Other significant open space is located on the UW campus approximately 3 blocks southeast of the East Parcel.

4. Please describe the applicant's development objects, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departures from development standards.

Development Objectives:

8-story 85 foot high mixed-use building with:

- Approximately 374 residential units (243 on the West Parcel & 131 on the East Parcel) plus 11 Live/Work units (8 on the West Parcel & 3 on the East Parcel)
- Approximately 12,000 sf of commercial space
- Approximately 400 structured parking stalls on approximately 3 levels below-grade. Parking access to be from the alley between the East & West Parcels.

No departures from development standards are anticipated.