

1000 NE 45th Street

*Affordable Housing Alley Vacation
Seattle Design Commission
Public Trust & Public Benefit Meeting*

July 6, 2023



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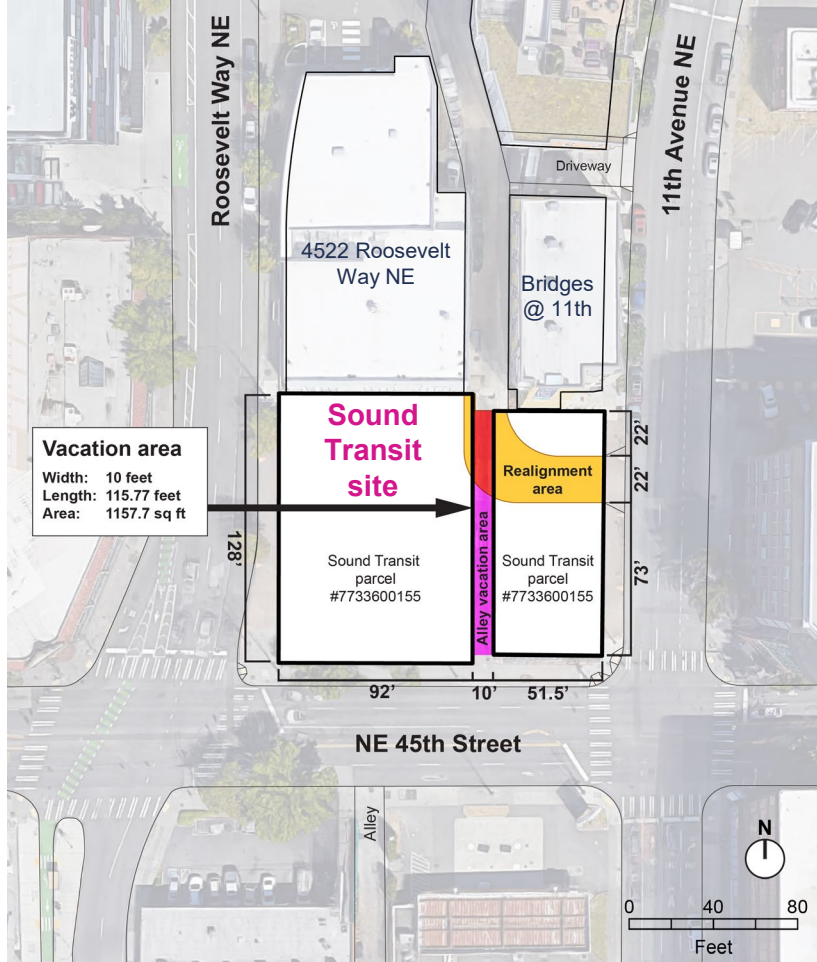
Proposed alley vacation & realignment

Alley vacation proposal and objectives

- Vacate portion of existing alley
- Realign alley to 11th Ave NE
- Consolidate building site to improve affordable housing yield and operations efficiency
- Improve feasibility of high-rise building
- Improve priority pedestrian corridor (NE 45th)

