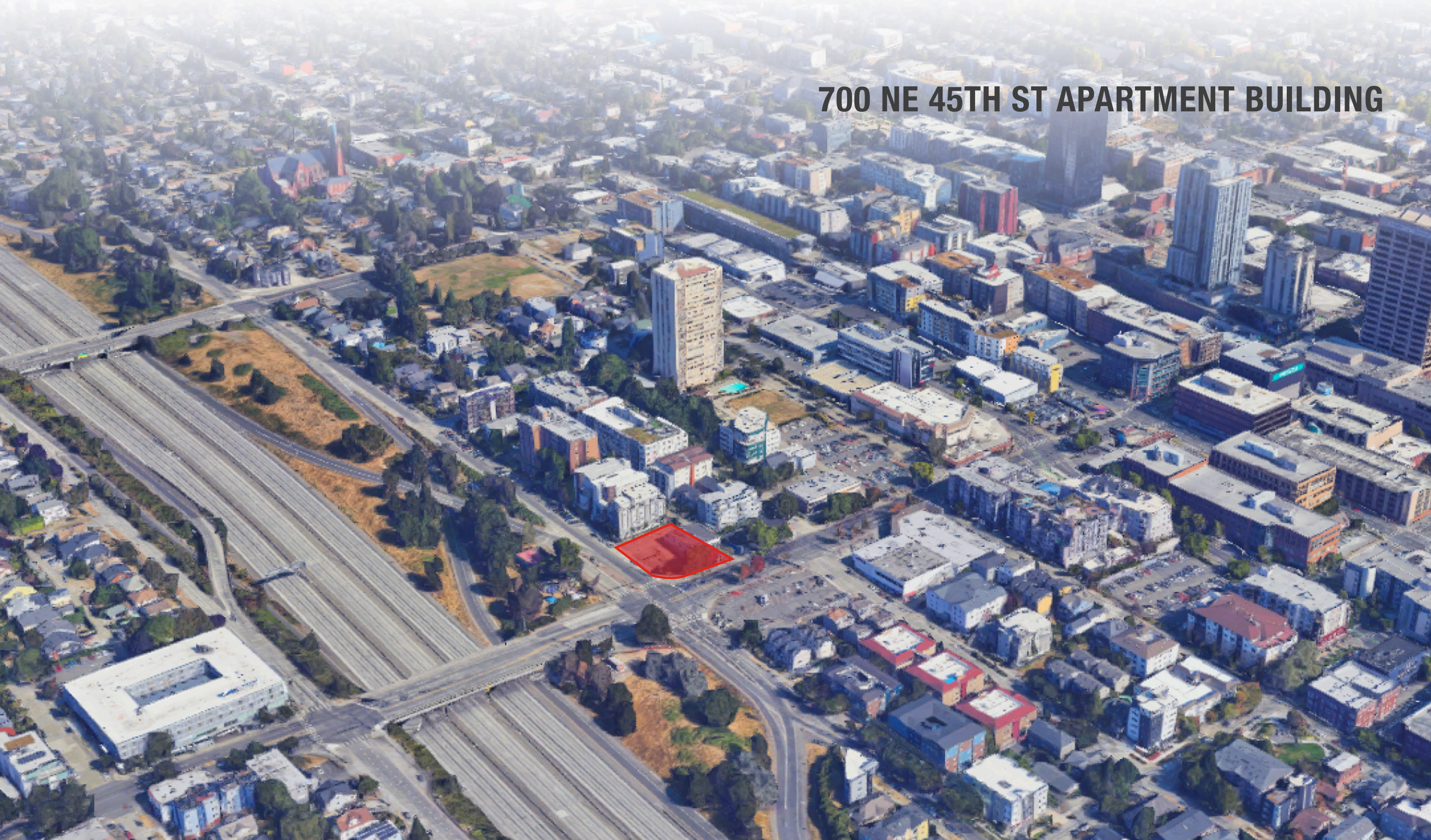


700 NE 45TH ST APARTMENT BUILDING



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PROJECT INFORMATION

PROPERTY ADDRESS

700 NE 45th St. Seattle, WA

DEVELOPER

Champion Real Estate Company
T (310) 312-8020

ARCHITECT

Weinstein A+U LLC
T (206) 443-8606

LANDSCAPE

Karen Kiest Landscape Architects
T (206) 323-6032

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PROJECT DESCRIPTION

The proposed project is an eight-story apartment building of approximately 75,000 square feet with twenty-nine units. The ground floor contains a residential lobby along with building amenities and mechanical / service spaces.

DEVELOPMENT OBJECTIVES

- Provide a high-quality living environment for residents at a location within walking distance to the University of Washington, shopping, and multiple public transit options
- Provide a building distinct in form and expression that serves as a landmark at the western gateway to the University District
- Provide an active, safe, and inviting pedestrian-oriented street front at the intersection of NE 45th St and 7th Ave N, that includes:
 - A building undercut at the ground level to expand the pedestrian space
 - Generously landscaped plaza incorporating the Heritage oak tree
 - Maximum transparency and active uses on the ground floor that provide “eyes on the street”
 - Landscaping and new trees along the street edges that provide a buffer between the sidewalk and the busy streets

SUMMARY OF OUTREACH METHODS

| OUTREACH METHOD | MEDIA | ACTION |
|-------------------------------|-------------------------------|--|
| Printed Outreach | Direct Mailing (High Impact) | Posters featuring translations in Spanish, Vietnamese, Chinese and Korean languages were mailed to 936 residences and businesses and shared with 12 neighborhood community groups and 58 media outlets in list provided by the City of Seattle Department of Neighborhoods (DON). Completed 8/22/2023. |
| Electronic / Digital Outreach | Project Website (High Impact) | Project website featuring translations in Spanish, Vietnamese, Chinese and Korean languages as well as comment function with text box on landing page established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Completed 8/22/2023. |
| | Survey (High Impact) | Online survey featuring translations in Spanish, Vietnamese, Chinese and Korean languages established and publicized via poster with link to survey featured on project website. Completed 8/22/2023. |

Opportunity to Provide Online Input on the 700 NE 45th St Project


ABOUT THE PROJECT

This project proposes construction of a new eight-story multi-family building with approximately 30 new apartments, with a ground-level lobby and amenity spaces. The proposed project will include streetscape improvements. Existing structures will be demolished.


What: Let us know what you think! Visit our website at www.700NE45thStProject.com to learn more about this new project, including the team's proposed vision and approach.


Survey: Take our online survey to share your thoughts about the project site and components.(Survey located on the project website.)

Comments: Provide additional comments via our comment form or by email at 700NE45thStProject@earlyDRoutreach.com



SCAN CODE TO VIEW WEBSITE





SCAN CODE TO TAKE SURVEY

CITY OF SEATTLE REQUIRED OUTREACH FOR 700 NE 45TH ST PROJECT

ADDITIONAL PROJECT DETAILS

Project Address:
700 NE 45th St, Seattle, WA 98105

Contact:
Natalie Quick

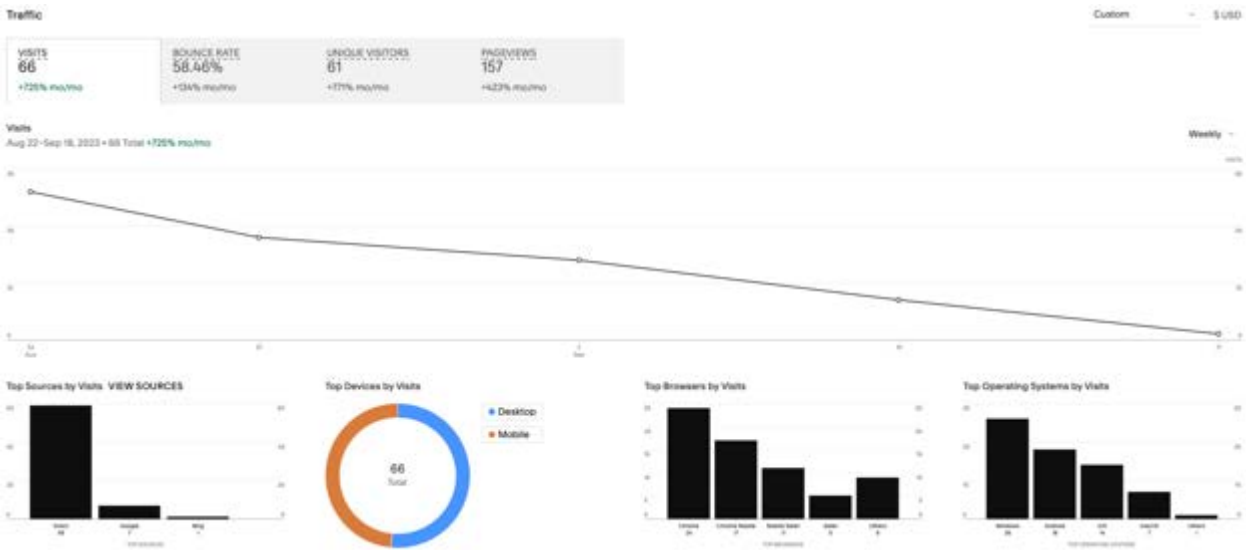
Applicant:
Victory at the U, LLC

Additional Project Information on Seattle Services Portal via the Project Address:
700 NE 45th St

Project Email:
700NE45thStProject@earlyDRoutreach.com

Note that emails are generally returned within 2-3 business days and are subject to City of Seattle public disclosure laws.

This effort is part of the City of Seattle's required outreach process, in advance of Design Review.



Left: Example of printed posters mailed to residents and community groups.

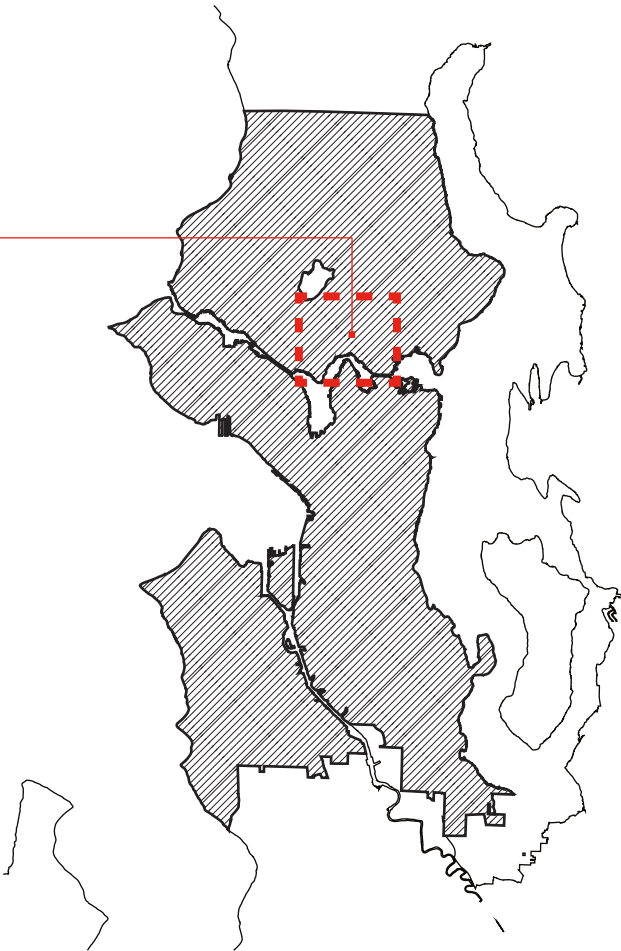
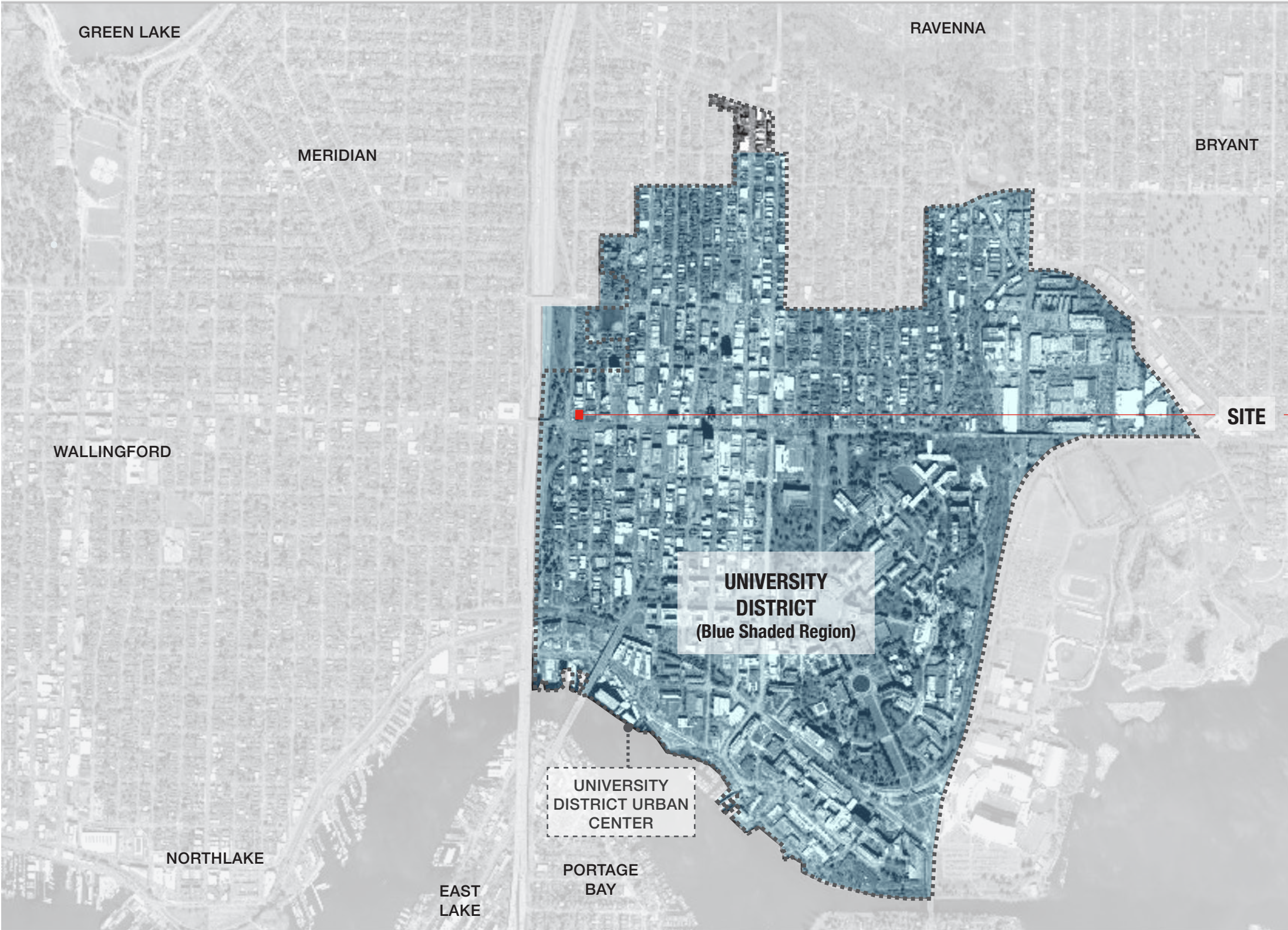
Right: An analytics report for the project website indicating traffic volumes over time.

COMMUNITY COMMENTS / QUESTIONS

| DESIGN-RELATED COMMENTS | COMMENTS / QUESTIONS | RESPONSE |
|-------------------------|--|---|
| Design & Character | When asked what is most important about the design of a new building on this property, 40 percent of survey respondents said relationship to neighborhood character; 40 percent said environmentally friendly features; 33 percent said attractive materials; and 27 percent said interesting and unique design. | The proposed project has and will continue to be developed with an understanding of the community’s stated desires for a sensitive response to the neighborhood, sustainability, quality materials, and thoughtful design. |
| | Respondents encouraged building an attractive visual gateway to the neighborhood; expressed support for bringing more activity to otherwise ‘dead’ areas in the neighborhood; and encouraged supporting the future urban/dense vision of the U District through attractive design. | Development of a plaza with generous landscaping and the unique building mass with quality materials will result in a “gateway” building that is inviting to those approaching on foot or in cars or buses. |
| | One respondent encouraged preserving the integrity of the community and reviewing/ respecting the community’s visioning work including through the U District Strategic Plan (2013), U District Urban Design Framework (2013), U District Alley Activation Plan (2014), U District Green Streets Concept Plan (2015), U District Parks Plan Update (23015), U District Neighborhood Design Guidelines (2018), U District Station Area Mobility Plan (2018) and U District Green St on NE 42nd St (2023). | We understand the community wants a quality, well-designed building on this site. The proposed concepts are informed by the applicable design guidelines. The building massing and form express an intentional and original response to the unique site within the University District. |
| Exterior | When asked what the most important consideration is for the exterior space on this property, 67 percent of survey respondents said lighting and safety features; 40 percent said landscaping; 13 percent said bike parking; and 13 percent said accessibility. | Paths from the building entry to sidewalks will be well lit with integrated landscape lighting. The large extents of glazing at street level will allow interior lighting to further assist in illuminate exterior spaces adjacent to building |
| | Respondents encouraged accessibility, a project that is a delight to walk around, and pedestrian-friendly features. | Pedestrian routes from the entry courtyard extend through the project site to improve pedestrian walkability. |
| Safety and Security | Several additional respondents encouraged increased safety, security and neighborhood cleanliness as there is a lot of homelessness and crime in the area. | Large extents of glazing, active uses at street level, and landscape lighting provide passive surveillance on the site. |

COMMUNITY COMMENTS / QUESTIONS

| NON DESIGN-RELATED COMMENTS | COMMENTS / QUESTIONS | RESPONSE |
|-----------------------------|---|--|
| Parking & Traffic | Many respondents encouraged providing adequate parking for all tenants as the neighborhood is already congested. Others encouraged safeguarding residents and visitors’ interests related to health and traffic safety as the project is located in front of a busy intersection. | Vehicle parking is not required for developments within the University District Urban Center. Traffic safety will be taken into consideration in the development of the Traffic Management Plan, which is required to be submitted and reviewed as part of the Construction Permitting process. |
| Affordability | Several respondents encouraged making the units affordable and one suggested offering a subsidy program. | Project is in a Mandatory Housing Affordability (MHA) area and will be required to perform or pay an in-lieu of fee for affordable housing. |
| Interior | Several respondents encouraged providing an appropriate mix of unit types and carefully designed units to maximize the utility of limited space; others encouraged catering to students in the area with internet, nice facilities and modernity. One respondent encouraged having good windows as the street and highway noise is a nuisance along 8th Ave NE. | The preferred Concept 3 aims to provide carefully designed unit layouts with a variety of unit types. |
| Impacts | A couple of respondents expressed concern that construction will take a long time and cause long-lasting noise/annoyance, block traffic and push homeless people elsewhere. | We will continue to meet with the community and immediate neighbors to report on the project’s progress. The project team will meet with immediate neighbors to discuss construction in more detail as the project proceeds to construction permitting and in advance of the start of construction. |
| Retail | One respondent expressed concern for businesses that have been there for years. | Unfortunately, the midrise scale of the building and smaller site does not allow for retail space. However, resident amenity spaces at street level will activate the streetscape. |
| Bike Parking | One respondent encouraged providing bike parking | Bike parking will be provided both interior to the building for tenants and at the exterior for public use. |
| Equity & Inclusion | When asked what the top considerations are for making the building successful, one respondent said equity. | The project will provide a high-quality living environment for residents with a carefully designed massing that respects the integrity of the community while providing an active, safe, and inviting pedestrian-oriented street front. |
| MISCELLANEOUS COMMENTS | COMMENTS / QUESTIONS | RESPONSE |
| Oppose | One respondent expressed concern that the whole city will be rezoned so only expensive apartments can be built and suggested that the project stop. | The project will provide a thoughtfully designed new housing option in the neighborhood to help address the housing need in the University District. |
| Support | Another respondent wished the project Godspeed | |

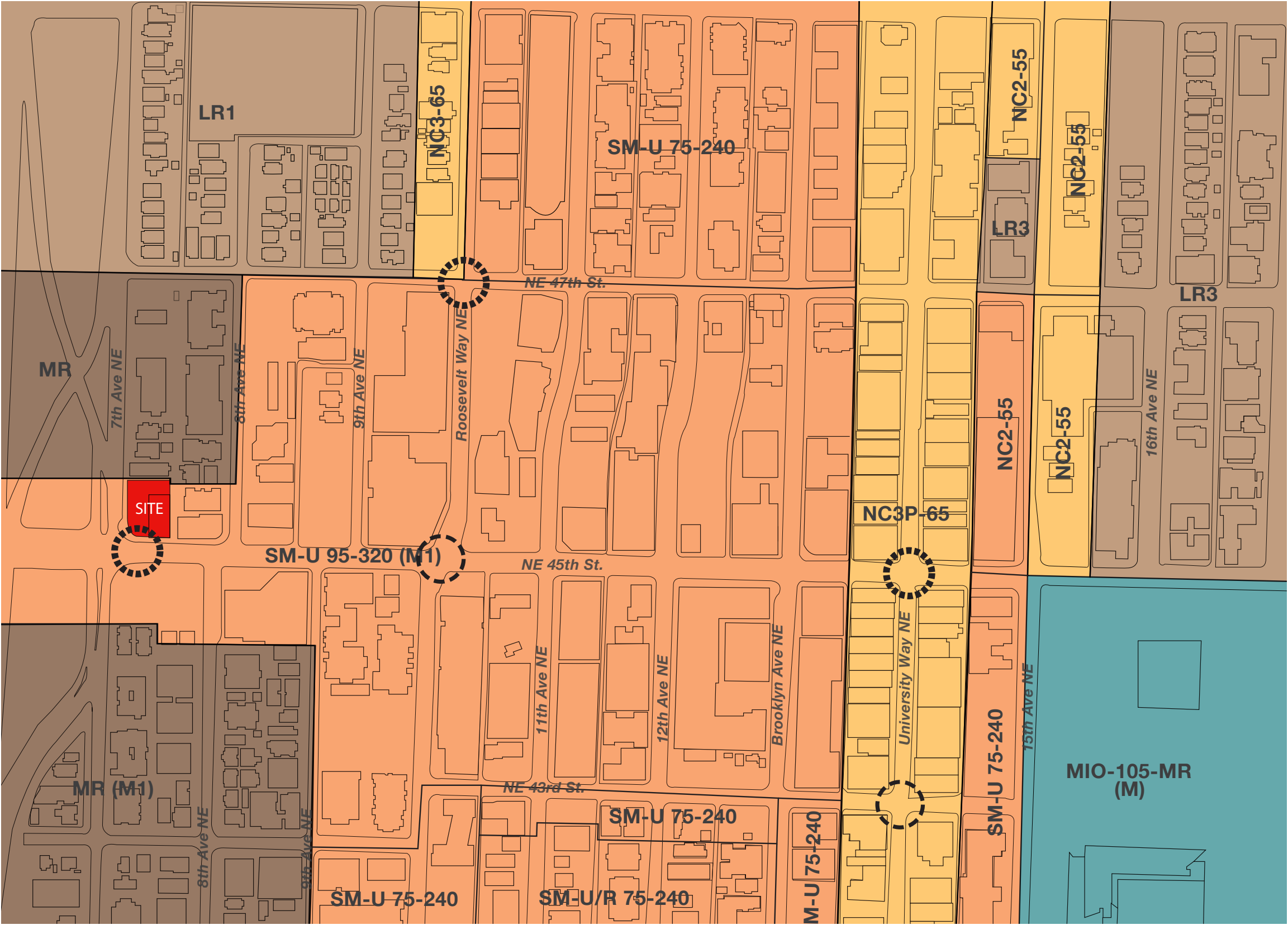


2.0 URBAN DESIGN ANALYSIS: NEIGHBORHOOD CONTEXT



The proposed project aims to contribute to the continued densification and transformation of the western edge of the University District with a contextually scaled proposal that will enhance the pedestrian experience at the corner.

1. Strada-aPodment
2. University West
3. 47 + 7 Apartments
4. Duncan Place
5. The University Plaza Condominium
6. Lightbox
7. Plaza 45 Luxury Apartments
8. Blue Moon Tavern
9. The Kennedy Building
10. Westwood Apartments
11. Campus View Apartments

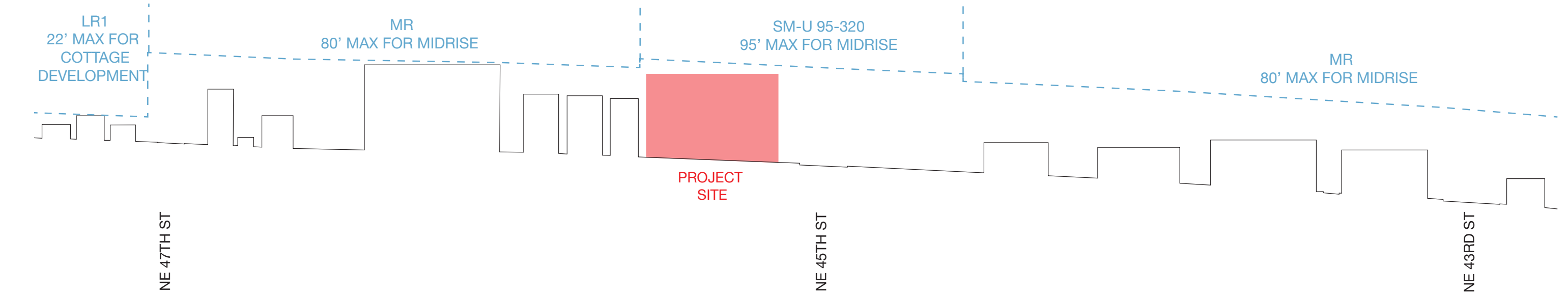


- Zoned Seattle Mixed with a 95-foot midrise height limit and a 320-foot highrise height limit
- All parcels on NE 45th St to East of the project site share same zoning designation
- Zoning changes to Midrise immediately North of the site

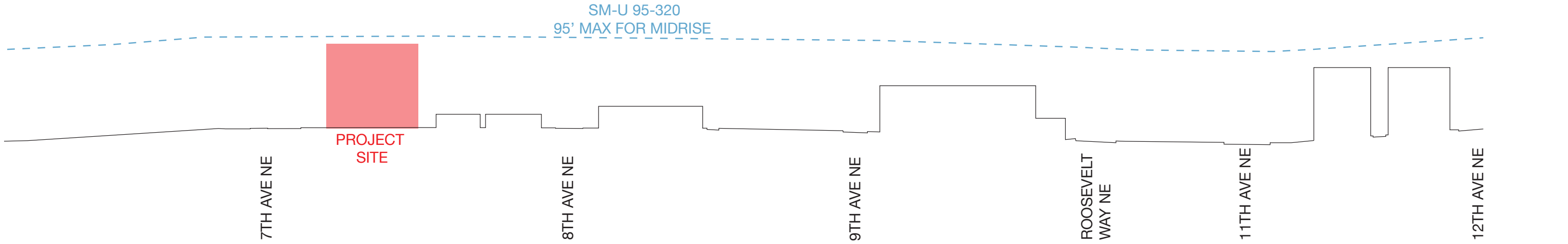
LEGEND

| | |
|-------------------------|--|
| Seattle Mixed | |
| Neighborhood Commercial | |
| Midrise | |
| Lowrise Multi-Family | |
| Major Institutions | |
| Zone Boundaries | |
| Gateway Corner | |
| Placemaking Corner | |

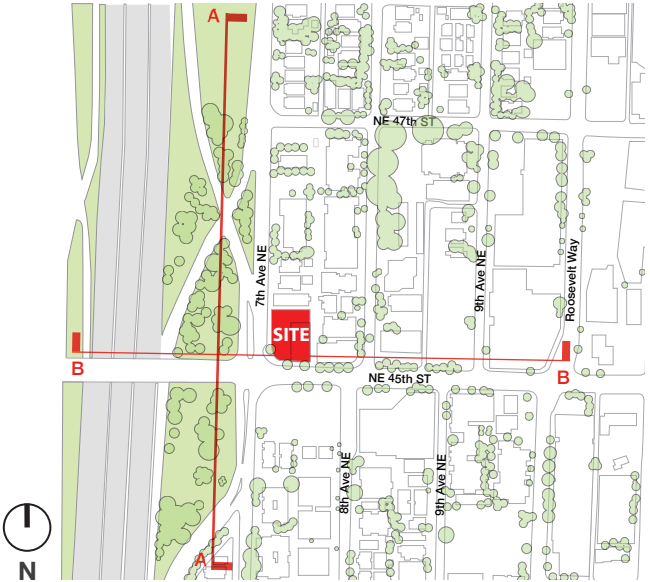
2.0 URBAN DESIGN ANALYSIS: ZONING ENVELOPE



A-A | NORTH-SOUTH SECTION - Looking East



B-B | EAST-WEST SECTION - Looking North



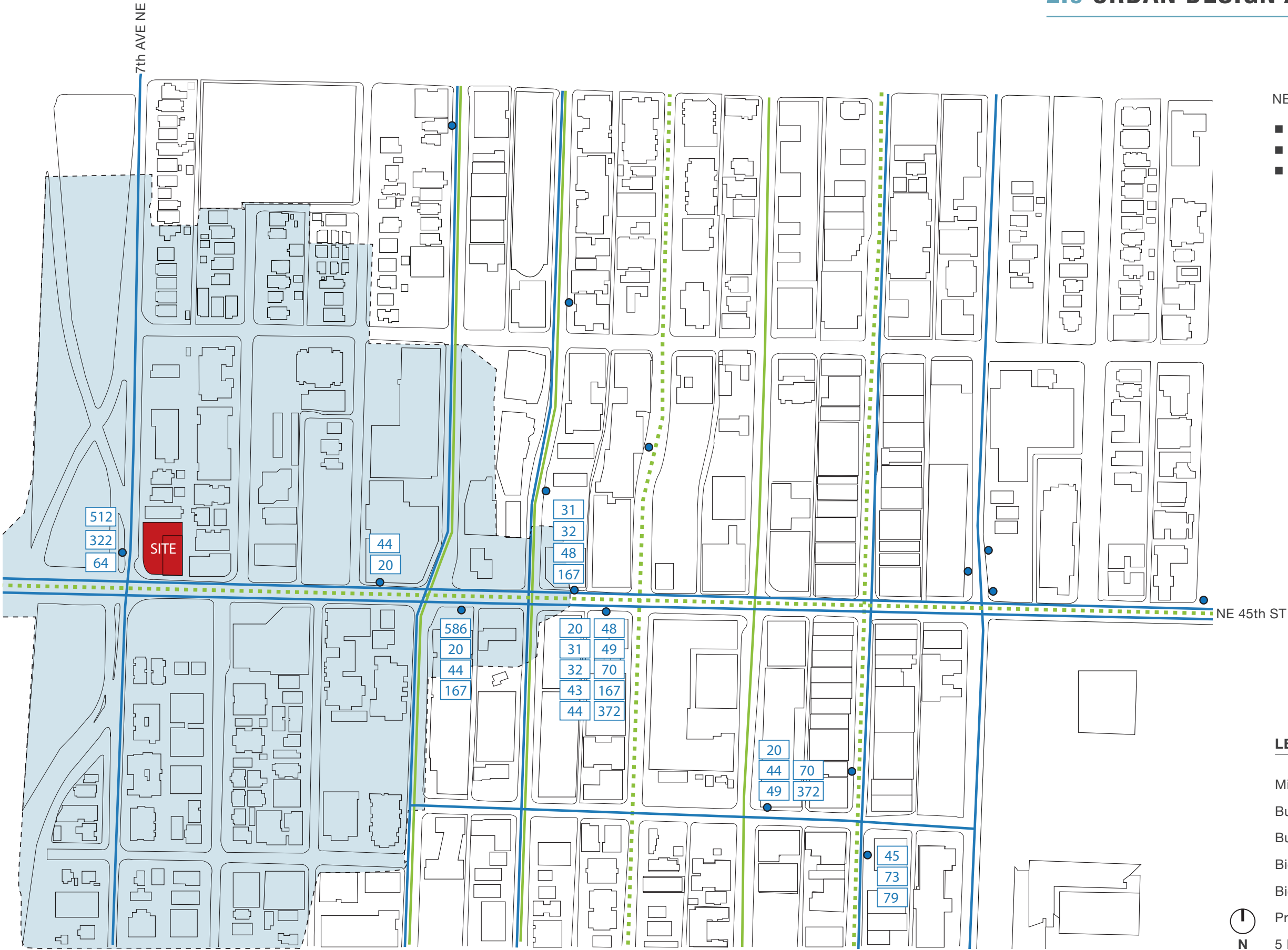


- Mixed-use and commercial uses are prevalent along NE 45th St
- Similarly scaled multi-family residential buildings are typical on intersecting side streets

LEGEND

| | |
|----------------------|------------|
| Under Construction | --- |
| Single Family | White |
| Multi Family | Yellow |
| Mixed-Use | Teal |
| Office | Light Blue |
| Retail | Dark Blue |
| School/Institutional | Pink |
| Religious | Orange |
| Parks/Open Space | Green |
| Site | Red |

ⓘ
N



- NE 45th St transitioning into a multi-modal street:
- Bicycle friendly lane
 - Well-served by bus transit services
 - NE 45th St and 7th Ave NE are Class II pedestrian streets

LEGEND

- Minor Arterial
- Bus Routes
- Bus Numbers
- Bicycle Dedicated Lanes
- Bicycle Friendly Roads
- Principal Pedestrian Streets
- 5 Minute Pedestrian Walkshed (approx.)



1 **STRADA-APODMENT**
4516 7th Ave NE, Seattle, WA 98105

Similar to proposed, a mid-rise multi-family building. The street frontage is a singular volume, tall and narrow. In preferred Concept 3, as seen from NE 45th St, two volumes of similar proportion are proposed.



2 **CIELO NORTH**
4524 7th Ave NE, Seattle, WA 98105

Similar to proposed, a mid-rise multi-family building. Two volumes, tall narrow, face the street. Preferred Concept 3 proposes similar volumes facing NE 45th St.



3 **UNIVERSITY WEST**
4544 7th Ave NE, Seattle WA 98105

High-rise multi-family housing, slightly taller than all proposed schemes, and similar in solidity of massing to Concept 2. Concept 1 and preferred Concept 3 both seek to reduce the visual impact of massing by dividing their volumes and facades.



4 **LIGHTBOX**
4545 8th Ave NE, Seattle, WA 98105

Nearby multi-family mid-rise building of similar height, whose facade is set back at the street level and activated by glazing and private patios. Similar in visual solidity to Concept 2. Concept 1 and preferred Concept 3 both provide variation in massing.



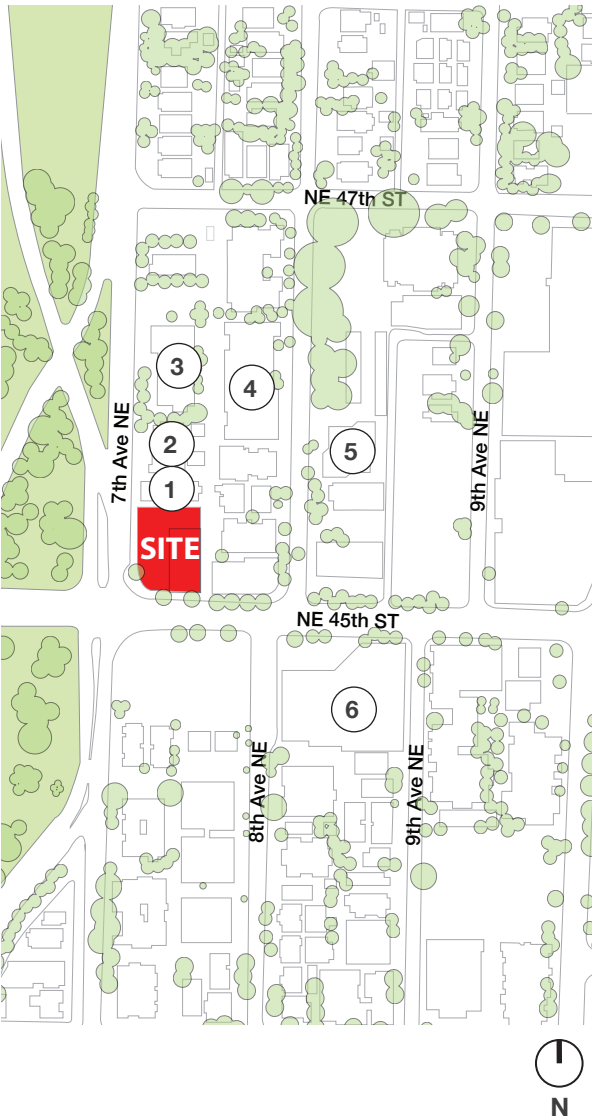
5 **GRANDVIEW PLAZA CONDO**
4528 8th Ave NE Seattle, WA 98105

Mid-rise multi-family building similar to all proposed schemes in height and overall size. Street level is activated by the storefront glazing, with portions set back at the street level, which are proposed in preferred Concept 3.



6 **THE KENNEDY BUILDING**
903 NE 45th St. Seattle, WA 98105

Similar to all proposed schemes in height. Street level is activated by storefront glazing and ground level residential units. Preferred Concept 3 proposed similar glazing and opportunities for visual connection between building occupants and the street.



2.0 URBAN DESIGN ANALYSIS: NEIGHBORHOOD CHARACTER



7 BARS & RESTAURANTS
712 NE 45th St, Seattle, WA 98105



8 RETAIL STORE & OFFICES
810 NE 45th St, Seattle, WA 98105



9 UNIVERSITY BUSINESS CENTER
4501 Roosevelt Way NE, Seattle, WA 98105



10 RETAIL STORE
809 NE 45th St, Seattle, WA 98105



Buildings located near the site along NE 45th St are largely one and two-story commercial buildings

2.0 URBAN DESIGN ANALYSIS: 7TH AVE NE



NE 45TH ST

TRANSIT ISLAND
(OPPOSITE SITE)

I-5 ON RAMP

A-A | NORTH-SOUTH ELEVATION - Looking West



I-5 ON RAMP

UNIVERSITY WEST

CIELO SOUTH

CALAMARIHOOPS

SITE

NE 45TH ST

PARKING LOT

B-B | NORTH-SOUTH ELEVATION - Looking East



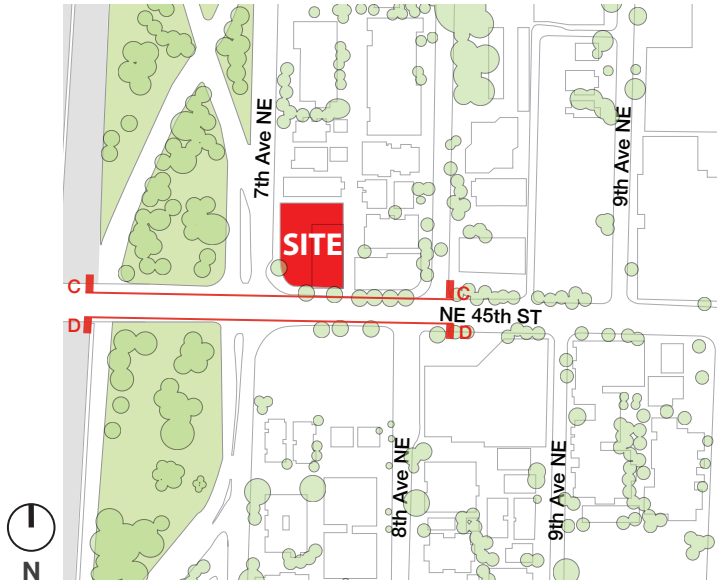
2.0 URBAN DESIGN ANALYSIS: NE 45TH ST



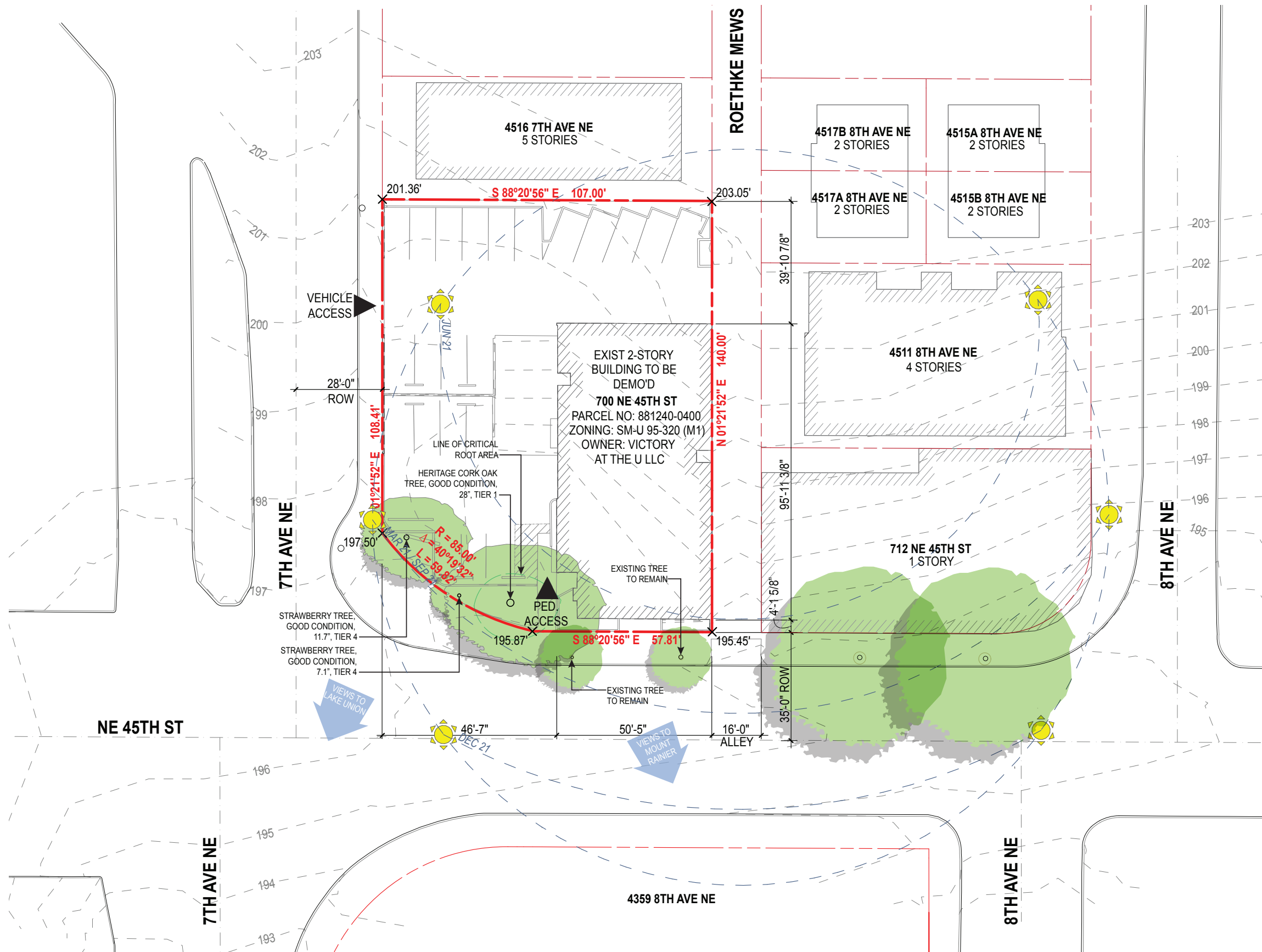
C-C | EAST-WEST ELEVATION - Looking North