Project & process notes

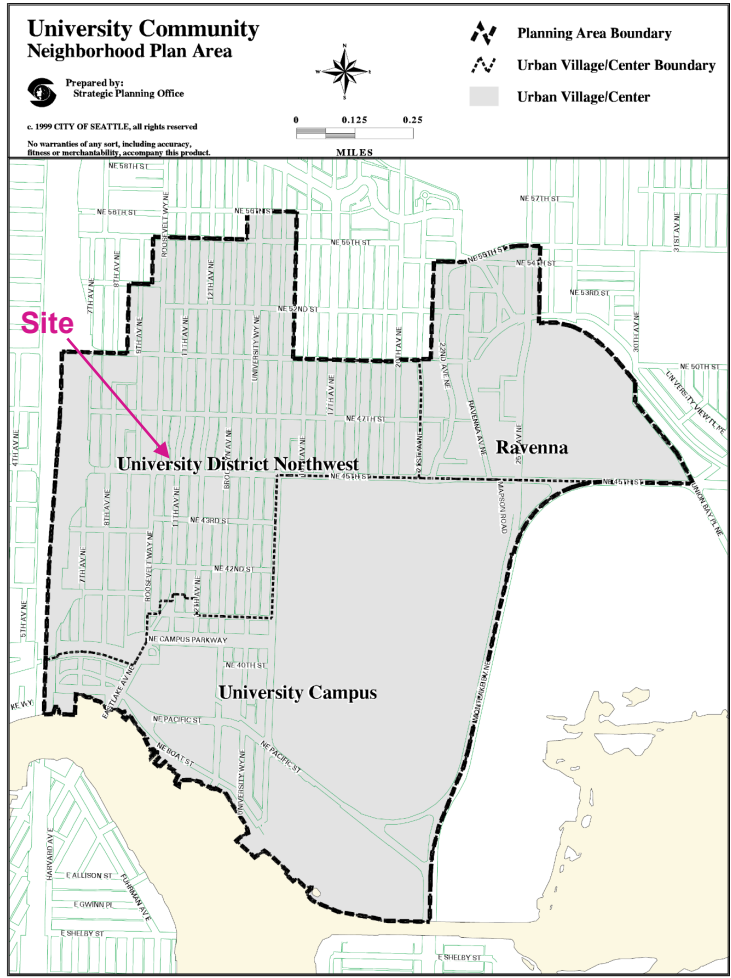
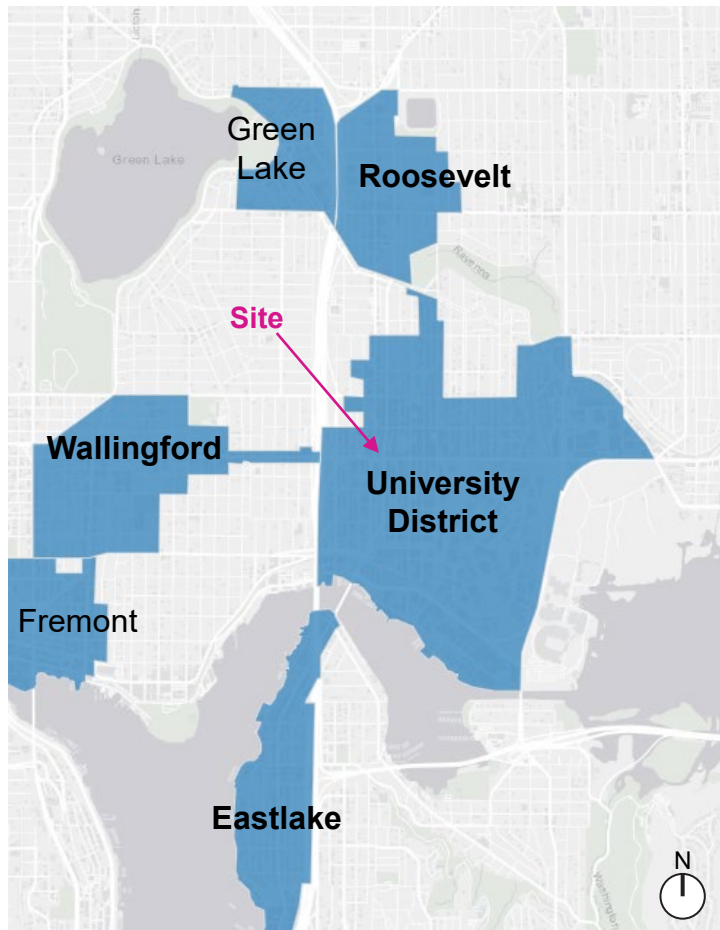
- ST and Office of Housing partnership
- Goal: 100% affordable housing project with ground-floor commercial/community uses
- Development partner not yet selected
- Future developer to conduct engagement on public benefits and deliver realigned alley



Site context

Project urban boundary
University District

Nearby urban boundaries
University Campus
Ravenna
Roosevelt
Eastlake
Wallingford



Site context

Site context: 1000 NE 45th Street

- 17,815 square feet
- Zoning: SM-U 95-320 (M1)
 - Base FAR 4.75 / Max FAR 10 (residential)
 - Incentives for FAR 12 (open space, affordable housing, child care)
- Site split by an alley exiting onto NE 45th Street
- Busy urban context

Design guidelines

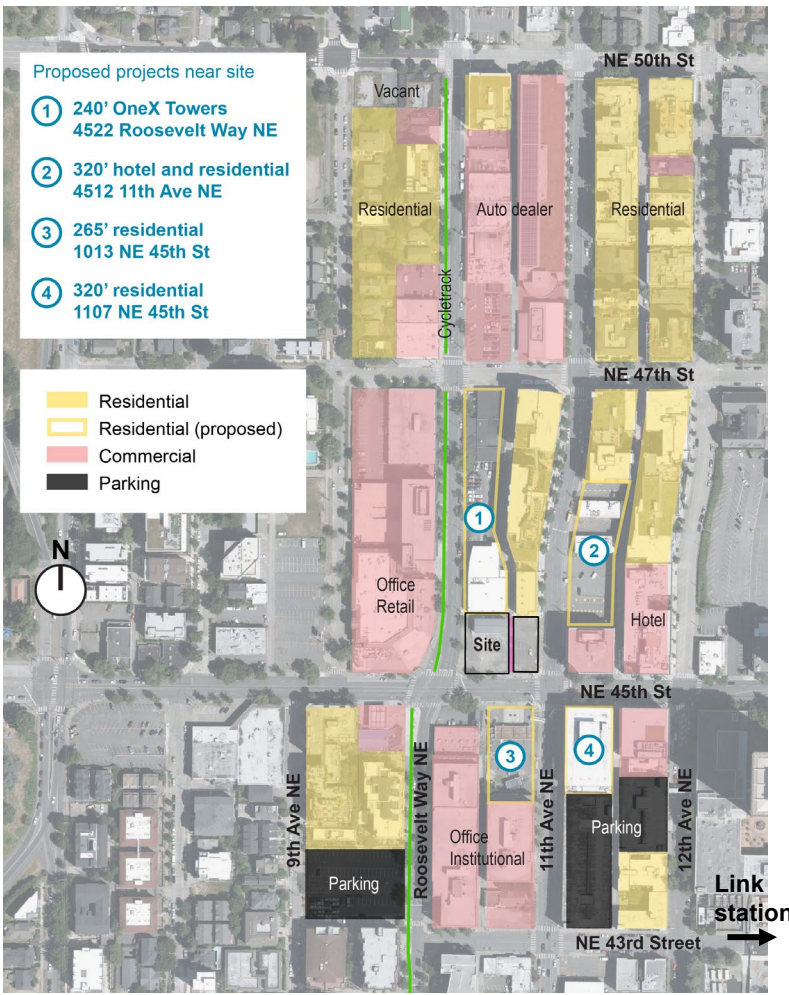
University District Neighborhood Design Guidelines

Council District 4

Councilmember Alex Pedersen

Nearby proposed projects by others

1. 4522 Roosevelt Way NE (OneX)
2. 4512 11th Ave NE
3. 1013 NE 45th St
4. 1107 NE 45th St