D-D | EAST-WEST ELEVATION - Looking South

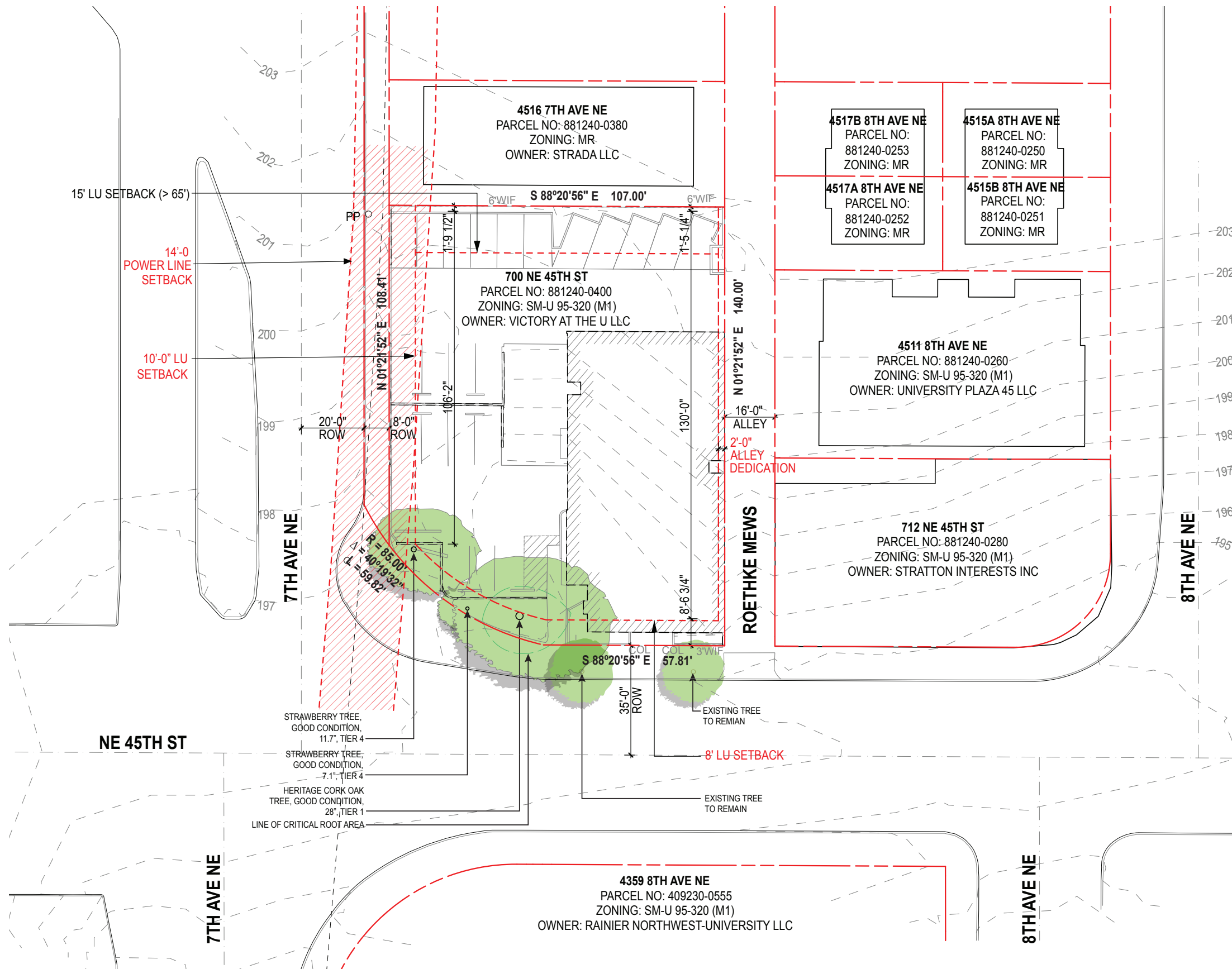


3.0 EXISTING SITE PLAN



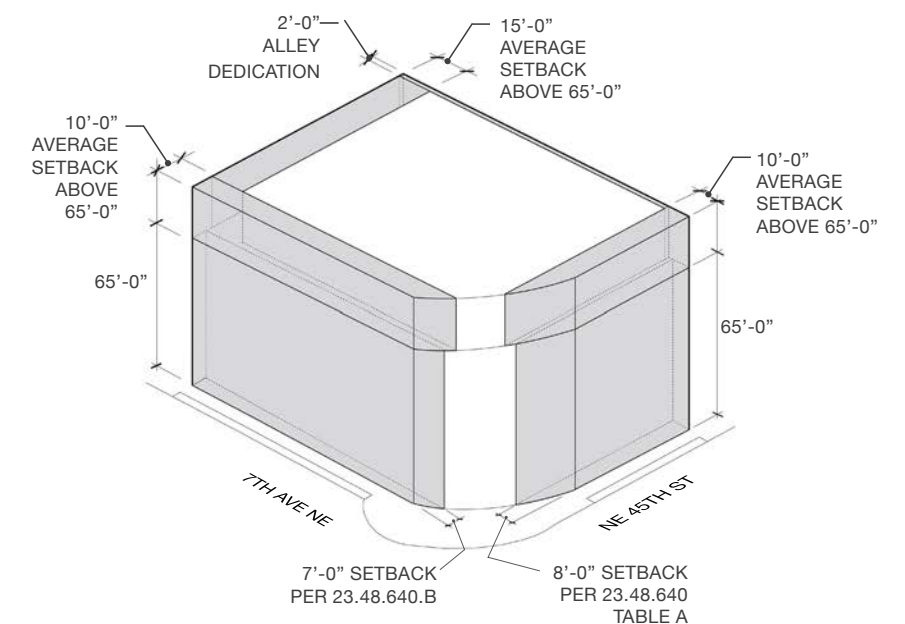
- The site is located on a Gateway Corner to the University District
- Corner location provides opportunity for good solar access on south and west sides of site
- Potential for views to Mount Rainier and downtown. Good territorial views to the east
- Retail use at existing street level
- Legal Description: The South 20 feet of lot 16 and all of lots 17, 18, 19 and 20, block 4, the university addition to the City of Seattle, according to the plat thereof recorded in volume 11 of plats, page 12, records of King County, Washington; except that portion thereof lying southwesterly of a line described as follows: beginning at the southwest corner of lot 20 in block 4, the university addition to the city of Seattle; thence in a northerly direction along the west line of lots 20 and 19, a distance of 31.59 feet, its intersection with an 85 foot radius curve concave to the northeast at which point the center of radius bears north 54 degrees 29 minutes 01 seconds east and the true point of beginning of said line; thence southeasterly along the arc of said curve a distance of 59.82 feet to its intersection with the south line of lot 20 and the end of this line description; situate in the city of Seattle, county of king, state of Washington

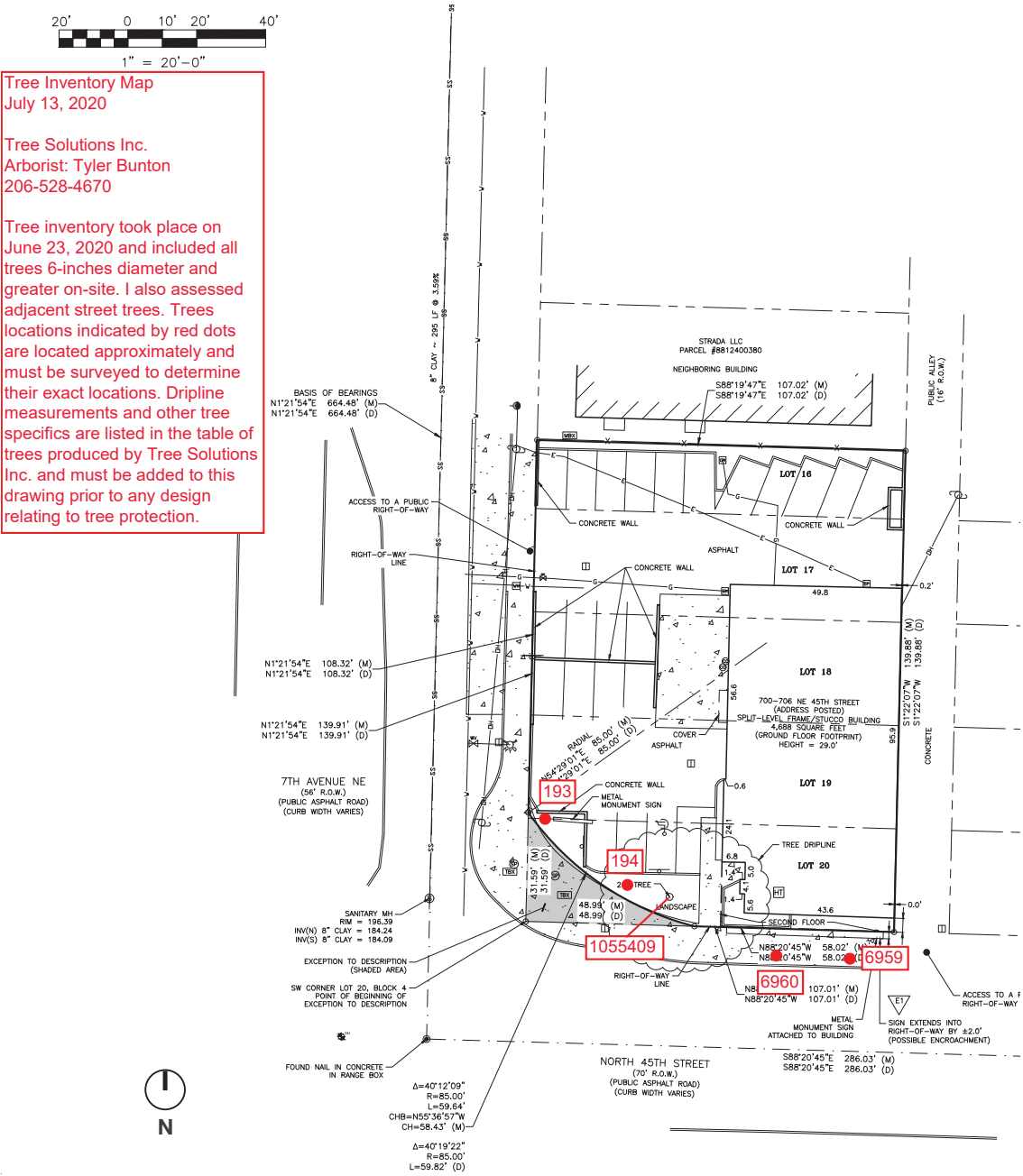
3.0 EXISTING SITE PLAN: SITE CONSTRAINTS



- Exceptional Cork Oak Tree on site with large root zone
- 3.5% slope along 7th Ave NE results in 4-ft of elevation change
- High-voltage overhead powerlines are present along the entire length of the West property line (7th Ave NE)

SITE SETBACKS



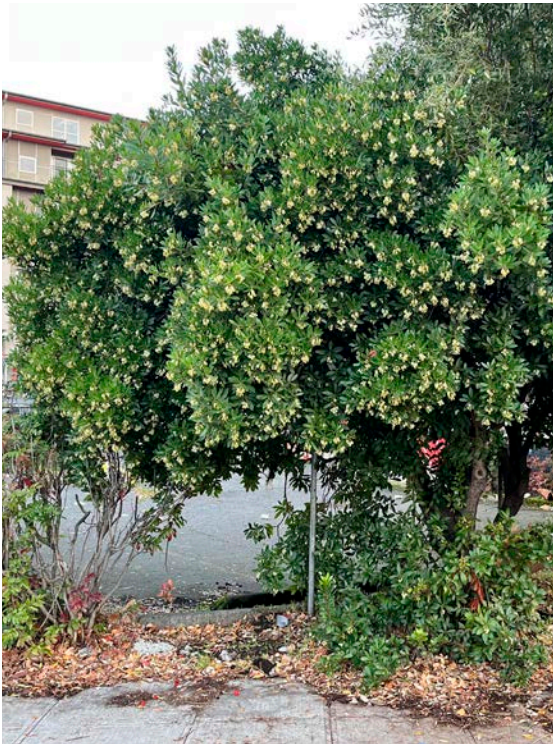


(2) Strawberry Trees (*Arbutus Unedo*): We will request permission, as part of the development process, to remove the two, Tier 4, Strawberry Trees due to their location. They block visibility in the “gateway” corner of the property and require maintenance due to fruit drop.

Tree#193



Tree#194



Cork Oak (*Quercus Suber*): This is a Tier 1 tree. It will be protected and retained in Concept 1, and preferred Concept 3.

Tree#1055409



| Limits on Tree Removal and Replacement Requirements on Developing Property | | |
|--|--|----------------------|
| | Tree Removal Limits | Replacement Required |
| Tier 1 trees | May not be removed unless hazardous or an emergency action ¹ | Yes |
| Tier 2 trees | May not be removed unless hazardous, an emergency action ¹ , or permitted to achieve allowed development capacity per SMC 25.11.070 and 25.11.080 | Yes |
| Tier 3 trees | May be removed as part of a development permit | Yes |
| Tier 4 trees | May be removed as part of a development permit | No |
| ¹ . Emergency actions do not require SDCI pre-approval or replacement. An after-the-fact application is required within 10 days of the emergency action. The arborist report can be limited to sufficient detail to document the tree status and emergency. | | |

Arborist Report: 700 NE 45th St. Seattle WA 98105 on July 13,2020 by Tree Solutions and updated Memo on October 26, 2023 by Scott Selby Consulting LLC

Victory at the U, LLC

Table of Trees
700 45th Ave NE, Seattle

Date Prepared: 10/26/2023
Page 6

| Tree ID | Common Name | Botanical Name | DSH* (inches) | DSH Multistem | Health Condition | Structural Condition | Dripline Radius (feet) | | | | Tier | Notes |
|---------|-----------------|----------------------|------------------|-------------------------------------|---------------------|-------------------------|------------------------|------|------|------|------|--|
| | | | | | | | N | E | S | W | | |
| 193 | Strawberry tree | <i>Arbutus unedo</i> | 11.7 | 5.5, 4.8, 3.2, 3.8, 5.2, 4.2, | good | good | 10.5 | 9.5 | 11 | 11.5 | 4 | Recent sidewalk replacement to southwest |
| 194 | Strawberry tree | <i>Arbutus unedo</i> | 7.1 | 3.5, 4.9, 3.8 | good | good | 7.3 | 8.8 | 7.3 | 9.3 | 4 | |
| 1055409 | Cork oak | <i>Quercus suber</i> | 28 | | good | good | 17.7 | 31.2 | 23.2 | 21.2 | 1 | Utility valves approximately 4 feet east of tree; growing in limited planting space; Heritage tree; canopy overhangs adjacent building |



Photo 1. Canopy of tree 1055409 overhanging the existing structure on site.



Photo 2. Utility valves near tree 1055409 circled in red, and hardscape located near the bases of trees 1055409 in the foreground, and 194 in the background.

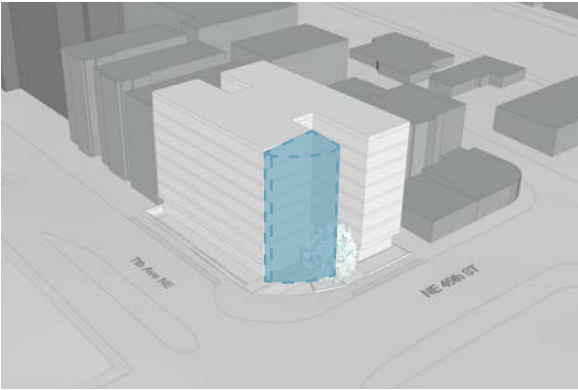
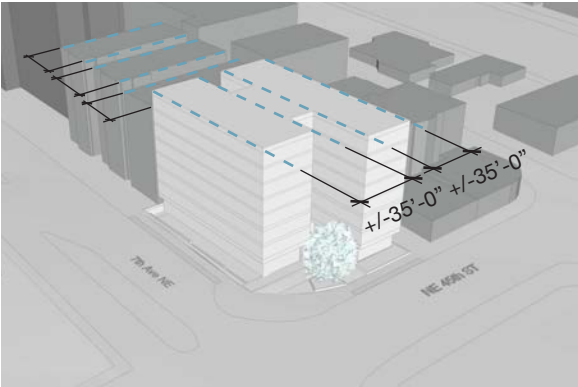
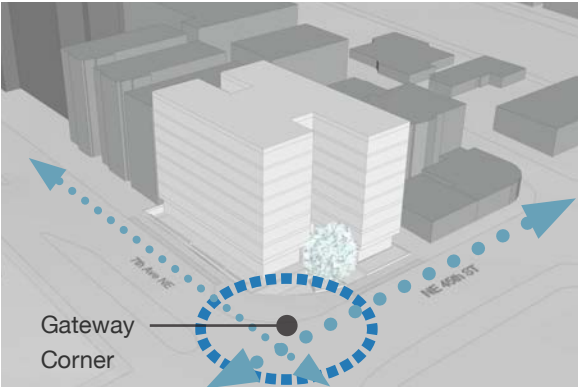


Photo 3. Tree 193 with a recently replaced sidewalk to the southwest and a low wall to the north.



Photo 4. Strawberry tree (193) at the corner of 7th Ave NE and NE 45th St.

SEATTLE CITYWIDE & UNIVERSITY DISTRICT NEIGHBORHOOD DESIGN GUIDELINES

| | | | | |
|--|------|--|--|---|
| CS1 University District Supplemental Guidelines: Natural Systems and Site | I. | <p>Plan for Daylight & Trees</p> <p>C. Incorporate new & existing trees. Site the buildings and design building massing to preserve and incorporate existing mature trees, especially on slopes; this is especially relevant in the Ravenna Springs character area (see Map A). Where removal is unavoidable, configure open space to accommodate large canopy trees that replace those removed.</p> | <p>- In preferred Concept 3 the building mass is held back from the corner to allow space for mature cork oak tree to remain and become centerpiece of generously landscaped corner plaza.</p> |  |
| CS2 Citywide Design Guidelines: Urban Pattern and Forms | B. | <p>Adjacent Sites, Streets and Open Spaces</p> <p>1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.</p> | <p>- The Design seeks to take an underutilized site and transform the site into a point of demarcation between a major interstate and a dense urban neighborhood. The massing for preferred Concept 3 comprises two principal volumes with the western volume recessed to provide relief at the southwest corner of the site. The recessed volume breaks from the urban street frontage pattern along NE 45th Street, marking the entrance into the University District.</p> | |
| CS2 University District Supplemental Guidelines: Urban Pattern and Forms | I. | <p>Character Areas and Corridor Character Areas</p> <p>E. The U District Core & The Ave: Express an urban character that is distinct to the U District and prioritize the pedestrian experience with human-scaled design and a high degree of visual interest. Foster an eclectic mix of businesses and architectural styles.</p> <p>1. Reflect historic platting patterns by articulating and/or modulating buildings and design styles at 20-40 foot intervals.</p> <p>2. Use upper-level step-backs that respond to predominant and historic datums in context.</p> <p>3. Incorporate balconies or terraces in buildings with residential uses to contribute to passive surveillance and visual interest.</p> | <p>- Concept 3 breaks the larger building mass into approximately 35 foot massing modules to express The University District Core historic platting patterns of 20 to 40 foot intervals.</p> <p>- Concept 3 massing is undercut at the street level along NE 45th Street and 7th Avenue NE to reduce the scale of the building and prioritize the pedestrian experience.</p> |  |
| | III. | <p>Gateways and Placemaking corners</p> <p>A. Gateways identified on Map A are significant “entry” points in the U district Neighborhood</p> <p>1. Express a sense of arrival to a district with distinctive forms, prominent massing, unique design, and the highest attention to design quality.</p> | <p>- In the preferred Concept 3 the building mass is broken into 3 distinct parts – 2 wings with a central core in-between. Each wing is approximately 35’ in width, emulating the historic grain of the University District (CS2 2.a.). The west wing is stepped back from the east wing relative to NE 45th St. This gesture “opens” the site to the south and west creating a plaza at street level. The distinct forms above the plaza create a layered massing as viewed from the west along 45th or the south from the I-5 off ramp. Development of the plaza with generous landscaping and the building mass with quality materials and interesting fenestration will result in a “gateway” building that is inviting to those approaching on foot or in cars or buses.</p> |  |

SEATTLE CITYWIDE & UNIVERSITY DISTRICT NEIGHBORHOOD DESIGN GUIDELINES

| | | | | |
|---|----|---|--|---|
| CS3 City Wide Guidelines: Architectural Context and Character | A. | Emphasizing Positive Neighborhood Attributes 4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future. | - The midrise scale of all three massing concepts mediates between the smaller scale historical developments with new high-rise buildings in a burgeoning urban core. | |
| CS3 University District Supplemental Guidelines: Architectural Context and Character | I. | University District Architectural Character A. Foster the eclectic mix of architectural styles and forms on the block and throughout the neighborhood while maintaining articulated base designs that are pedestrian-oriented. Repetition of architectural forms and character, whether visually adjacent or within the U District, is strongly discouraged. | - Preferred Concept 3 insets the building base along NE 45th St and 7th Ave NE to articulate the building massing vertically, while large expanses of transparent storefront windows improve connection between building occupants and pedestrians on the street. This approach provides an architectural form unique from surrounding architectural context in the University District. |  |
| PL1 Citywide Guidelines: Connectivity | B. | Walkways and Connections 1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. | - The preferred Concept 3 provides a pedestrian circulation through the site, linking NE 45th St and 7th Ave NE. | |
| PL1 University District Supplemental Guidelines: Connectivity | I. | Networks & Connections to Community Open Space A. Include open space at grade that physically or visually engages the public realm: Options include plazas, public courtyards, play areas, gardens, and ground level patios. | - Massing preferred Concept 3 pulls away from the southwest corner of the site to provide a plaza facing NE 45th St and engage in the public realm. A landscaped plaza along 7th Ave NE creates a visual connection between building occupants and pedestrians along 7th Ave NE . |  |
| | | D. Treat all alleyways as potential pedestrian routes: Incorporate windows, entries, art, lighting, and active uses on alley-facing facades to activate and improve safety in alleys. | - All massing concepts engage the alley with portions of the building setback from the eastern property line. Concept 3 massing undercut at the southeast corner of the site and landscape elements look to activate and improve sightlines into the alleyway from NE 45th st. | |

SEATTLE LAND USE CODE SUMMARY

| | | |
|--|---|--|
| Parcel Numbers | 881240-0400-09 | |
| Lot Area | 14,408-sf (±0.33 acres) | |
| Zoning | University Community Urban Center Mixed Use | SM-U 95-320 (M1) |
| Overlays | University Community Urban Center, Light Rail Station Overlay | |
| Permitted Uses | All uses are permitted outright, either as principal or accessory uses, except those specifically prohibited by Subsection B | Will comply |
| Street Level Uses | The site is located on NE 45th Street, East of 7th Avenue NE. This site does not have a street-facing façade abutting streets required to have street-level uses per 23.48.605 Map A. | Will comply Will comply |
| Street Level Standards | Street level frontage to comply with transparency and blank façade provisions except for portions of structure in residential use: <ul style="list-style-type: none">Minimum 60% of street-facing façade 2-ft to 8-ft above sidewalk to be transparent for non-residential uses.Blank façades limited to 20-ft lengths and not to exceed 40% of façade width. Provide continuous overhead weather protection along at least 60% of NE 45th St. and 7th Ave NE <ul style="list-style-type: none">The covered area shall extend a minimum of 6 feet from the structure, unless otherwise provided in this subsection 23.48.640.F, and unless there is a conflict with existing or proposed street trees or utility poles, in which case the Director may adjust the width to accommodate such features as provided for in subsection 23.48.640.F.6. NE 45th St and 7th Ave NE are Class II pedestrian streets per MAP A for 23.48.640. | Will comply Will comply Potential departure request (See below) |
| Structure Height | Maximum structure height as zoned: 95ft for midrise Rooftop features: <ul style="list-style-type: none">Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls permitted to exceed maximum height limit up to 4-ft.Solar collectors and mechanical equipment may extend 15-ft, and stair and elevator penthouses may extend 16-ft above maximum height limit | Will comply Will comply |
| Floor Area Ratio | Maximum allowable FAR for 95-ft height limit: <ul style="list-style-type: none">Base FAR: 4.75Potential Additional FAR 0.5 Floor area exemptions: <ul style="list-style-type: none">All stories or portions of stories below grade are not counted.Portions of story 4-ft or less above grade (lower existing or finished grade) are not counted. | Site Area: 14,408-sf Base FAR (4.75) Area: 70,920-sf Potential Additional FAR (0.5) Area 7,204-sf Total allowable FAR Area: 78,124-sf |
| Setbacks | <ul style="list-style-type: none">8 ft minimum setback is required along NE 45th St.2 ft alley dedicationAn upper level setback of 15-ft above 65-ft above grade along rear or side lot lines abutting an LR-zoned lots.7ft setback for street level residential units along 7th Ave NE | Will comply Will comply Potential departure request (See below) Will comply |
| Landscaping and Screening | Green Factor of ≥0.30 required. Street trees required with any development proposal. Existing street trees to be retained in consultation with SDOT Forestry. Standards for landscaping and screening where required for certain uses to consist of fences, walls, or landscaped areas including bio-retention facilities. | Will comply Will comply Will comply |
| Light and Glare | Exterior lighting to be shielded and directed away from adjacent uses. | Will comply |
| Amenity | Residential amenity area equal to 5% of residential gross floor area excluding areas used for mechanical equipment and parking. Amenity area requirements: <ul style="list-style-type: none">All residents have access to at least an amenity or private area.Common residential amenity areas shall have a dimension of at least 10-ft and a minimum area of 250-sf. | Will comply Will comply Will comply |
| Parking | No parking required for residential uses in commercial zones located in Urban Center within Frequent Transit Service Area. Bicycle parking required for multi-family structures as follows: <ul style="list-style-type: none">Long-term: 1 space per DUShort-term: 1 space per 20 DUs | 0 parking spaces provided. Will comply Will comply |
| List of Potential Departures 23.41.012 | <ul style="list-style-type: none">Weather protection along NE 45th St and 7th Ave NEPreservation of tier 1 tree along NE 45th St, and subsequent additional 0.5 FARUpper level setback along north property line | Granting of departure not excluded by 23.41.012.B Granting of departure allowed per 23.41.012.B Sec 10.b Granting of departure not excluded by 23.41.012.B |

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CONCEPT 1 (CODE COMPLIANT)

| | | | |
|----------------------|---|-----------|--|
| Stories | 8 above-grade, 0 below-grade | | |
| Floor Area | Gross Area: | 70,698-sf | |
| | Allowable Base FAR Area: | 70,920-sf | |
| Dwelling Units | 29 apartments | | |
| Parking | 0 vehicle spaces | | |
| | 34 bicycle spaces | | |
| Potential Departures | None | | |
| Advantages | <ul style="list-style-type: none">■ Preserve existing Heritage tree along NE 45th St■ Makes use of base FAR (4.75) | | |
| Disadvantages | <ul style="list-style-type: none">■ Inefficient use of residential floor plates resulting in fewer units of lower quality■ Unit living spaces receive little daylight because of limited exposure along facades■ Limited outdoor space surrounding existing Heritage Tree along NE 45th St. | | |

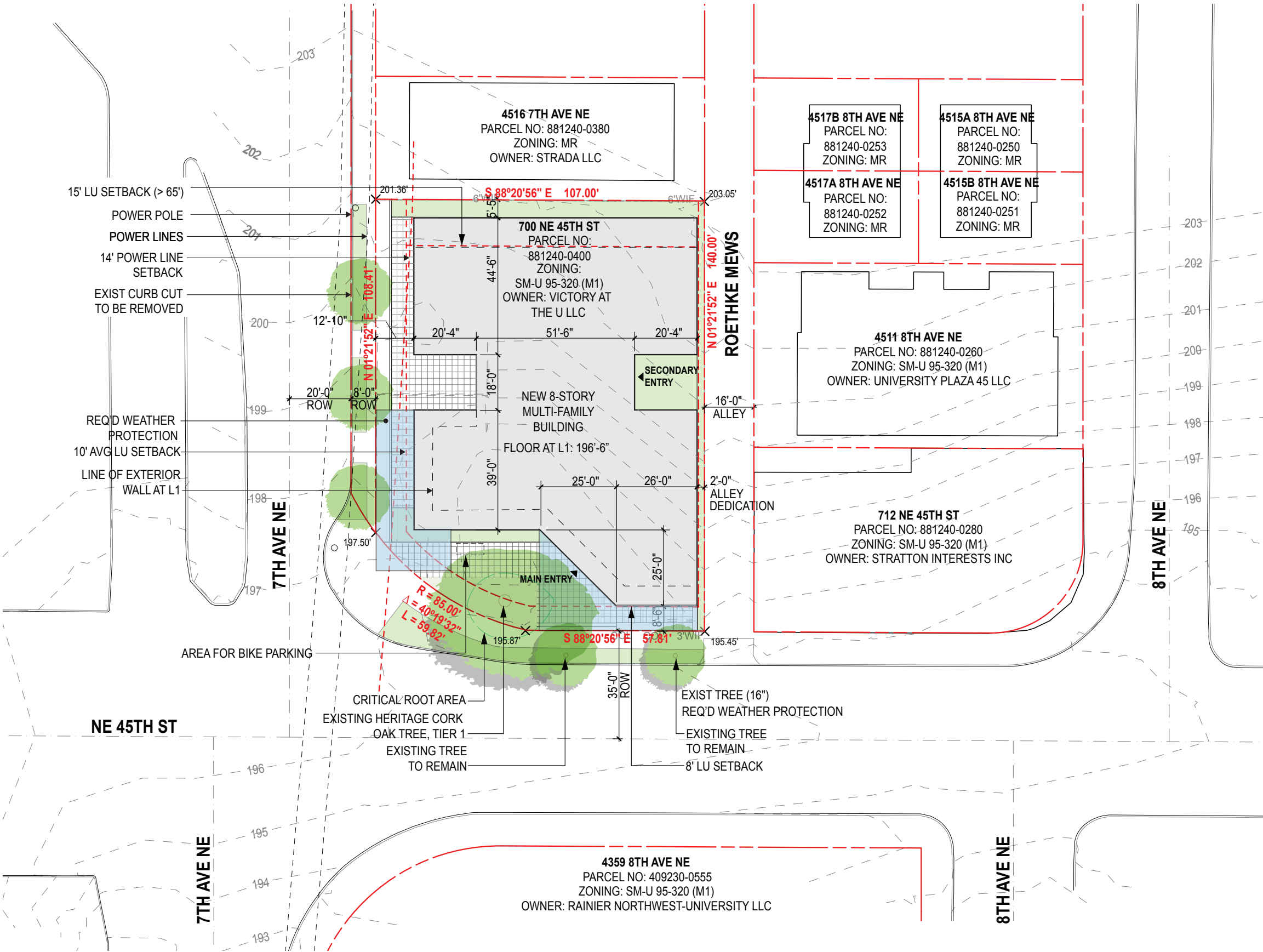
CONCEPT 2

| | | | |
|----------------------|---|-----------|--|
| Stories | 8 above-grade, 0 below-grade | | |
| Floor Area | Gross Area: | 70,672-sf | |
| | Allowable Base FAR Area: | 70,920-sf | |
| Dwelling Units | 22 apartments | | |
| Parking | 0 vehicle spaces 34 bicycle spaces | | |
| Potential Departures | 1. Eliminates existing Heritage Cork Oak Tree along NE 45th st and exceptional Strawberry Tree | | |
| Advantages | <ul style="list-style-type: none">■ Follows 15’ setback for entire height of building along North Property line■ Makes use of base FAR (4.75) | | |
| Disadvantages | <ul style="list-style-type: none">■ Inefficient use of residential floor plates resulting in fewer units of lower quality■ Unit living spaces receive little daylight■ Loss of Heritage tree along NE 45th St■ Limited outdoor space loss existing Heritage Tree along NE 45th St. | | |

CONCEPT 3 (PREFERRED)

| | | | |
|----------------------|---|-----------|--|
| Stories | 8 above-grade, 0 below-grade | | |
| Floor Area | Gross Area: | 71,929-sf | |
| | Allowable Base FAR Area: | 70,920-sf | |
| | Departure request 0.5 FAR (23.41.012.B.10.b.1) | 7,204-sf | |
| | Total allowable FAR Area: | 78,124-sf | |
| Dwelling Units | 29 apartments | | |
| Parking | 0 vehicle spaces | | |
| | 34 bicycle spaces | | |
| Potential Departures | <ol style="list-style-type: none">1. Partial incursion into 15’ setback (above 65’) along north property line. Incursion would be 2 portions of building, each approximately 37” in width, extending approximately 13’ into set back2. Relief from weather protection requirements | | |
| Advantages | <ul style="list-style-type: none">■ Preserves existing Heritage tree along NE 45th St■ Efficient use of residential floor plates provide every bedroom and living space with maximum exposure along perimeter of building, allowing for large windows and maximum daylighting | | |
| Disadvantages | <ul style="list-style-type: none">■ None. | | |

6.0 ARCHITECTURAL MASSING CONCEPTS: CONCEPT 1 SITE PLAN



- Concept 1 is fully code compliant
- Entry located centrally on site off of NE 45th St
- The building mass is set away from the South property line along NE 45th street to provide exterior space for landscape and plaza
- The massing is organized in H-shaped plan with two courtyards; one at the west property line providing open space at the ground level and one at the east property line on level 2
- The West building wing fronting NE 45th Street is set back to preserve the exceptional tree on site



CONCEPT 1 MASSING

- Organized as a shallow H-shaped building
- Massing addresses each street frontage differently
- Shallow courtyard at 7th Ave NE and the alley provides daylight and natural ventilation for interior units while providing relief in the massing at the street and alley frontage
- Massing set back along 7th Ave NE to maintain clearance from overhead electrical lines
- Massing respects 8ft setback from NE 45th St
- Massing is recessed at the southwest corner of the site to preserve exceptional tree and break from the urban street frontage pattern along NE 45th Street, marking the entrance into the University District



Looking to Northeast from NE 45th St and 7th Ave NE



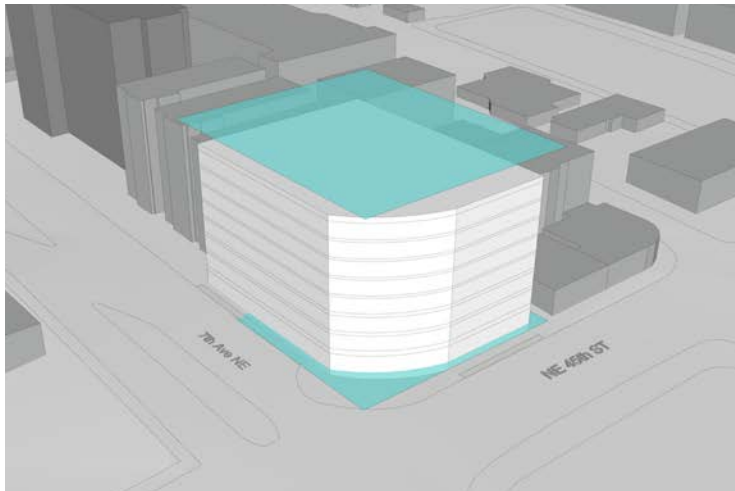
Looking Southeast



Looking Southwest

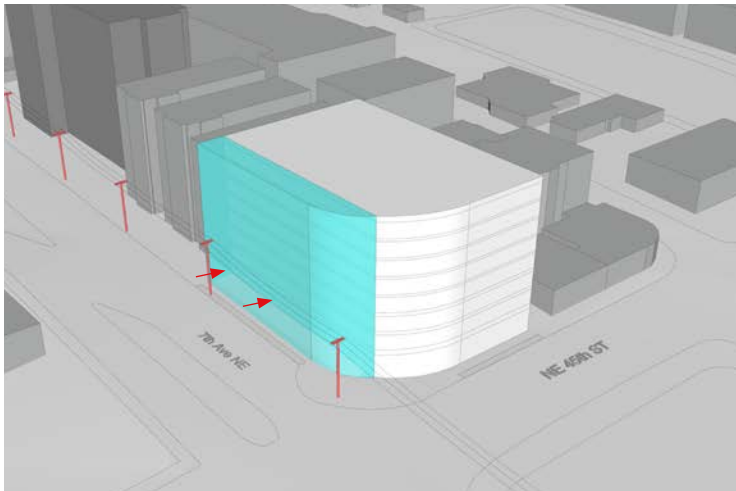


Looking Northwest



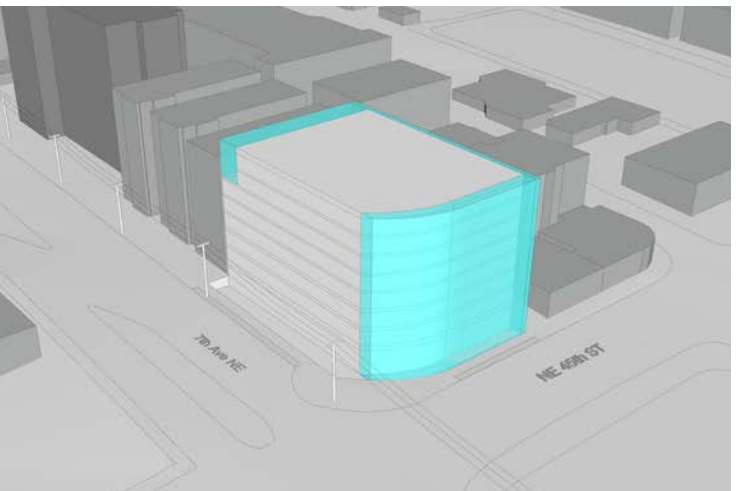
1. AVERAGE GRADE PLANE

The height of the buildable envelope at 79'10" sits below the maximum structure height (95-ft as zoned) above the average grade plane ($\pm 199'-2"$).



2. POWERLINE SETBACK

Clearances from high-voltage overhead powerlines establish the western extents of the buildable envelope. This setback determines the western extents of the buildable envelope.



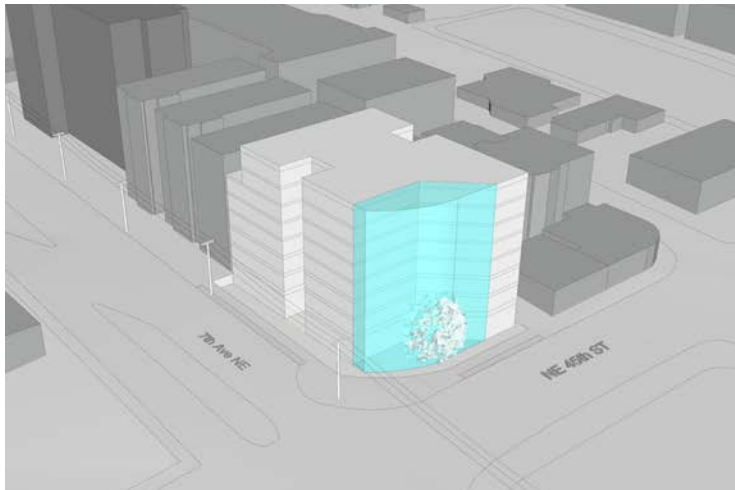
3. REQUIRED SETBACKS

An 8-ft setback occurs along the entire length of the south property line and a 2-ft alley dedication occurs along the eastern property line.



4. COURTYARDS

A courtyard occurs at both the east and west facades of the massing provide natural light into eastern units



5. CORNER RELIEF AND TREE PRESERVATION

The southwest corner of the massing is recessed to preserve the existing Heritage tree on site and provide relief to the corner of 7th and 45th.



6. PROPOSED MASSING

The resulting building mass for Concept 1 expresses the central circulation with residential wings separated with internal courtyards. Each wing of the H-shaped massing responds differently to site context.

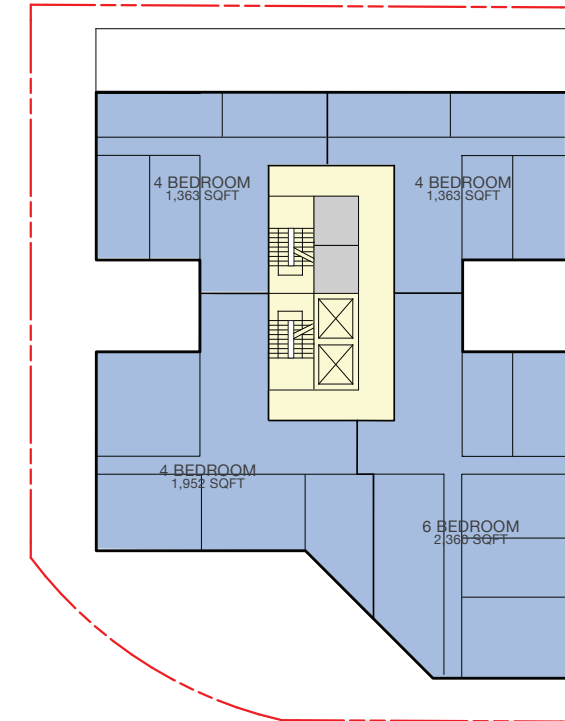
6.0 ARCHITECTURAL MASSING CONCEPTS: CONCEPT 1 CIRCULATION

Circulation & Open Space Concept: This Concept is code compliant respecting the site's various setbacks. The southwest corner of the massing is carved away to express the gateway condition into the University District and preserve the Heritage Cork Oak tree on site. Two courtyards along both the east and west property line provide open space at the ground level.

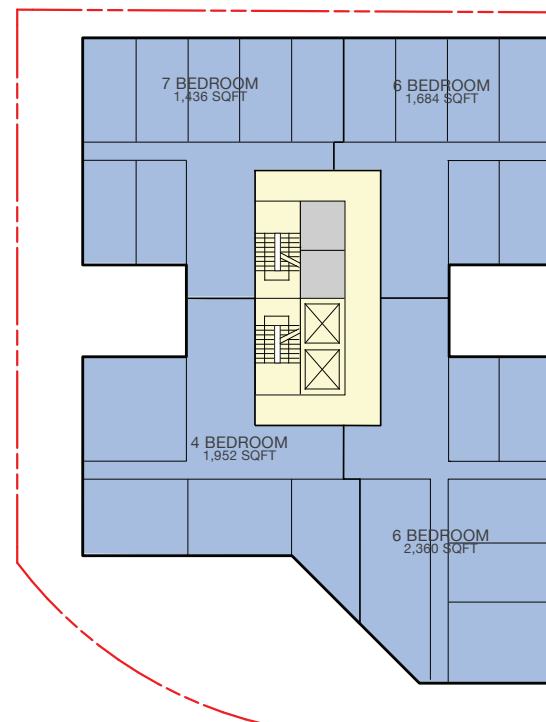
Circulation is centrally located to efficiently service the four units on each of the residential floors. The lobby and main entrance are located along the oblique face of the massing to improve wayfinding.



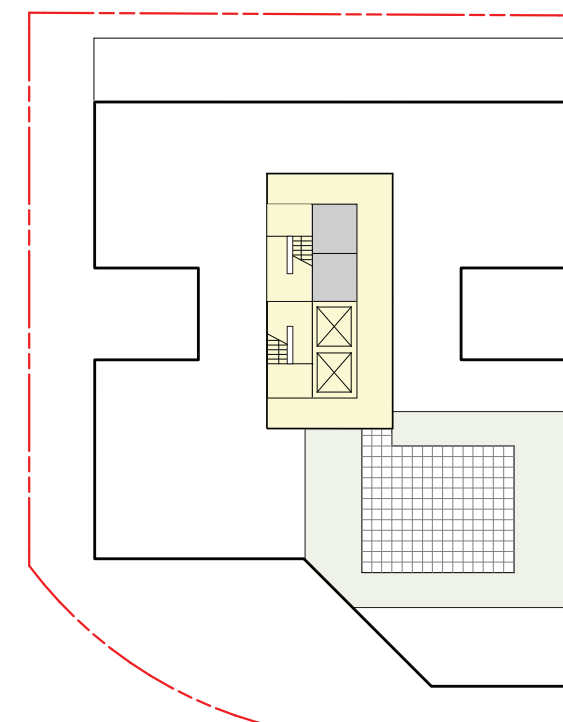
Level 1 Plan (Street Level)



Level 7 Plan
(Residential Levels 7 & 8)



Level 2 Plan
(Typical Residential Levels 2-6)



Roof Level Plan

6.0 ARCHITECTURAL MASSING CONCEPTS: CONCEPT 1 URBAN PATTERN AND FORM



6.0 ARCHITECTURAL MASSING CONCEPTS: CONCEPT 1 VIEWS



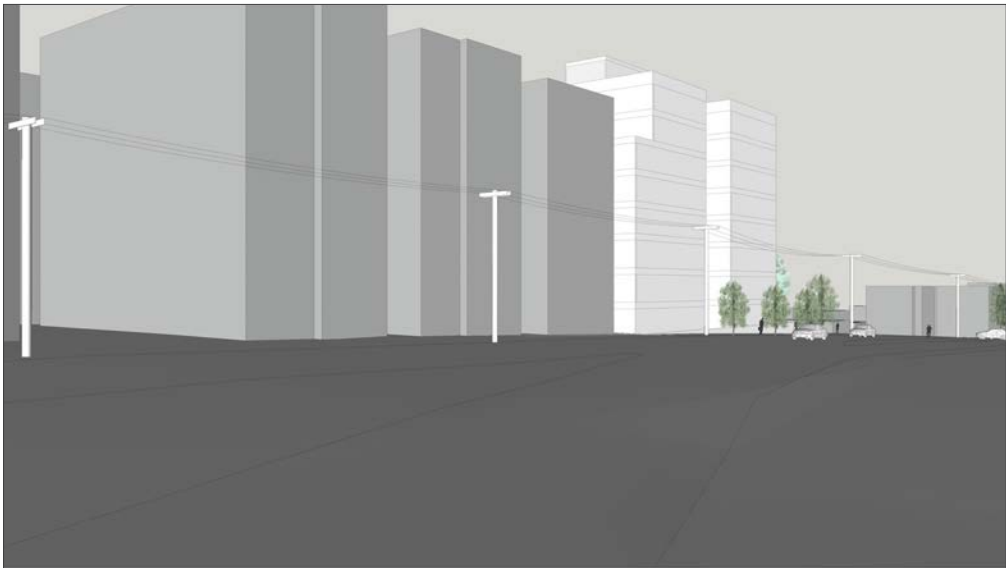
Looking North from 7th Ave NE Street across NE 45th St



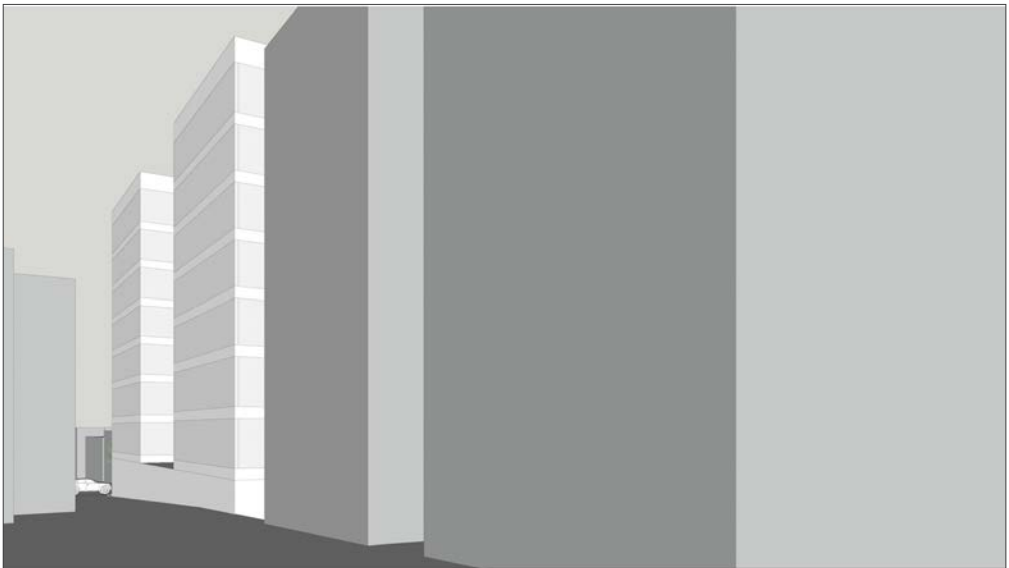
Looking North from 8th Ave NE across NE 45th St