Site & alley context

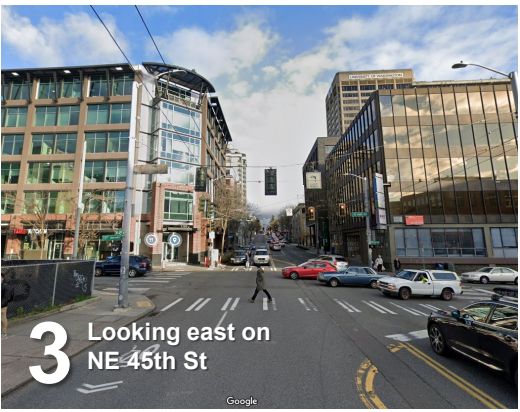
1 Looking northwest on Roosevelt Way NE



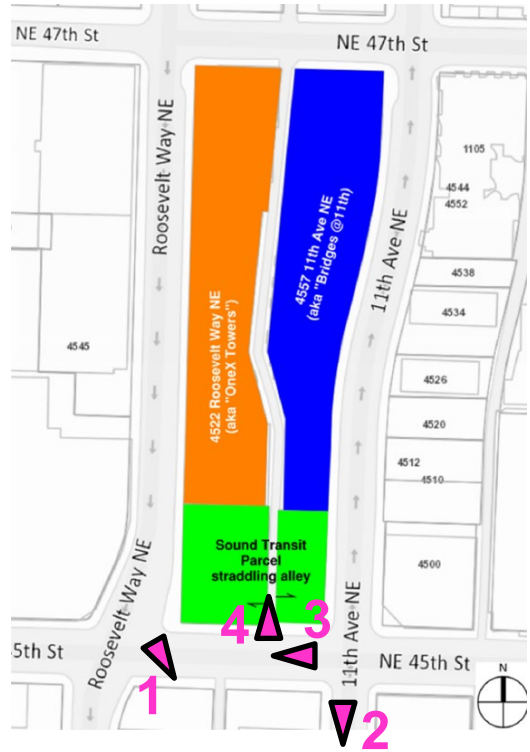
2 Looking north on 11th Ave NE



3 Looking east on NE 45th St



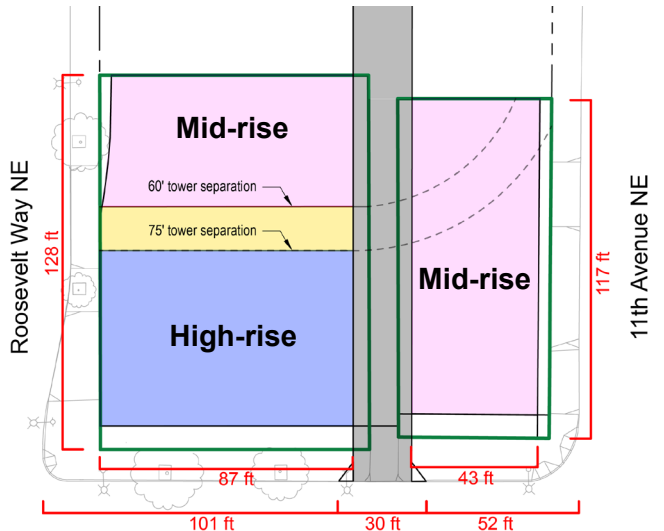
4 Looking south from alley



Images: Google

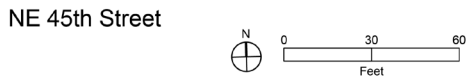
Alley vacation impact: Buildable area

No vacation

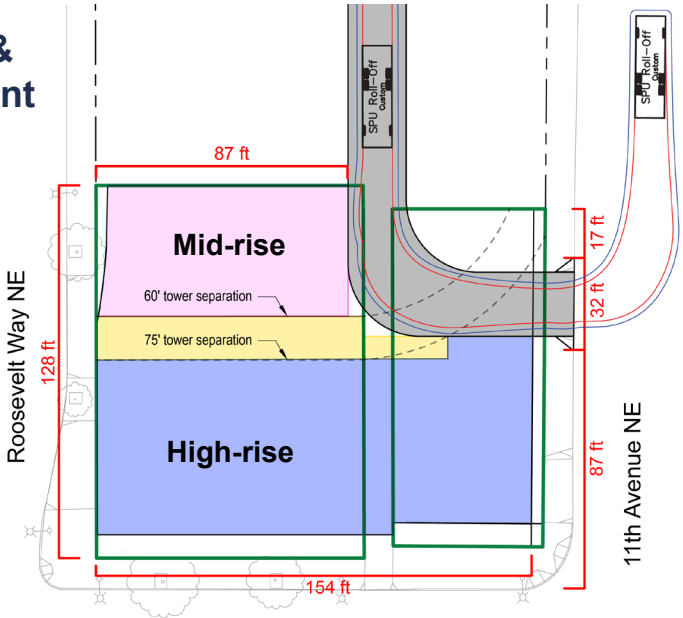


Total buildable (mid-rise + high-rise)
14,920 SF

High-rise
5,190 SF (75' clear)
6,500 SF (60' clear)

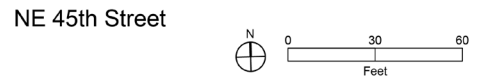


Vacation & realignment



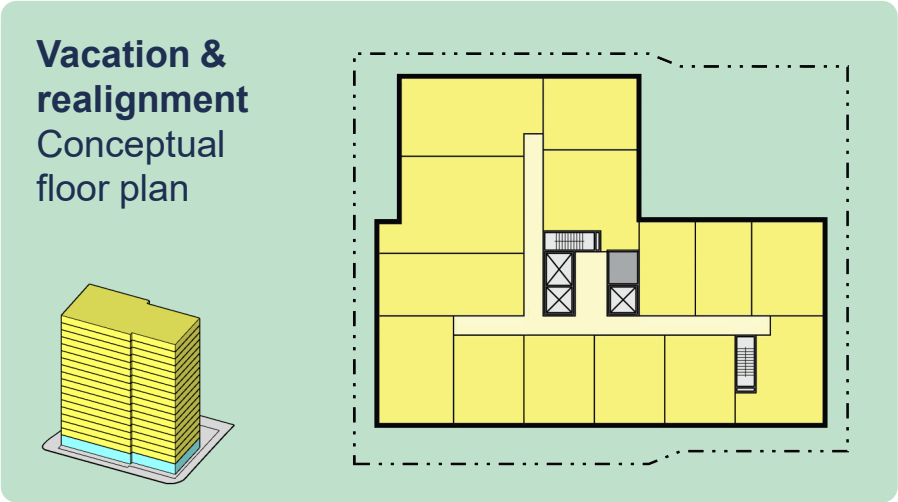
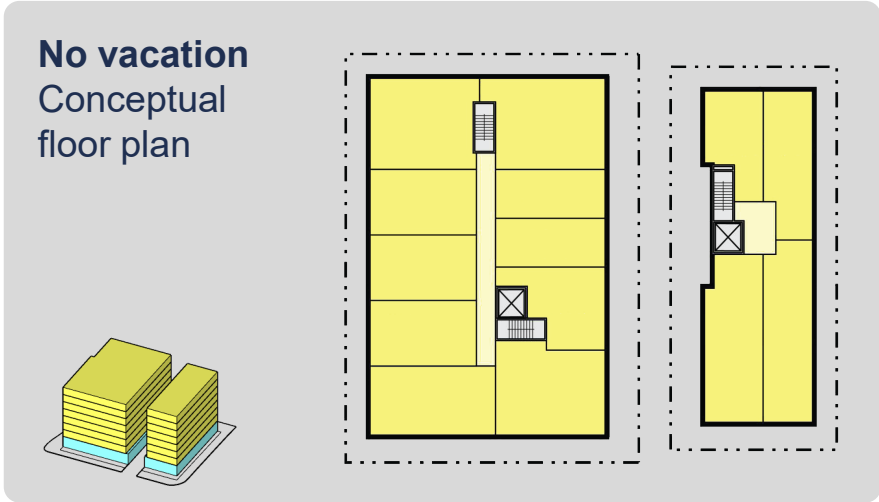
Total buildable (mid-rise + high-rise)
14,440 SF