Looking West along NE 45th St



Looking South along 7th Ave NE



Looking South along Alley

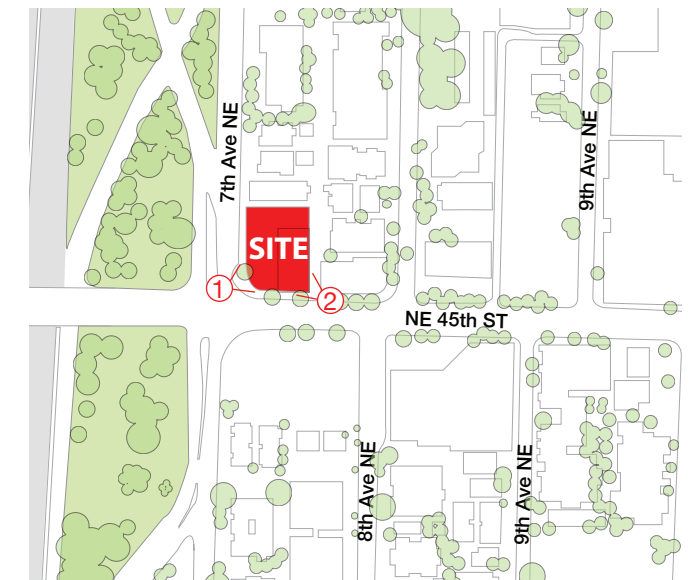
6.0 ARCHITECTURAL MASSING CONCEPTS: CONCEPT 1 CHARACTER SKETCHES



1. Looking east along NE 45th St

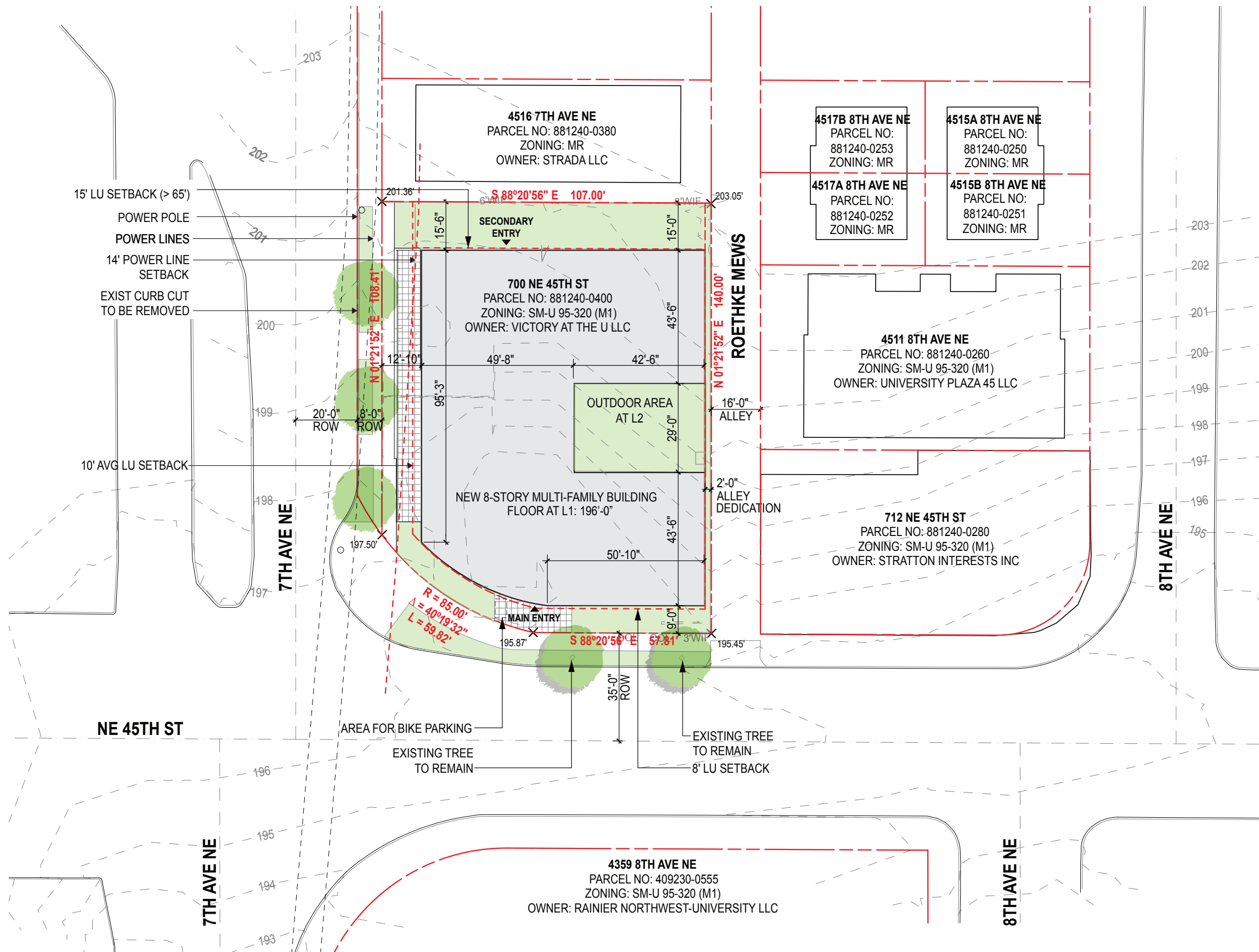


2. Looking west along NE 45th St



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6.0 ARCHITECTURAL MASSING CONCEPTS: CONCEPT 2 SITE PLAN



- Entry located centrally on site off of NE 45th St
- The building massing is held at the 8ft setback along NE 45th St. to provide greater open space at the north property line and provide relief to the north neighbor
- The massing is organized in C-shaped plan with a single large courtyard to provide daylight and natural ventilation to interior units
- This option proposes the removal of the Heritage Cork Oak Tree

CONCEPT 2 MASSING

- Organized as a C-shaped building
- Massing addresses 7th Ave NE and NE 45th St similarly in maintaining the urban street frontage pattern
- Central courtyard located on east property line provides daylight and natural ventilation to interior units while providing solar exposure to the alleyway
- Massing set back along 7th Ave NE clearance from overhead electrical lines
- Massing sits back from north property line beyond required setback to provide added relief to north neighbor
- The massing’s curved southwest corner is informed by the unique corner site and marks the Gateway into the University District



Looking to Northeast from NE 45th Street and 7th Ave NE



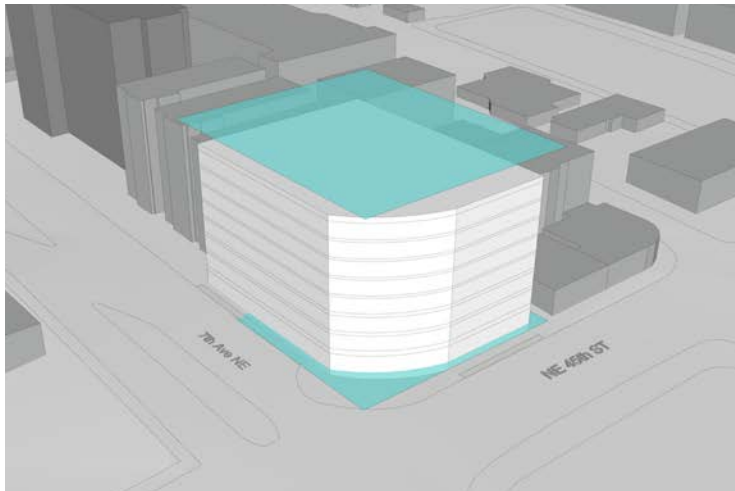
Looking Southeast



Looking Southwest

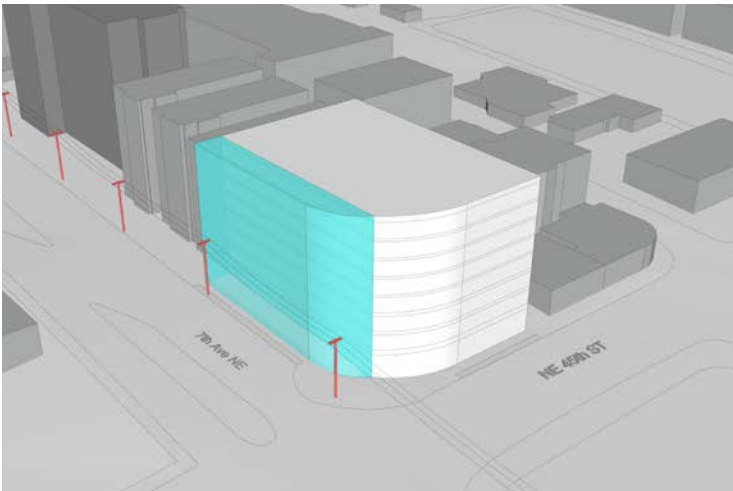


Looking Northwest



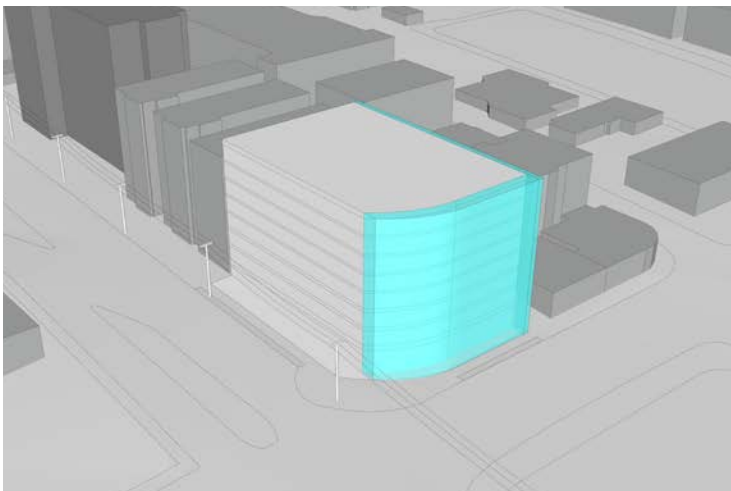
1. AVERAGE GRADE PLANE

The height of the buildable envelope at 79'-10" sits below the maximum structure height (95-ft as zoned) above the average grade plane (±199'-2").



2. POWERLINE SETBACK

Clearances from high-voltage overhead powerlines establish the western extents of the buildable envelope.



3. REQUIRED SETBACKS

An 8-ft setback occurs along the entire length of the south property line and a 2-ft alley dedication occurs along the eastern property line.



4. COURTYARDS

A courtyard located at the east facade of the massing provide privacy and natural light into interior units



5. MASSING RELIEF AT NORTH NEIGHBOR

The massing is recessed at the north property line to provide relief to the north neighbor



6. PROPOSED MASSING

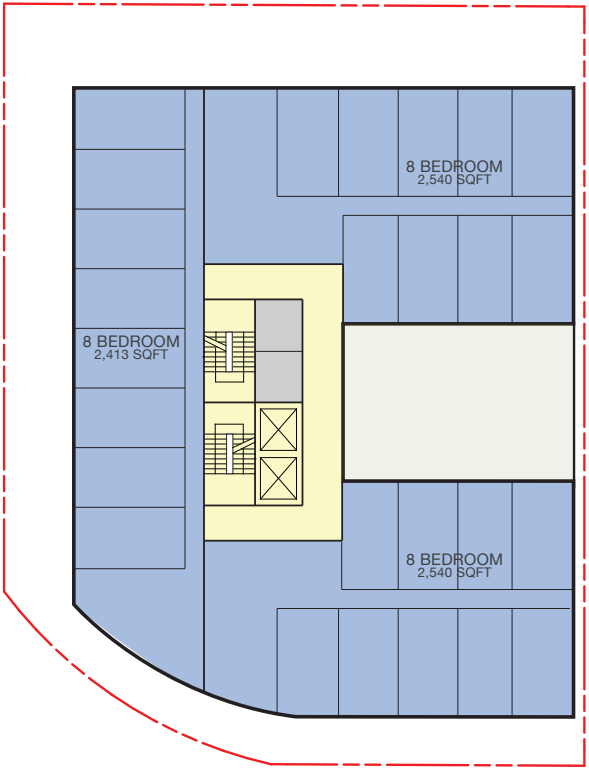
The resulting building mass for Concept 2 maintains the street frontage along both 45th and 7th prioritizing the open space at the north property line and alleyway. The unique radiused corner of the massing marks the Gateway corner into the University District.

Circulation & Open Space Concept: Unlike the previous concepts, this concept holds the urban street frontage pattern along NE 45th street siting the building massing at the 8ft setback from the south property line. This locates the building entry at grade access within close proximity to the sidewalk. In addition, siting the building along the 45th street setback creates a larger open space along the north property, providing greater relief to the north neighbor.

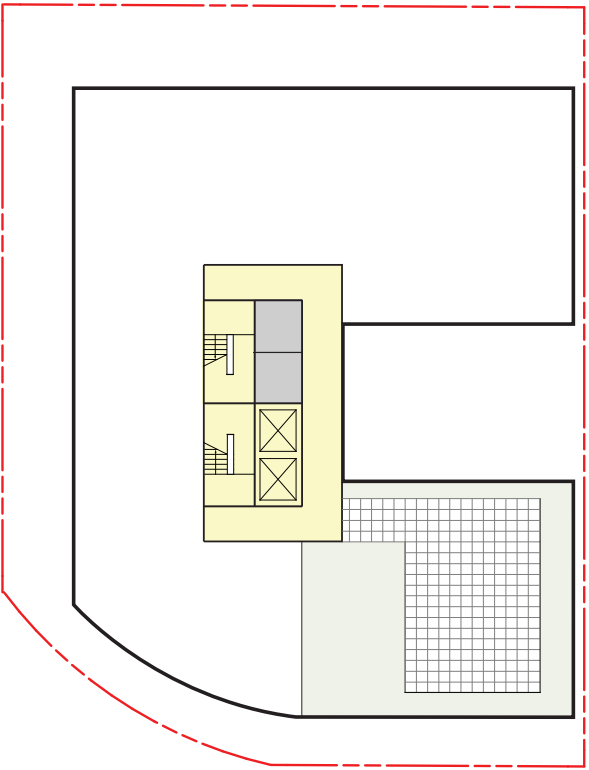
Concept 2 provides a centrally located courtyard along the east property line at level 2 measuring about 29-ft north to south with a depth of 42.5-ft from the east property line. Circulation is organized around the courtyard providing natural light to interior units.



Level 1 Plan (Street Level)



Level 2 Plan
(Typical Residential Levels 2-8)



Roof Level Plan

6.0 ARCHITECTURAL MASSING CONCEPTS: CONCEPT 2 URBAN PATTERN AND FORM



6.0 ARCHITECTURAL MASSING CONCEPTS: CONCEPT 2 VIEWS



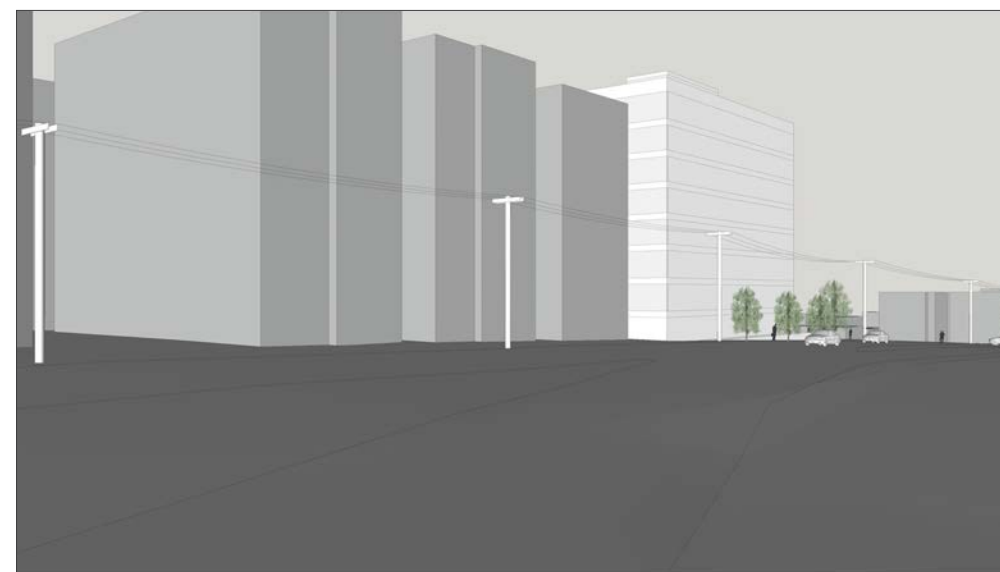
Looking North from 7th Ave NE Street across NE 45th St



Looking North from 8th Ave NE across NE 45th St



Looking West along NE 45th St



Looking South along 7th Ave NE



Looking South along Alley

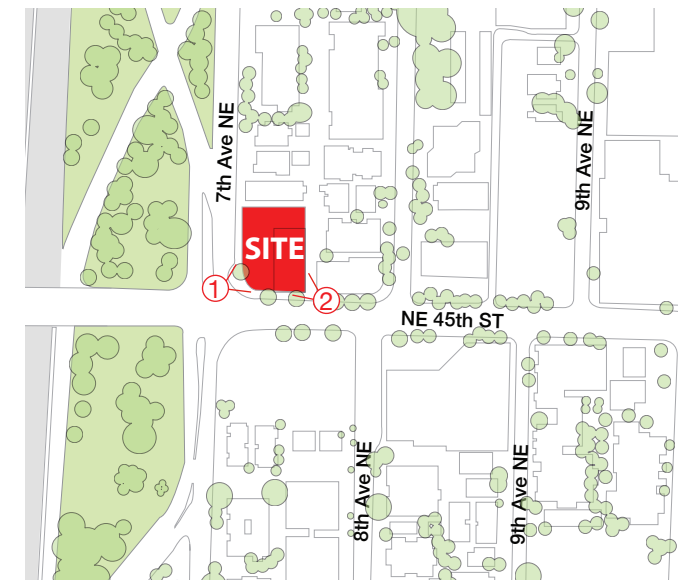
6.0 ARCHITECTURAL MASSING CONCEPTS: CONCEPT 2 CHARACTER SKETCHES



1. Looking east along NE 45th St

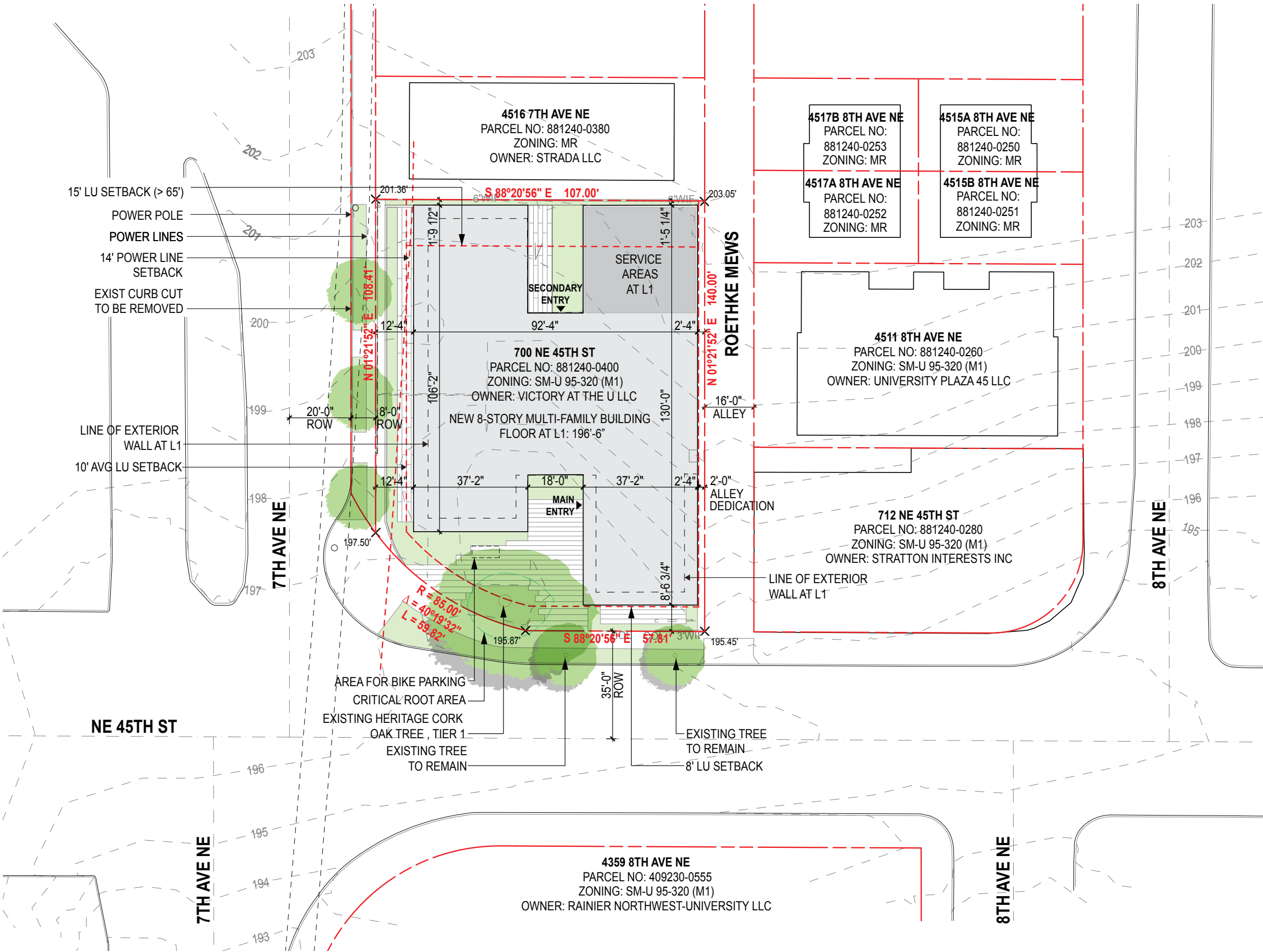


2. Looking west along NE 45th St



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6.0 ARCHITECTURAL MASSING CONCEPTS: CONCEPT 3 SITE PLAN



- Entry located centrally on site off of NE 45th St
- The building mass is set away from the south property line along NE 45th street to provide exterior space for landscape and plaza
- The massing is organized in shallow H-shaped plan with two courtyards; one locating the entry to the building and one at the north property line providing relief to the north neighbor
- The west building wing fronting NE 45th Street is set back to preserve the exceptional tree on site

CONCEPT 3 MASSING

- Organized as a shallow H-shaped building
- Massing addresses each street frontage differently
- A shallow courtyard at the North property line provides relief to the North Neighbor while a courtyard setback from NE 45th street marks the main entry into the building
- Massing set back along 7th Ave NE to maintain clearance from overhead electrical lines
- Massing respects 8ft setback from NE 45th St
- The west volume of the massing is recessed at the southwest corner of the site to preserve exceptional tree and break from the urban street frontage pattern along NE 45th Street, marking the entrance into the University District.