High-rise
8,940 SF (75' clear)
10,500 SF (60' clear)



- Developable for mid-rise only
- Developable for high-rise (60' clear)
- Developable for high-rise (75' clear)

Alley vacation impact: Potential development yield



Floor plans for illustration purposes only

	No vacation	Vacation & realignment	Result of vacation
Buildings	2	1	Improved efficiency in design and operations, fewer loading/access points
Units (conceptual)	90 - 110	195 – 215+	Potential for 100% or greater increase in unit yield, depending on height
Buildable area	14,920 SF	14,440 SF	Small reduction in buildable area due to alley realignment
High-rise floorplate	5,190 - 6,500 SF	8,940 - 10,500 SF	Significant increase in potential high-rise building floorplate
Potential for high-rise	No	Yes	Efficient high-rise floorplate possible due to greater leasable area efficiency and less impact from tower separation

Development context: Open space network

Dense urban neighborhood

- University Playground
- Christie Park

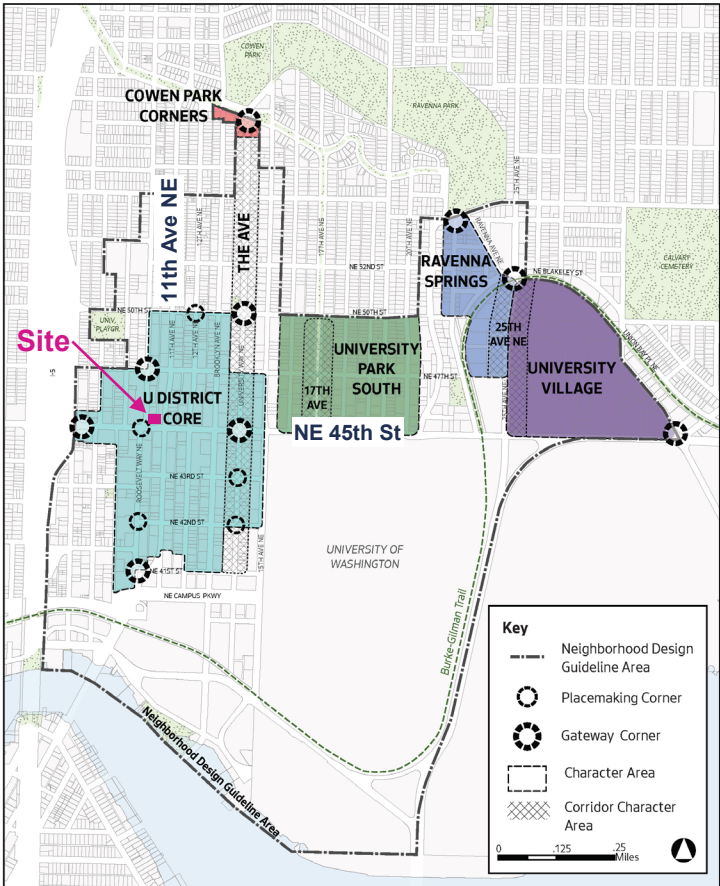
Placemaking Corner: NE 45th & Roosevelt Way NE

- Frame space
- Movement & activity
- Art, character, seating

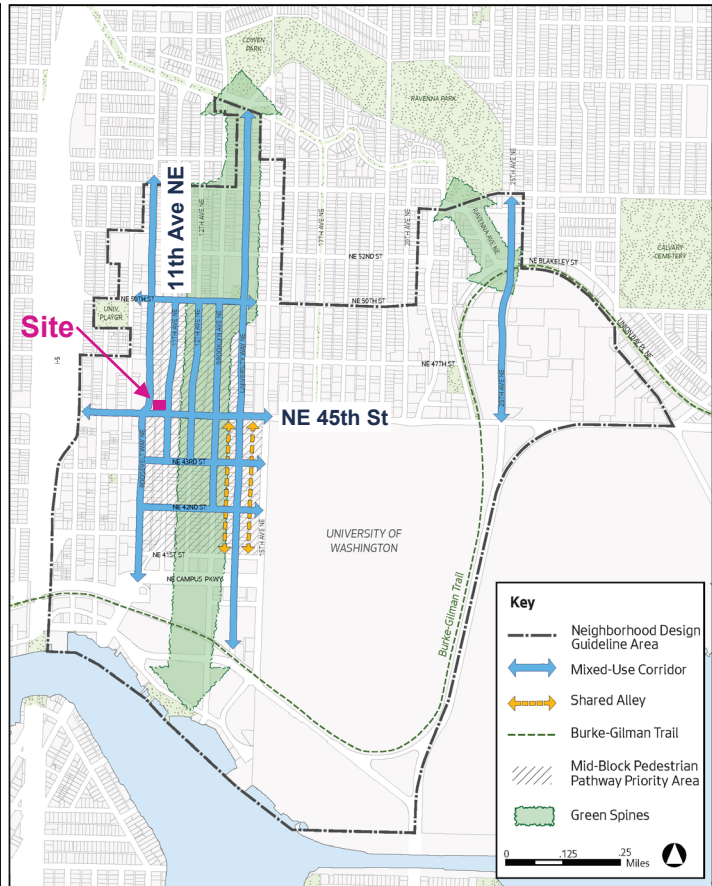
Mixed-Use Corridor

- Lively pedestrian-oriented streetscapes
- Ground-level activity to engage public realm

University District Neighborhood Design Guidelines
Map A: Character Areas, Gateways, and Placemaking Corners



University District Neighborhood Design Guidelines
Map B: Public Realm Activation & Open Space Network



Key

- Neighborhood Design Guideline Area
- Placemaking Corner
- ⊗ Gateway Corner
- Character Area
- ▨ Corridor Character Area

Key

- Neighborhood Design Guideline Area
- ↔ Mixed-Use Corridor
- ↔ Shared Alley
- Burke-Gilman Trail
- ▨ Mid-Block Pedestrian Pathway Priority Area
- Green Spines