Looking to Northeast from NE 45th Street and 7th Ave NE



Looking Southeast



Looking Southwest



Looking Northwest



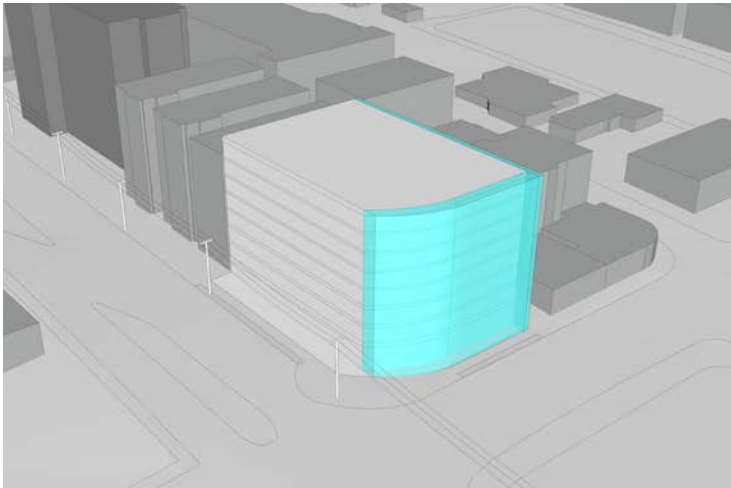
1. AVERAGE GRADE PLANE

The height of the buildable envelope at 79'-10" sits below the maximum structure height (95-ft as zoned) above the average grade plane (±199'-2").



2. POWERLINE SETBACK

Clearances from high-voltage overhead powerlines establish the western extents of the buildable envelope.



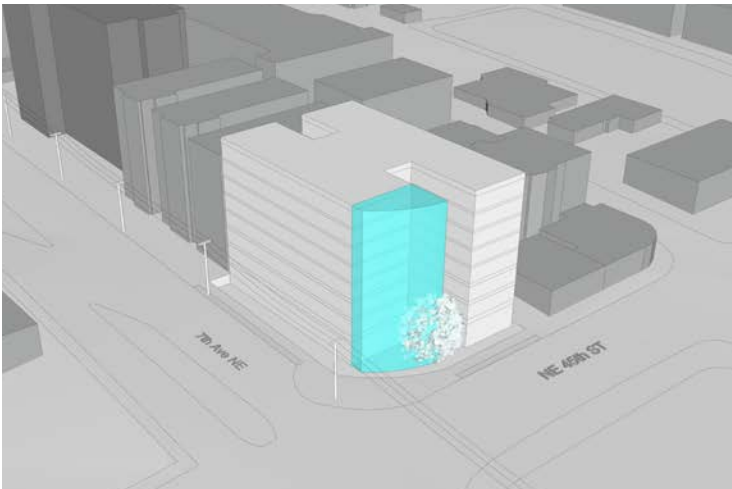
3. REQUIRED SETBACKS

An 8-ft setback occurs along the entire length of the south property line and a 2-ft alley dedication occurs along the eastern property line.



4. COURTYARDS

A courtyard located at the south of the massing marks the entrance to the building while the northern courtyard provides relief to the north facade and separation between the north neighbor. Both courtyards provide natural light into units surrounding each courtyard.



5. CORNER RELIEF AND TREE PRESERVATION

The southwest corner of the massing is recessed to preserve the existing heritage tree on site and provide relief to the corner of 7th Ave NE and NE 45th St.



6. UNDERCUT MASSING

The ground floor is recessed from the larger massing to differentiate amenity space from residential floors above, address the scale of the streetscape, and provide better proportions to the building.

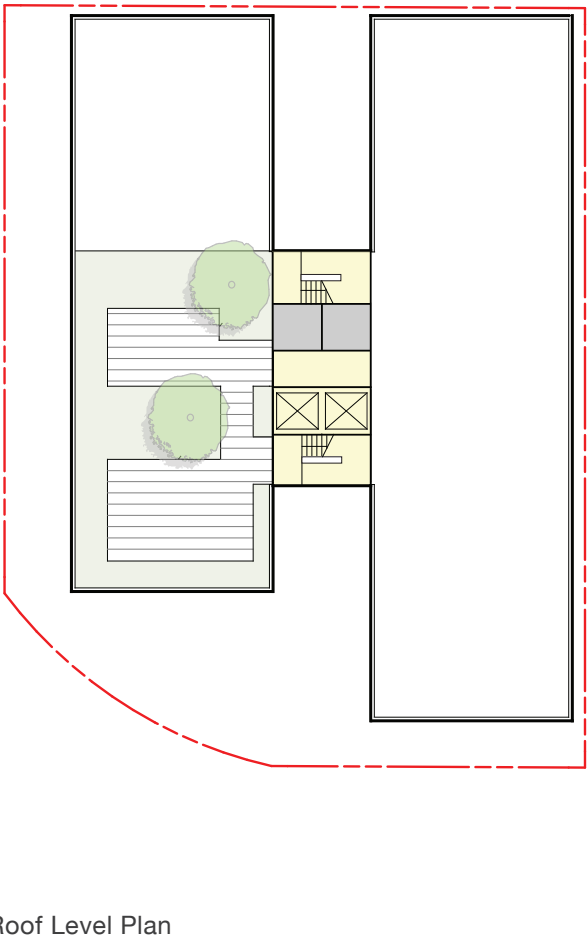
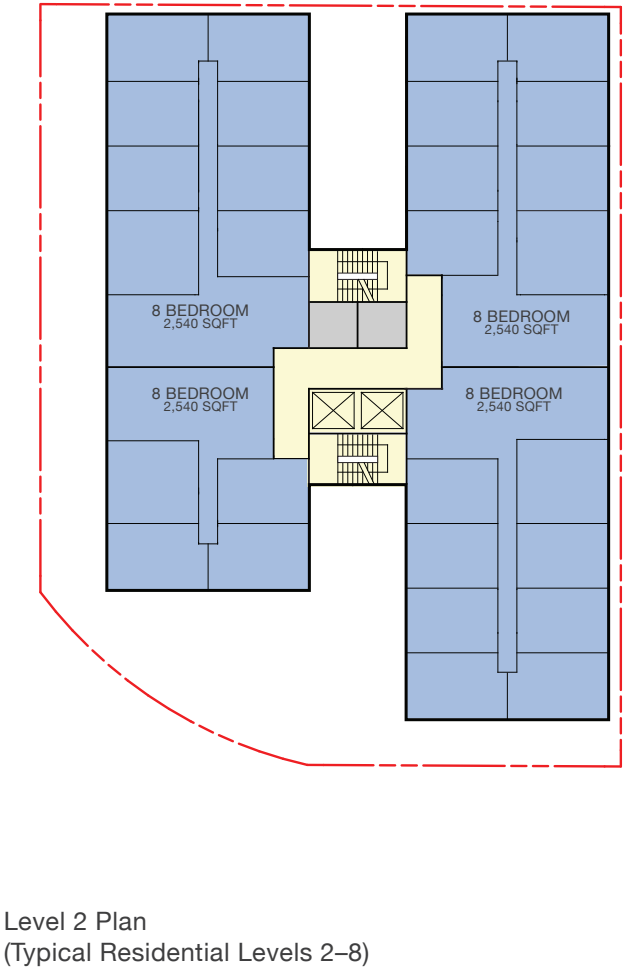


7. PROPOSED MASSING

The resulting building mass for Concept 3 expresses three distinct volumes including 2 wings with a central core in-between. Each wing is approximately 35' in width, emulating the historic grain of the University District. The west wing is stepped back from the east wing relative to NE 45th St. This gesture "opens" the site to the south and west creating a plaza at street level. The distinct forms above the plaza create a layered massing as viewed from the west along NE 45th St or the south from the I-5 off ramp.

Circulation & Open Space Concept: This concept breaks from the urban street frontage pattern along NE 45th St setting the building massing back to create open space to encourage activation of the street level. The building massing is then undercut to differentiate the building at street level from the massing above.

Concept 3 provides two centrally located courtyards, one at the south facade marking the entry into the building and one at the north facade providing relief to the north neighbor. The courtyard also allows all apartment units to be oriented away from the neighboring multifamily units, preserving privacy. The core and circulation is centrally located in the building mass and visually separates the two larger massing volumes.



6.0 ARCHITECTURAL MASSING CONCEPTS: CONCEPT 3 URBAN PATTERN AND FORM



6.0 ARCHITECTURAL MASSING CONCEPTS: CONCEPT 3 VIEWS



Looking North from 7th Ave NE Street across NE 45th St



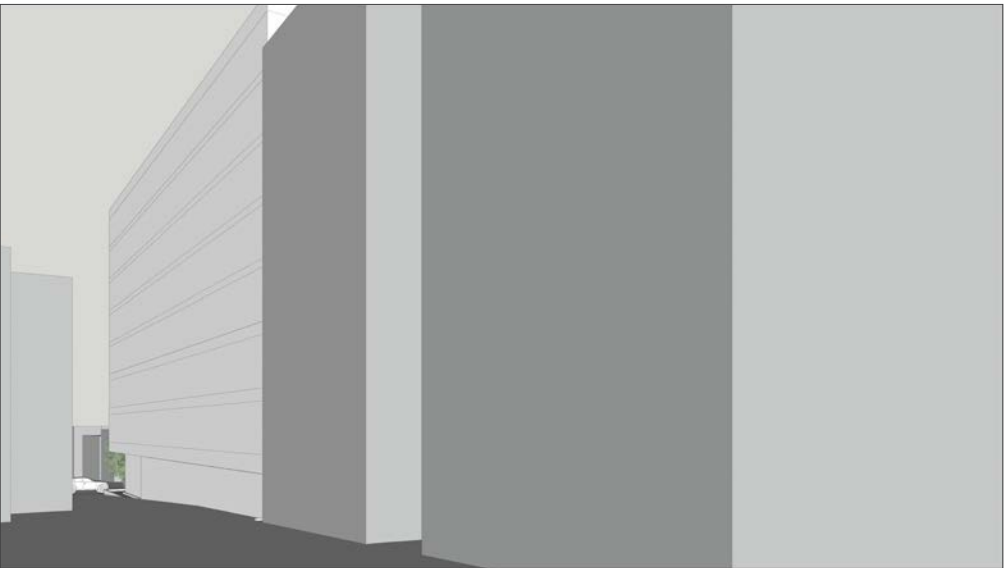
Looking North from 8th Ave NE across NE 45th St



Looking West along NE 45th St



Looking South along 7th Ave NE

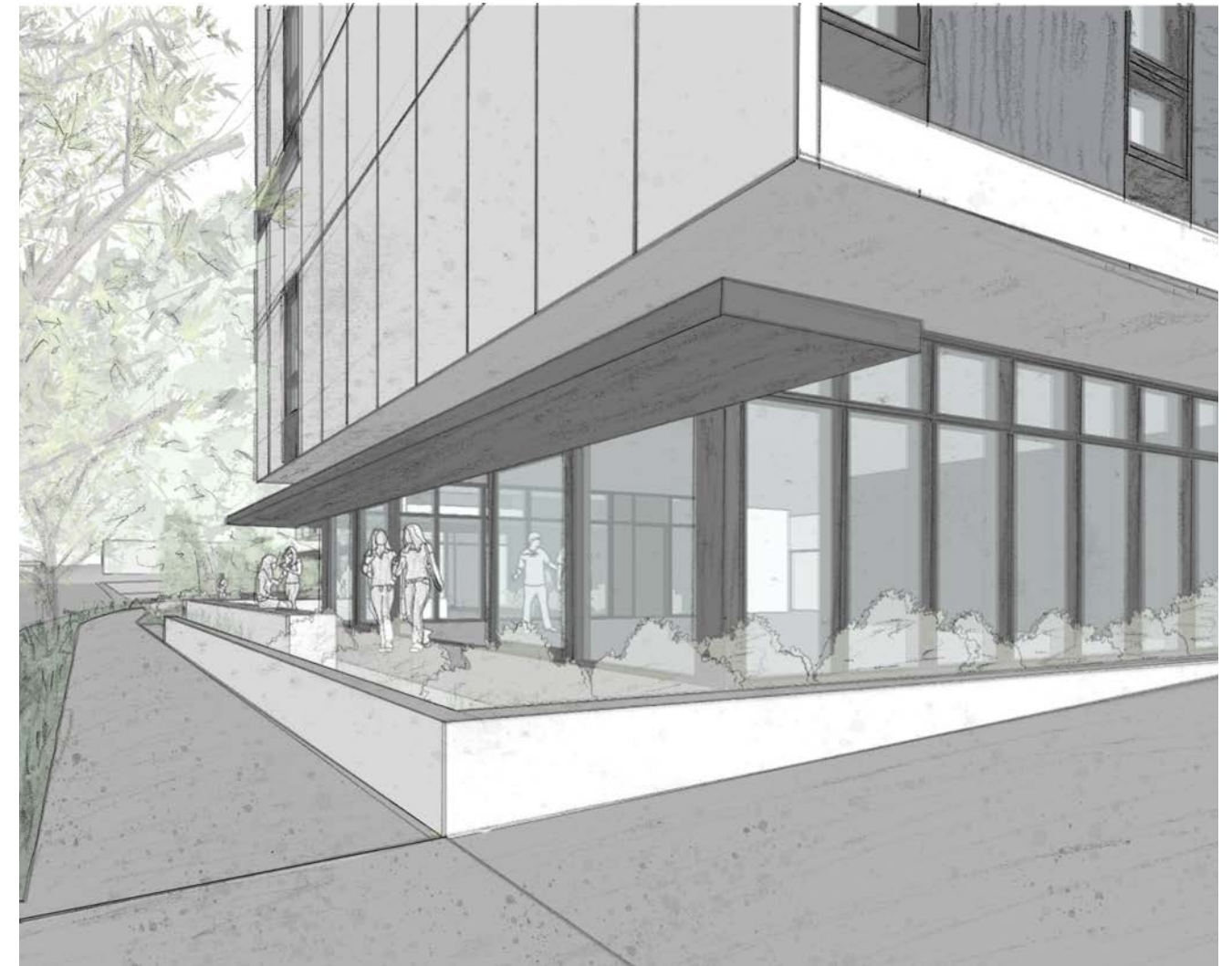


Looking South along Alley

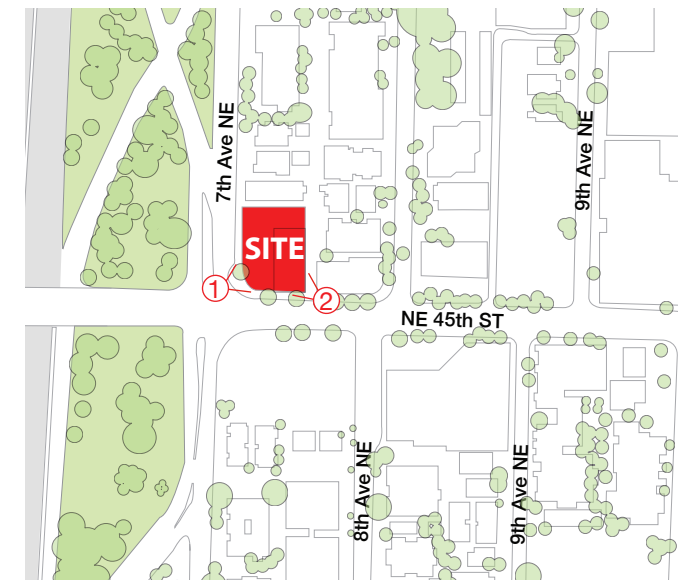
6.0 ARCHITECTURAL MASSING CONCEPTS: CONCEPT 3 CHARACTER SKETCHES



1. Looking east along NE 45th St

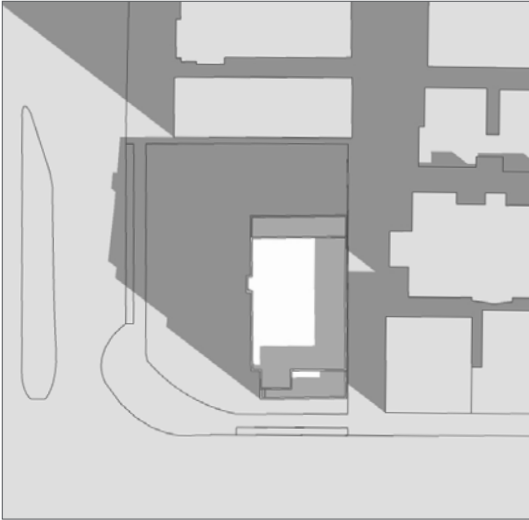


2. Looking west along NE 45th St

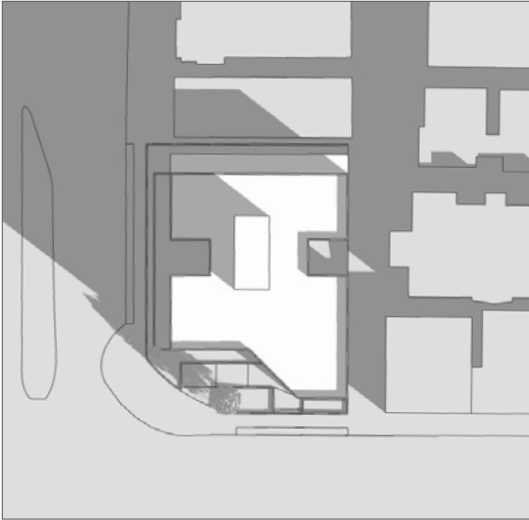


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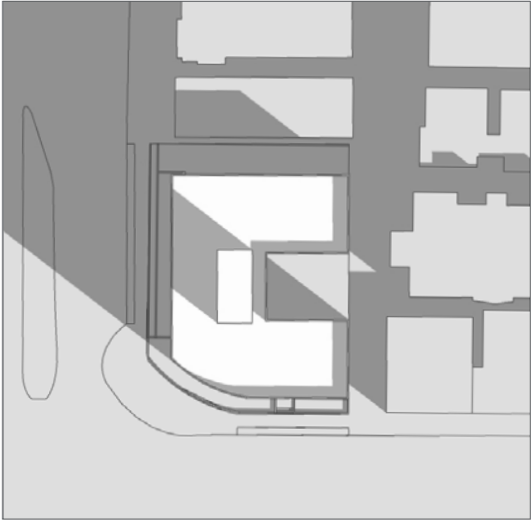
EXISTING SITE



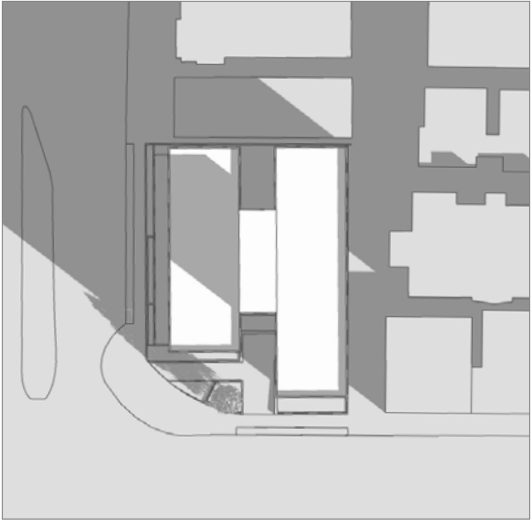
CONCEPT 1 (CODE COMPLIANT)



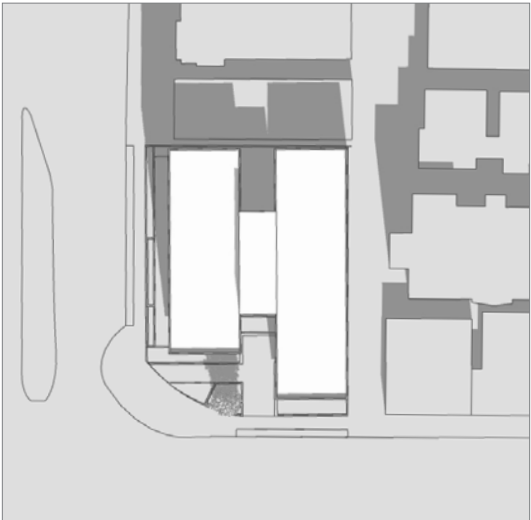
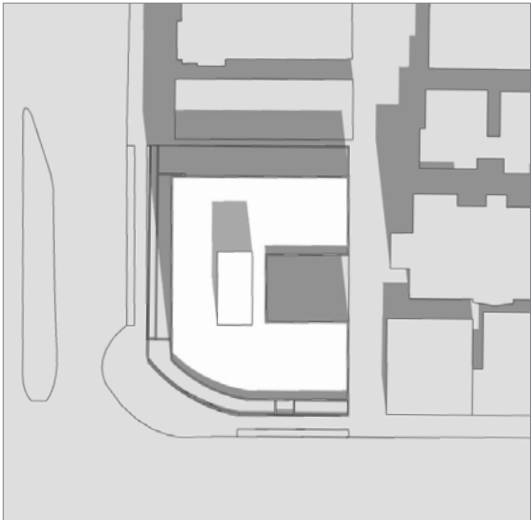
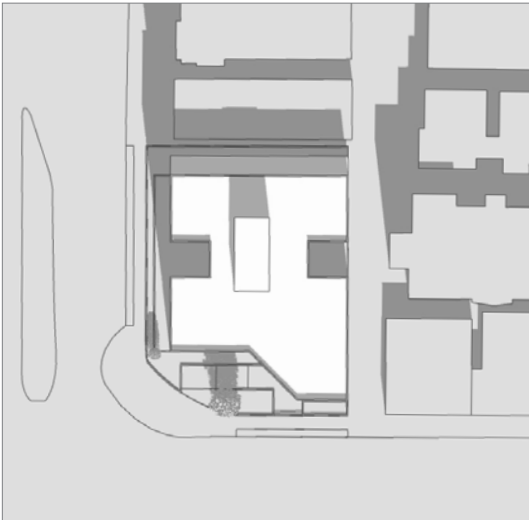
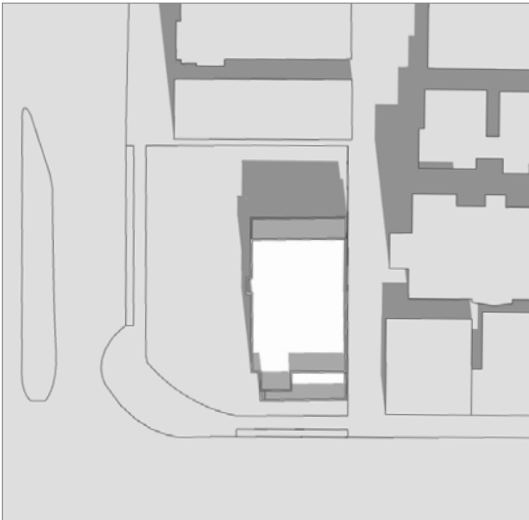
CONCEPT 2