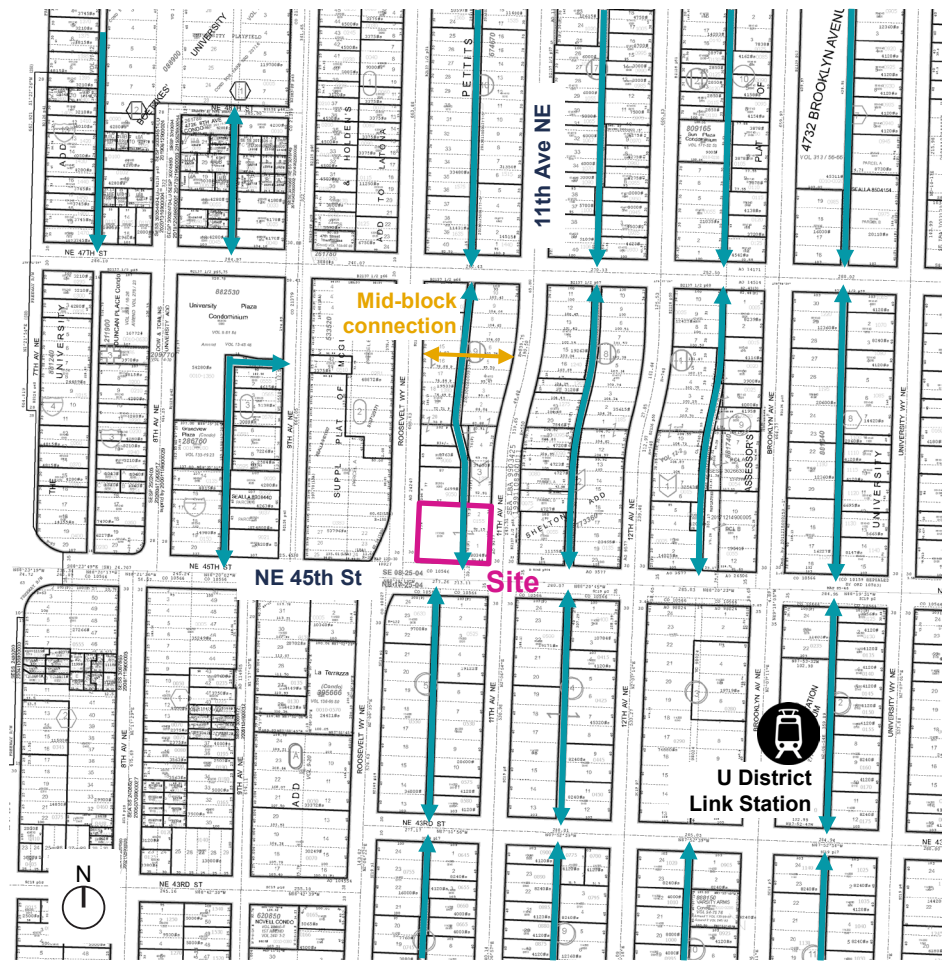
Development context: Alley network

Network context

- Long, narrow blocks
- Alleys provide internal block circulation within arterial network
- Traffic congestion hinders through movements between alley segments

Site & block

- Alley not aligned south across NE 45th St
- East-west mid-block pedestrian connection planned on the northern 1/3 of the block



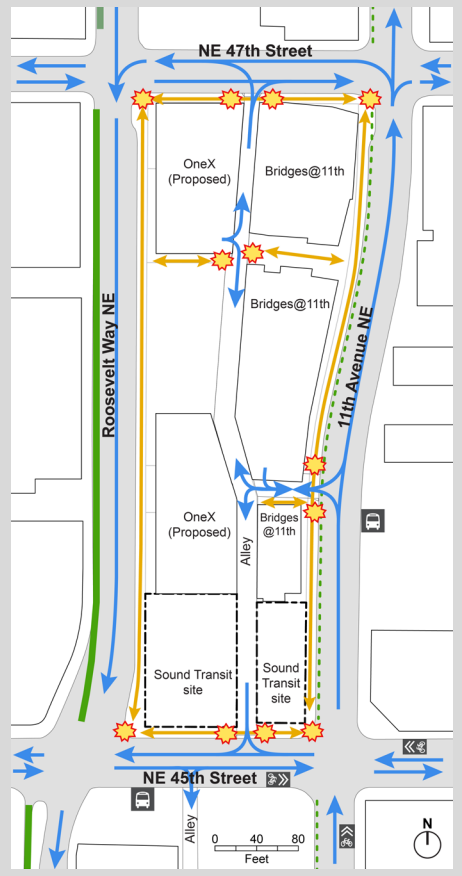
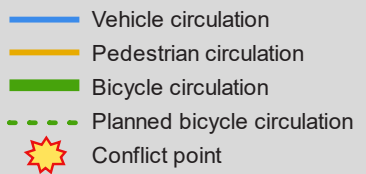
Public trust

- **Circulation:**
Maintains circulation and improves pedestrian movement on NE 45th
- **Access:**
Retains adequate access from streets and alley and consolidates loading
- **Land use and urban form:**
Allows a larger development floorplate along NE 45th
- **Views, light and air:**
Separates building from NE neighbor and view impacts are limited in urban environment
- **Free speech, public assembly, open space:**
NE 45th frontage is more usable; retains same number of alley access points
- **Utilities:**
Utility relocation needed and conceptually feasible

Public trust: Circulation & access

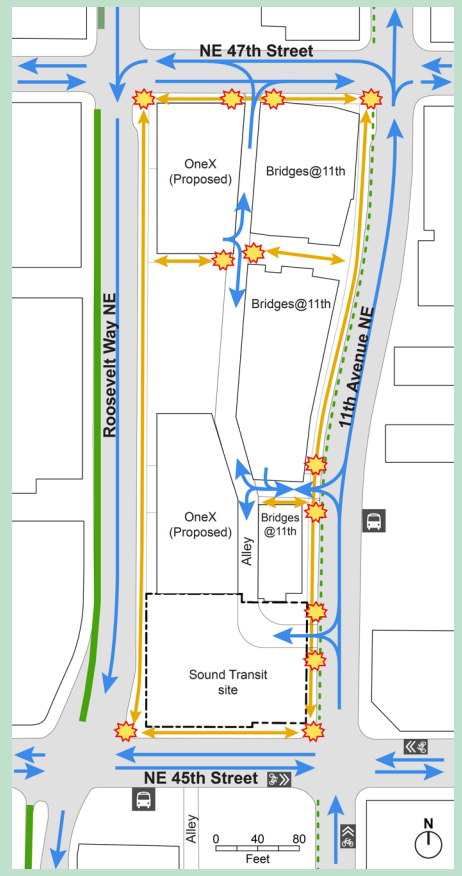
No vacation

- Alley widened to 20'
- Expect increased traffic volume at NE 45th exit
- Greater vehicle & pedestrian conflict at NE 45th
- Multiple resident access points on site
- Multiple loading access points on site
- Mid-block pedestrian connection proposed to the north