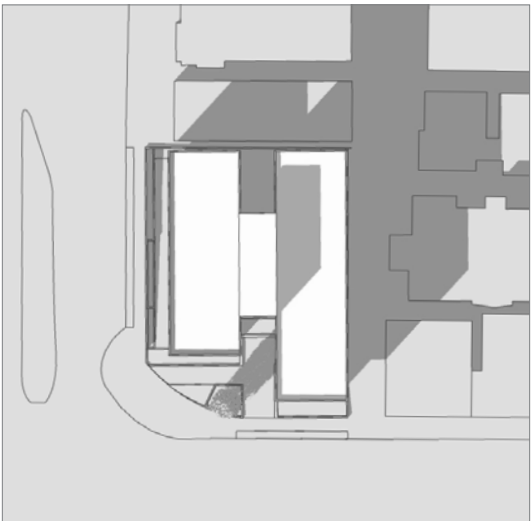
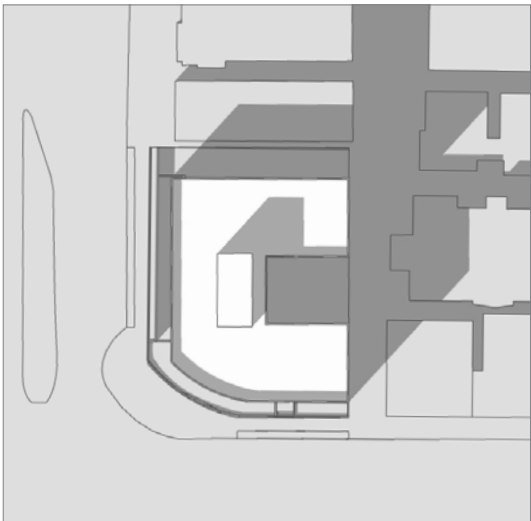
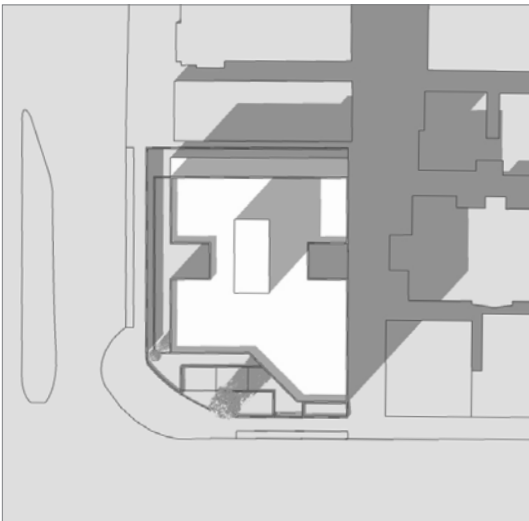
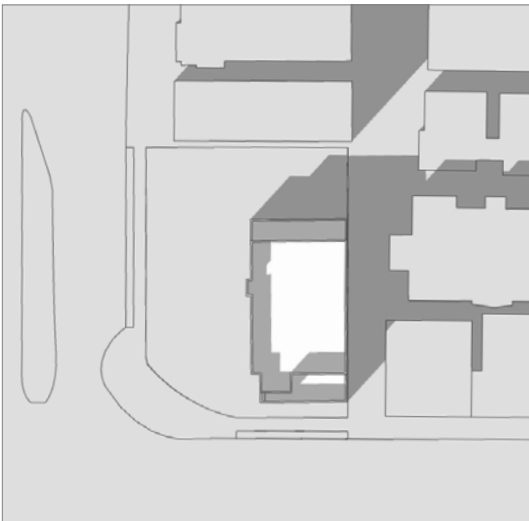
CONCEPT 3 (PREFERRED)



9:00AM



12:00 NOON



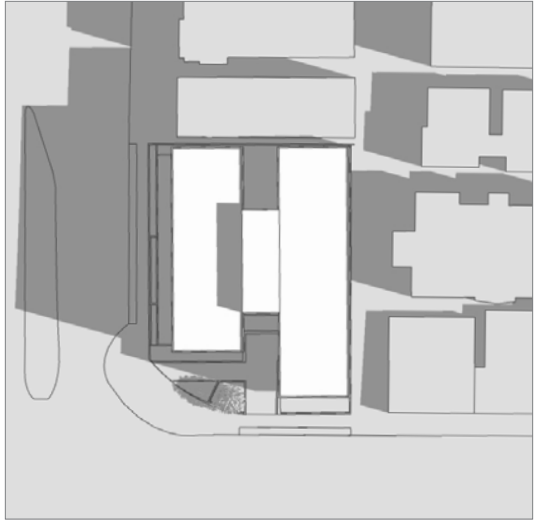
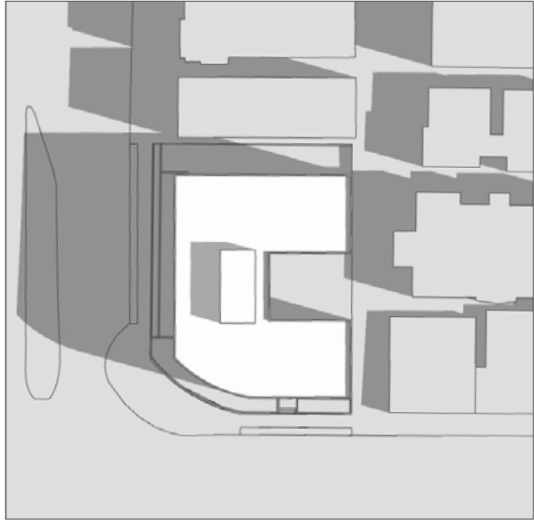
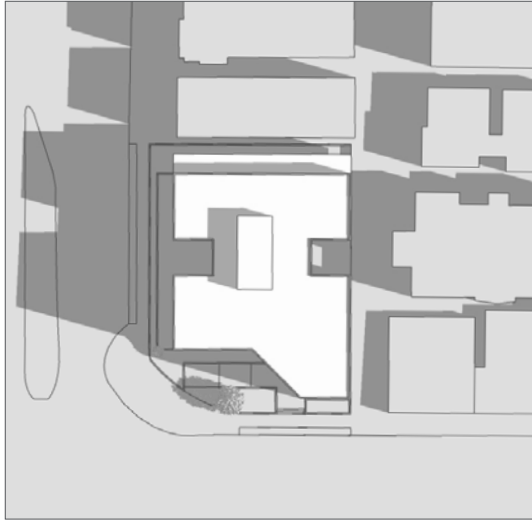
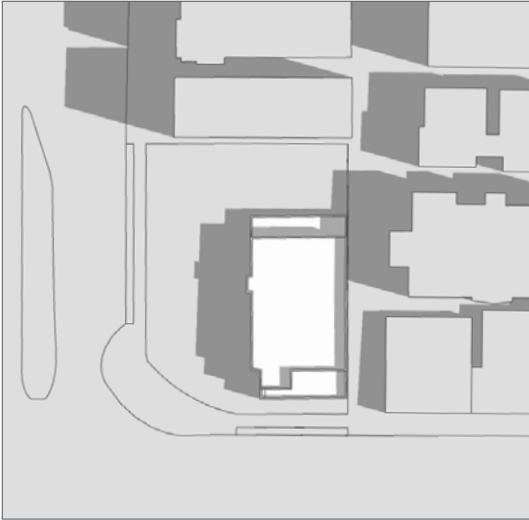
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EXISTING SITE

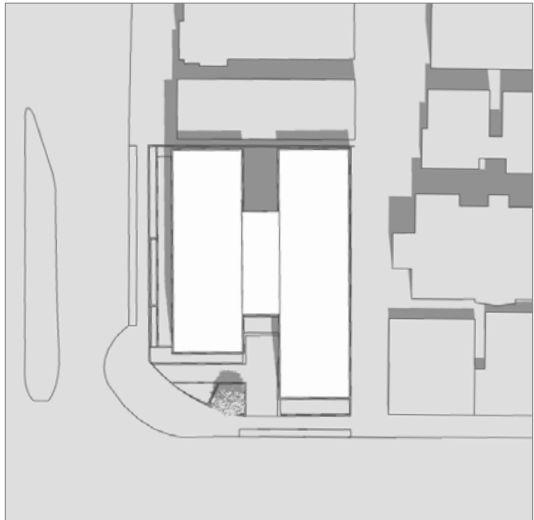
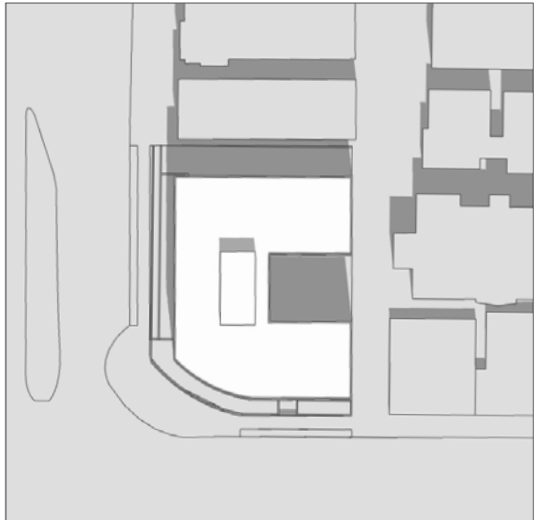
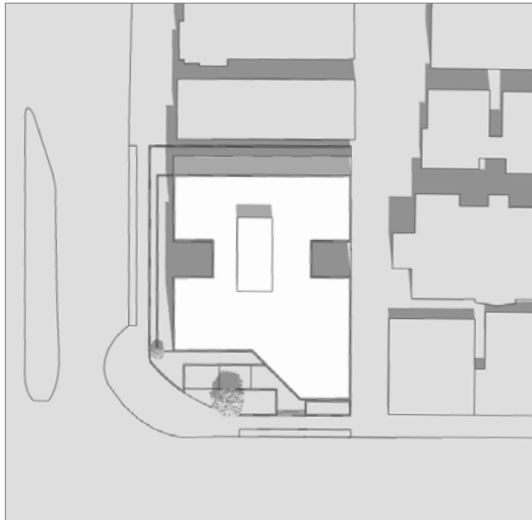
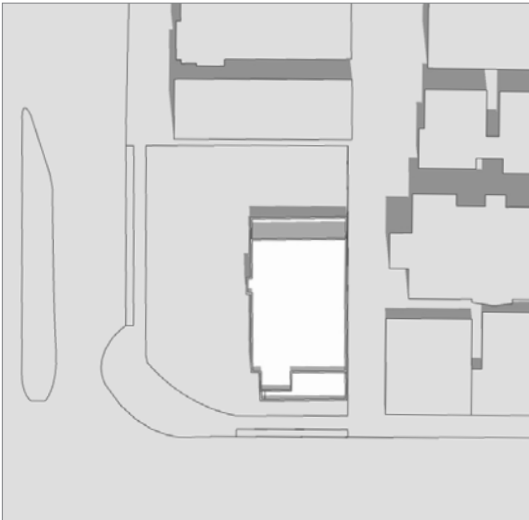
CONCEPT 1 (CODE COMPLIANT)

CONCEPT 2

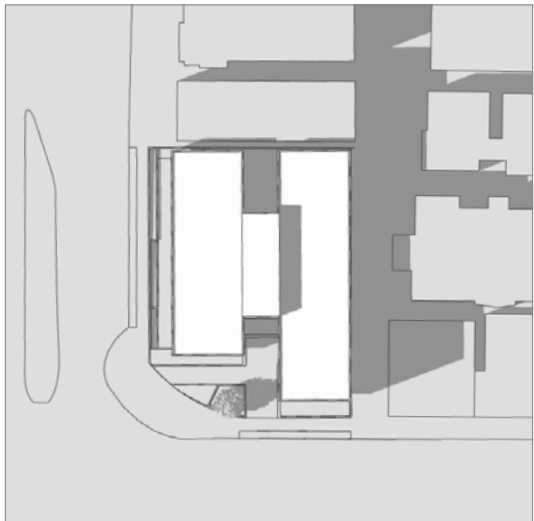
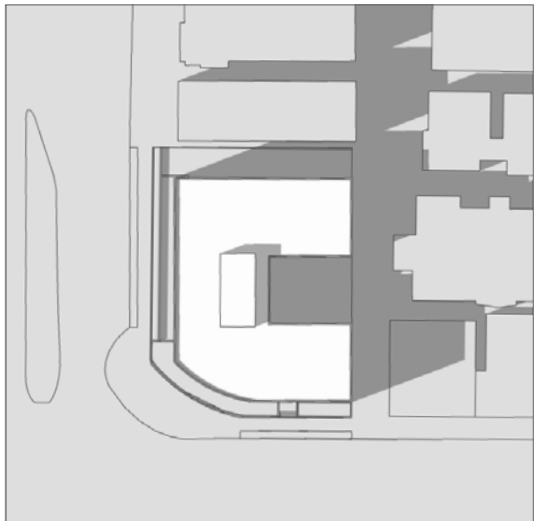
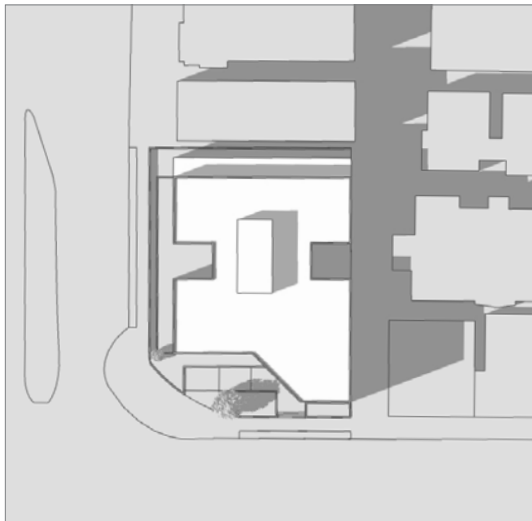
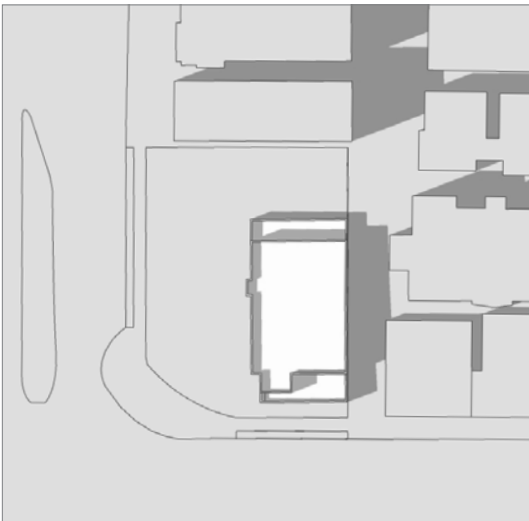
CONCEPT 3 (PREFERRED)



9:00AM

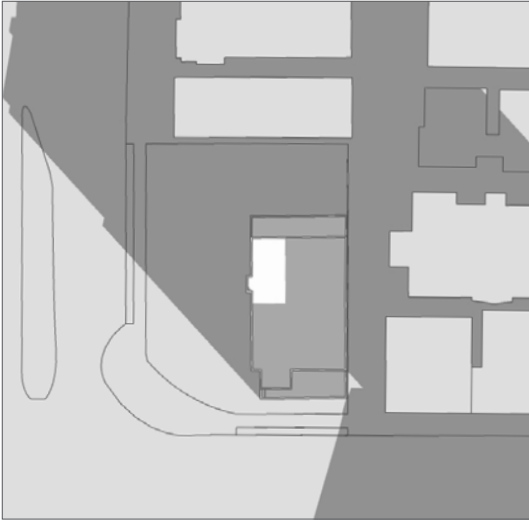


12:00 NOON

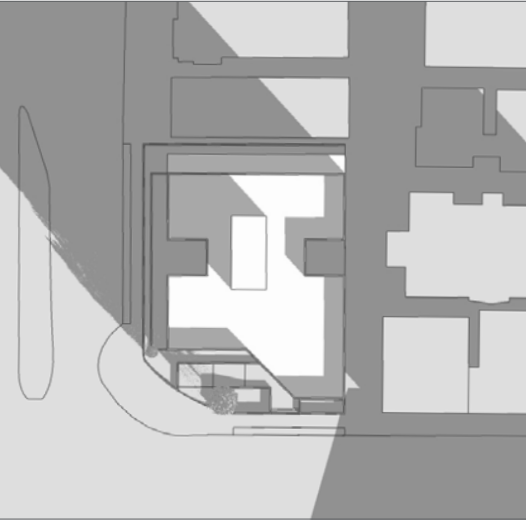


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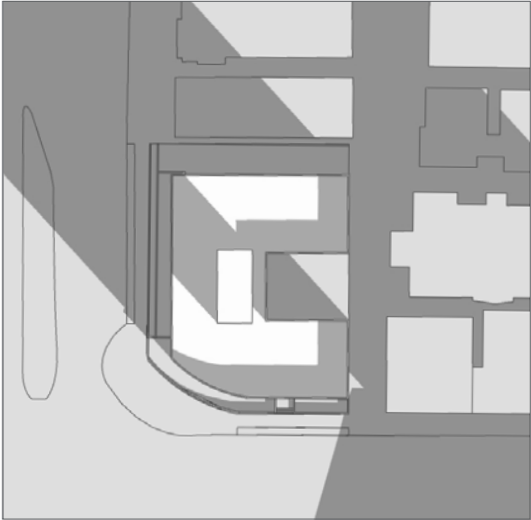
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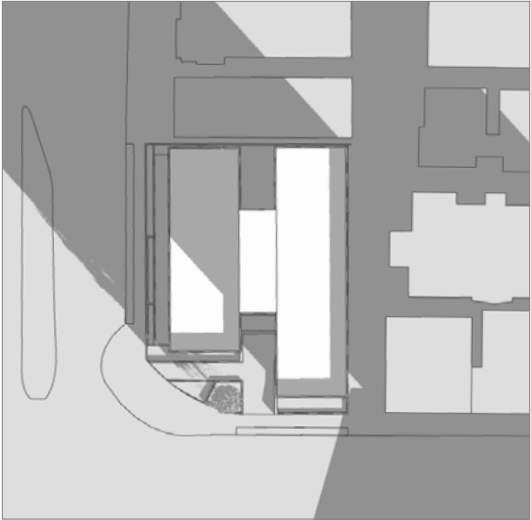
CONCEPT 1 (CODE COMPLIANT)



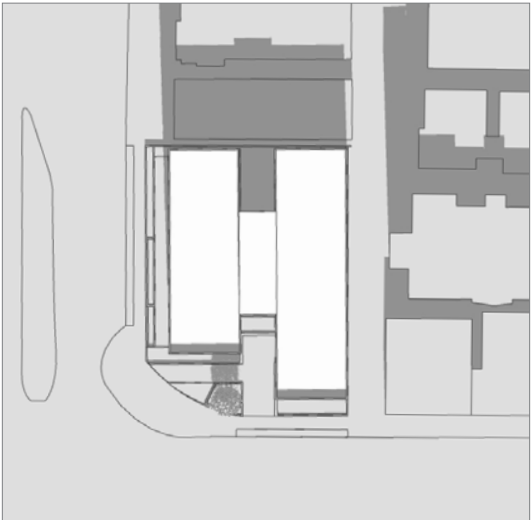
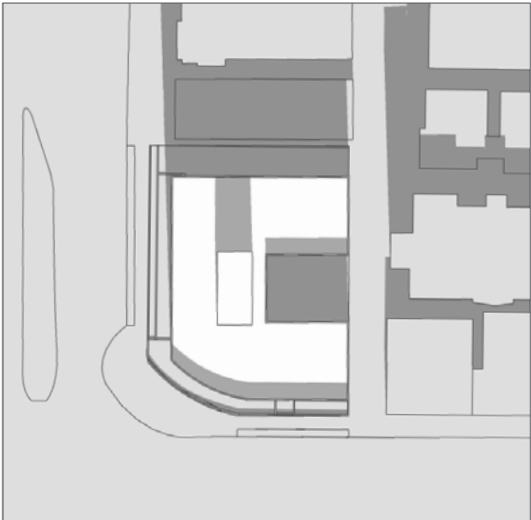
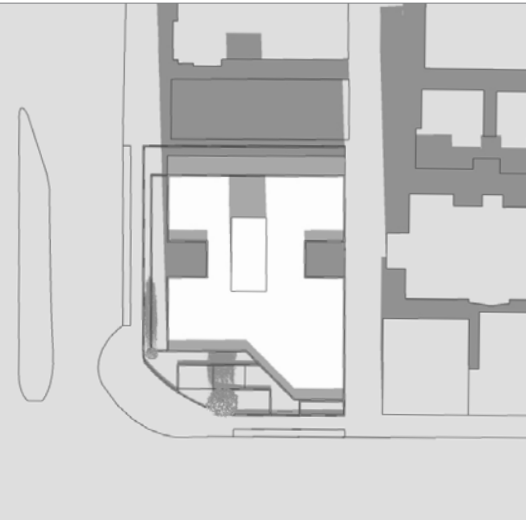
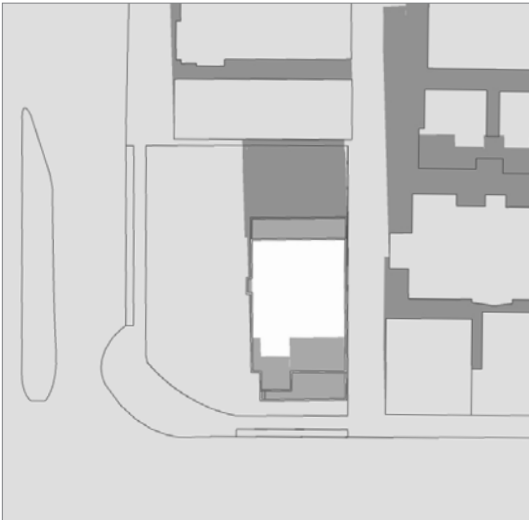
CONCEPT 2



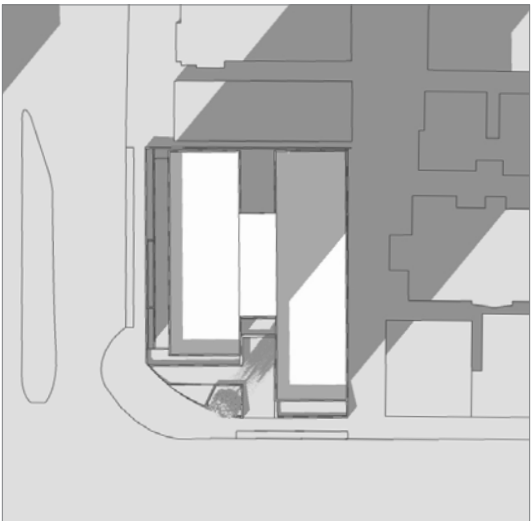
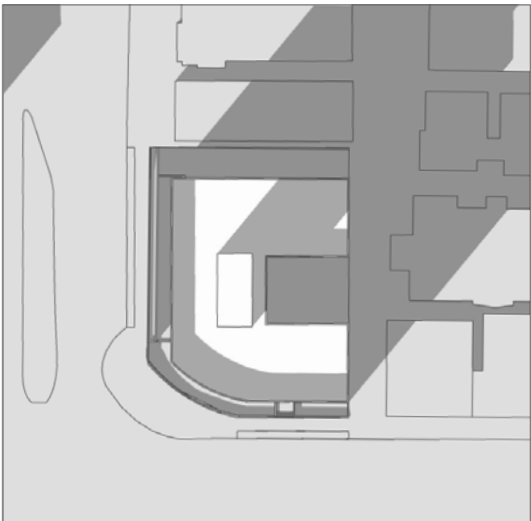
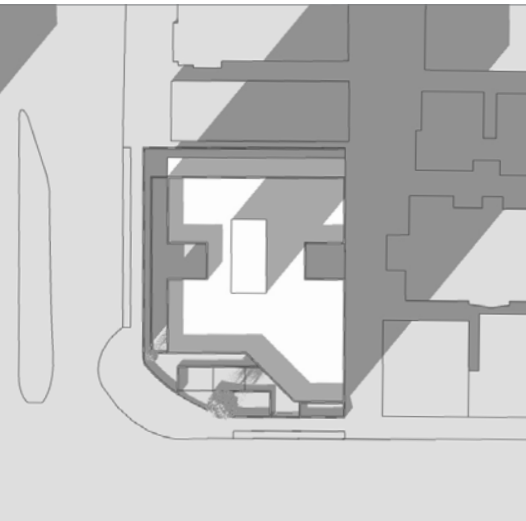
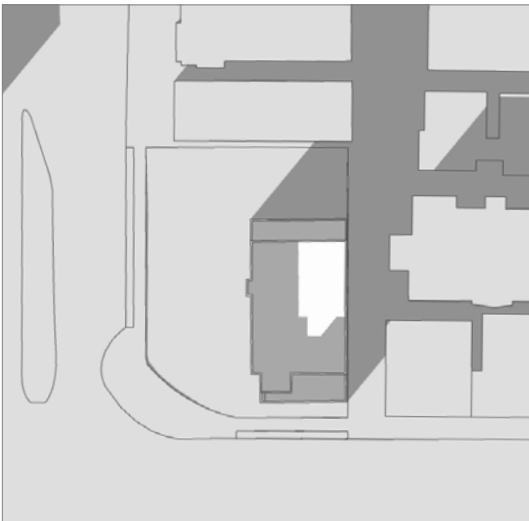
CONCEPT 3 (PREFERRED)



9:00AM



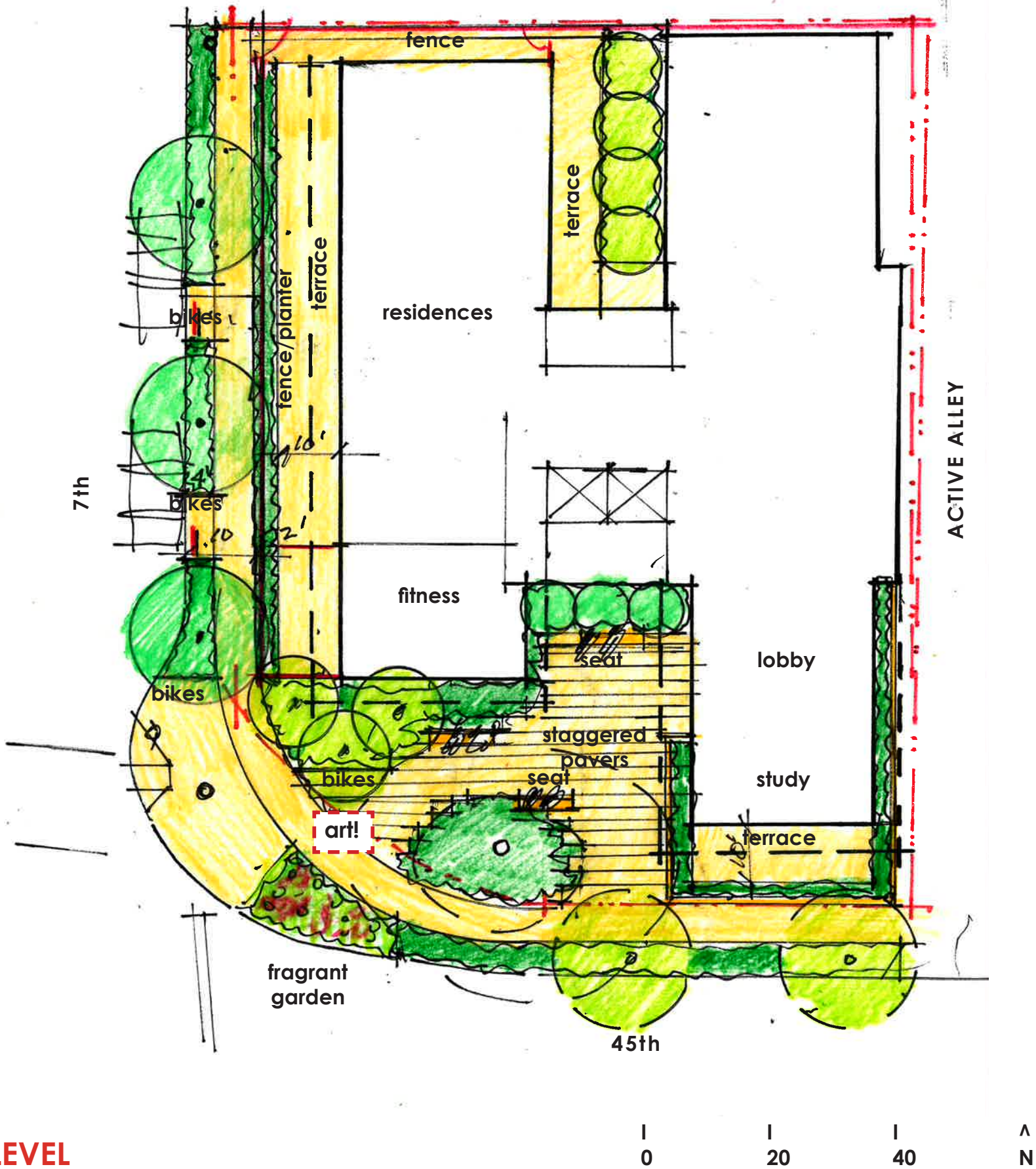
12:00 NOON



3:00PM

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7.0 LANDSCAPE AND HARDSCAPE: SITE LANDSCAPE PLAN AND INSPIRATION



STREET LEVEL



staggered pavers



seat

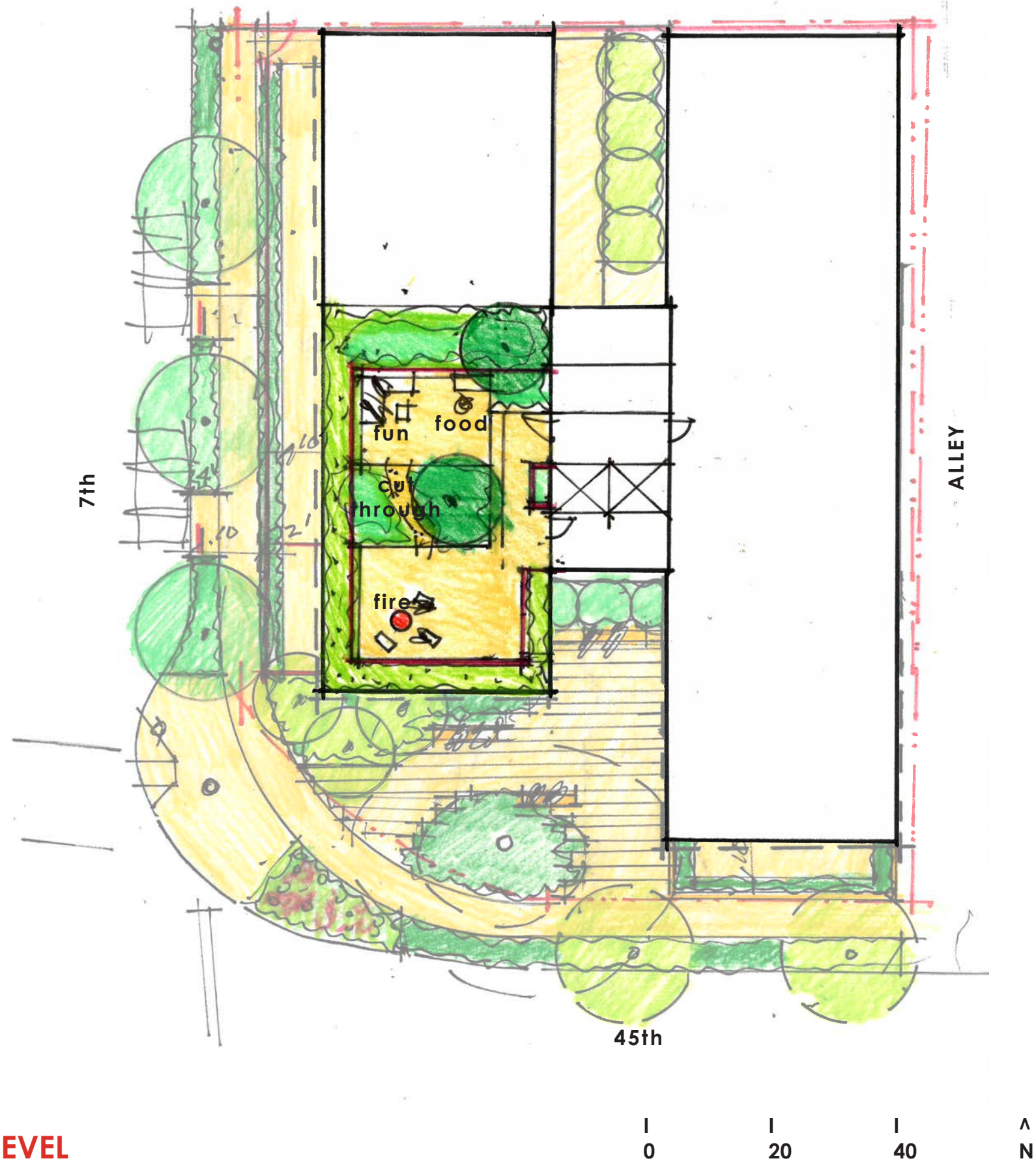


fragrant garden



Tofino - better bike rack

7.0 LANDSCAPE AND HARDSCAPE: ROOF LANDSCAPE PLAN AND INSPIRATION



ROOF LEVEL

700 NE 45th St Apartment Building
Project No. 3041176-EG

Early Design Guidance
11.13.20023



food and fun



cozy corner and killer view



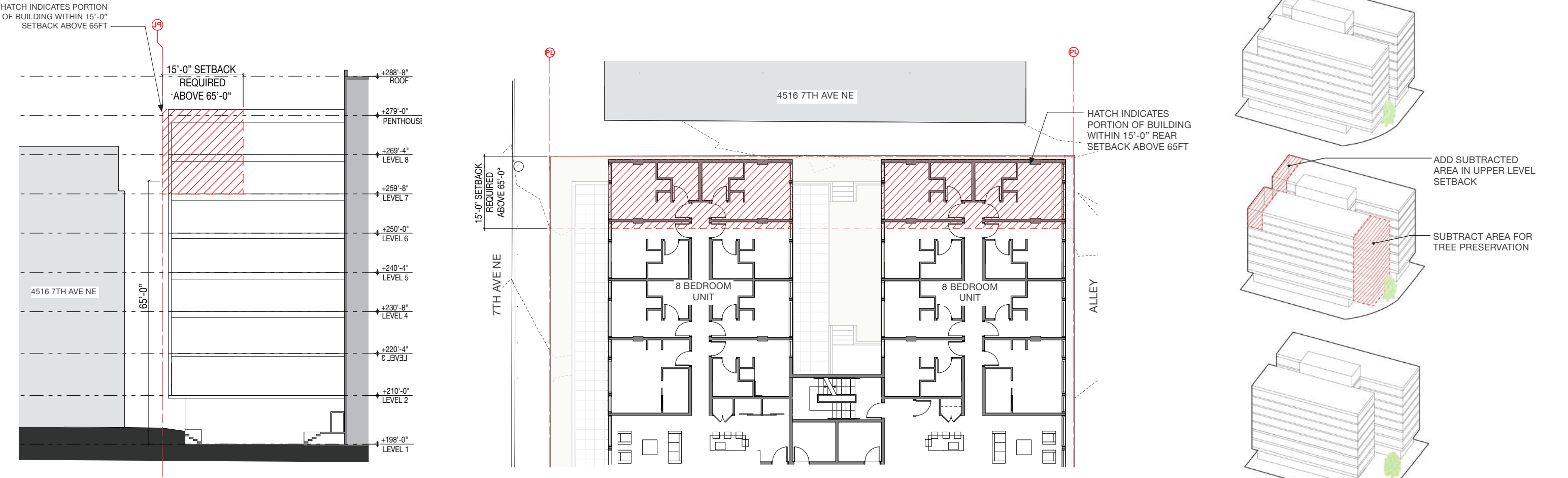
cut though



fire spot and killer view

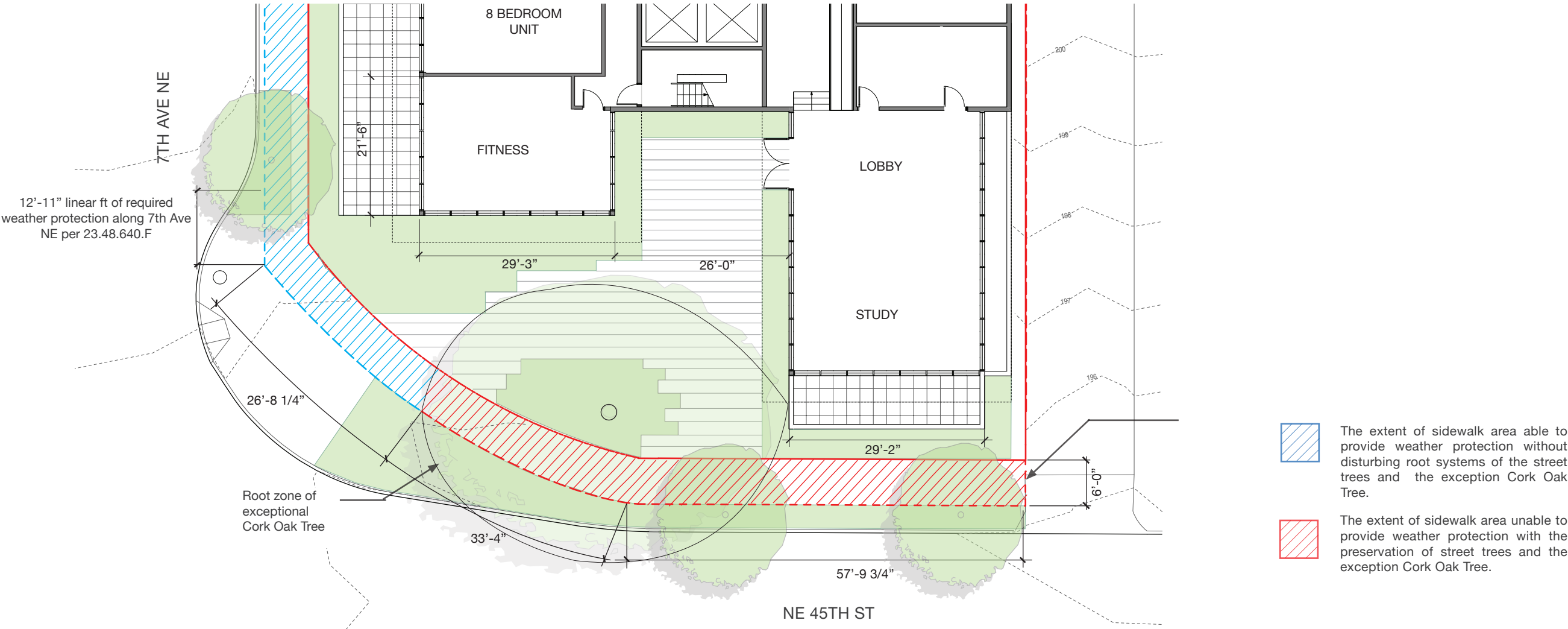
DEVELOPMENT STANDARD DEPARTURE REQUEST #1

| Design Standard | Departure Request | Rationale for Requested Departure |
|--|---|--|
| <p>23.48.645.B.3 Setback Requirements</p> <p>For a lot in the SM-U 95-320 zone that abuts a lot in a MR zone, portions of any structure above 65 feet in height are required to set back a minimum of 15 feet from the abutting lot line.</p> <p>23.41.012.B.10.b.1</p> <p>Departures of up to an additional 0.5 FAR may be granted if the applicant demonstrates that:</p> <p>1)The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and</p> <p>2)Avoiding development in the tree protection area will reduce the total development capacity of the site;</p> | <p>Allow the preferred concept to provide a 1’-9” setback for 74’-4” along the north property line above 65-ft resulting in a departure of 13’-3”.</p> <p>Allow the project an additional 0.5 FAR bonus for the preservation of the Heritage Cork Oak Tree on site.</p> | <p>The requested departure allows the project to recoup lost square footage from the preservation of the Heritage Cork Oak tree on site and relocate the square footage to the upper two stories of the building massing. The additional FAR would be within the 15 foot setback above 65ft. However, the preferred concept provides relief to the North neighbor with a 18ft wide courtyard at the north property line.</p> |



DEVELOPMENT STANDARD DEPARTURE REQUEST #2

| Design Standard | Departure Request | Rationale for Requested Departure |
|---|--|--|
| <p>23.48.640.F</p> <p>60 percent of the street facing facade where there are not residential units is required to have overhead weather protection of at least 6 feet in depth from either canopies, marquees, or arcades.</p> <p>Overhead weather protection 6 feet deep shall be located between 8 and 13 feet above grade.</p> <p>Overhead weather protection over 6 feet in depth shall be located between 10 and 15 feet above the sidewalk.</p> | <p>Allow the preferred concept to not provide weather protection along NE 45th St and 7th Ave NE</p> | <p>The preferred concept looks to preserve a large exceptional Cork Oak tree and street trees along NE 45th St. In doing so, the site adjacent to the sidewalk becomes highly constrained with avoidance of root zone disturbance. Lush planting beds adjacent to the building inhibit the ability to provide weather protection at the building.</p> <p>The majority of the street frontage along 7th Ave NE are dwelling units, not requiring weather protection. The required 60 percent of the non dwelling space along 7th Ave NE results in 12'-11" linear feet of required weather protection. Weather protection at the sidewalk is not provided by neighboring sites along 7th Ave NE and this short segment would not connect into a broader network of weather protection.</p> <p>NE 45th St Weather Protection Calculations:</p> <p>29'-2"+26'-0"+29'-3" = 84'-5" street frontage along 45th 60 percent of 84'-5" = 50'-8" of required weather protection along 45th</p> <p>7th Ave NE Weather Protection Calculations:</p> <p>21'-6" of street frontage not occupied by residential dwelling units 60 percent of 21'-6" = 12'-11" linear ft of required weather protection along NE 7th Ave</p> |

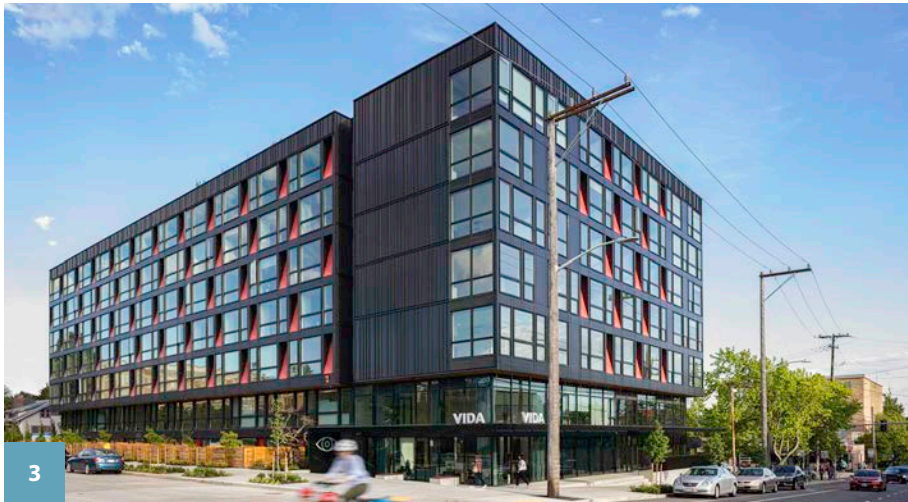


9.0 REPRESENTATIVE PROJECTS

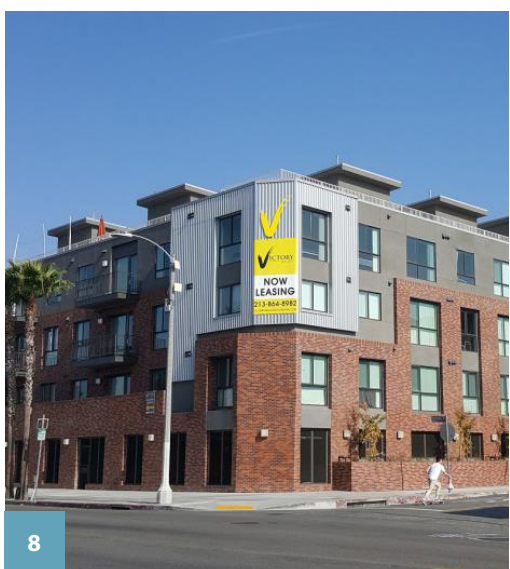
Weinstein A+U is recognized as one of the Northwest’s leading design firms and has continually demonstrated design excellence on a broad array of projects for State, City, Federal, private, and not-for-profit clients. We are passionate about our city and the shaping of its urban neighborhoods through the integration of architecture and urban design is central to our practice.

Well-designed and thoughtful urban housing is a special concern of ours, and we have worked aggressively to advance the expectations of mixed-use projects in Seattle, both technically and aesthetically. While each project presents very specific challenges, a number of recurring themes inform much of our work and form the basis of our approach to housing design:

- All of our buildings are situational and are inseparable from their sites. They sit comfortably amongst their established neighbors, drawing from established precedents while looking to the future
- Well-designed unit plans are essential to the success of a housing project. While the functionality of each unit type is important, the organization of units across a floor plate and their influence on building elevations is equally important
- Appropriately located and proportioned open space is a significant design determinant for most mixed-use and urban housing projects
- We avoid arbitrary façade embellishment. Instead we utilize the organization of individual units and their aggregation to establish the pattern and rhythm of multi-family facades that is furthered informed by site organization and orientation. Plans correlate to elevations and variation occurs within an established system
- The constrained budgets for typical mixed-use projects demand careful consideration of a project’s primary orientation and configuration to provide cost effective sustainable design strategies
- The scale and proportion of new mixed-use buildings must address, but need not directly reflect, those of adjacent structures. Plan, section, and elevation strategies should be integrated to provide a comprehensible “read” of the building’s composition and organization



1. **Agnes Lofts**, 1433 12th Ave, Seattle
2. **19th and Mercer Mixed-Use Building**, 526 19th Ave E, Seattle
3. **Vida Apartments**, 1205 NE 66th St, Seattle
4. **Banner Building**, 2600 Western Ave, Seattle
5. **Station House Lofts**, 16550 NE 79th St., Redmond
6. **East Union**, 2220 E Union St, Seattle
7. **The Rooster Apartments**, 900 NE 65th St, Seattle
8. **Victory On 30th (Champion Real Estate)**, 2600 Western Ave, Seattle



THANK YOU