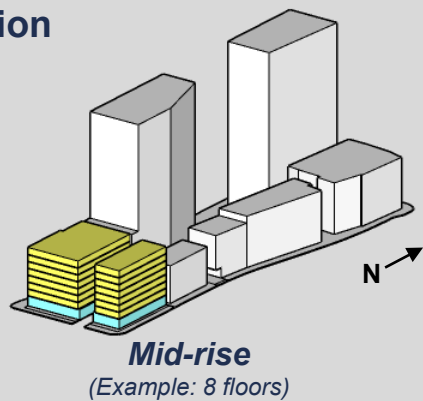
Vacation & realignment

- Eliminates NE 45th vehicle/pedestrian conflict
- Realignment slows traffic & uses existing curb cut
- Multimodal interaction on 11th to be addressed in future design process
- Sized for SPU roll-off vehicle
- Properties retain adequate access
- Potential single resident access point on site
- Single loading access point on site



Public trust: Land use, urban form, views, light and air

No vacation



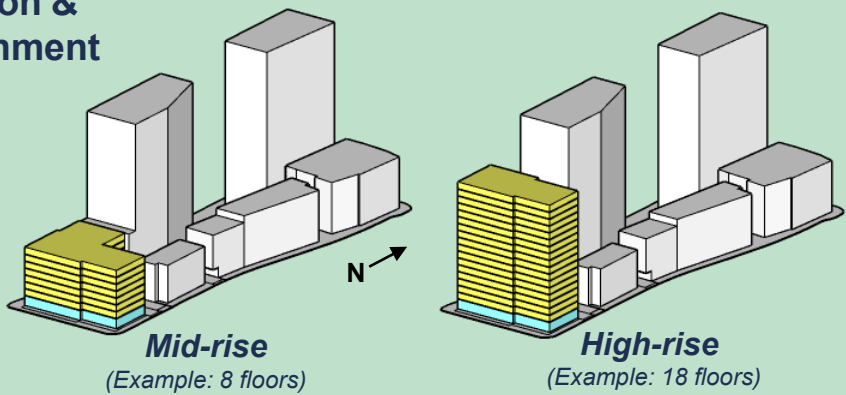
Land use & urban form

- Two buildings split by alley
- High-rise not feasible due to tower separation requirements and small floorplates

Views, light and air

- Possible near-continuous building frontage with buildings to the north
- Views to south from alley limited by proposed high-rise building south across NE 45th St

Vacation & realignment



Land use & urban form

- Single building mass and continuous frontage on 45th
- High-rise development consistent with neighborhood vision
- Tower separation distance affects high-rise floor plate

Views, light and air

- Realigned alley separates building from northeast neighbor
- Views to south from alley would be blocked by new building
- No additional shadowing to parks or other public open spaces

Massing models for illustration purposes only

Public trust: Free speech, public assembly, and open space

No vacation

Free speech and public assembly

- While publicly accessible, alley does not serve a significant public assembly function

Open space

- Alley does not provide a significant open space function
- Alley is urban hardscape and has no sidewalks or protected pedestrian paths



Vacation & realignment

Free speech and public assembly

- Creates an uninterrupted pedestrian environment on NE 45th, improving opportunity for public use and expression
- No change to number of access points to alley from the street network

Open space

- Realignment of alley to 11th provides for a similar amount of publicly-accessible space

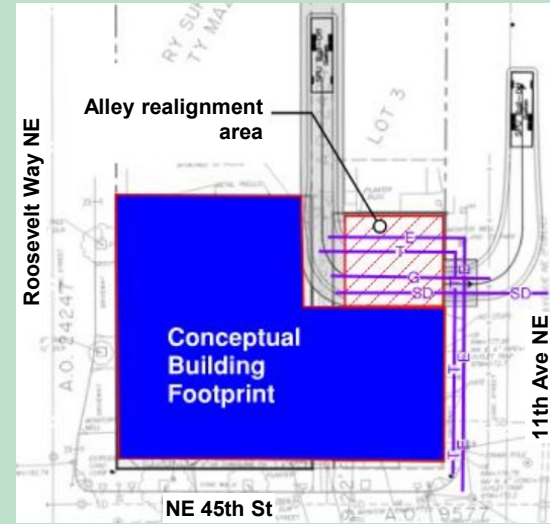
Public trust: Utilities

No vacation

- Existing utilities in alley include electric, natural gas, and telecommunications
- Stormwater catch basin located at NE 45th
- No mapped water or sanitary sewer exist in alley

Vacation & realignment

- Future developer will be responsible for relocating utilities
- Relocation of electric, telecom, gas, and storm drainage to 11th/NE 45th appears conceptually feasible
- Preliminary consultation with SCL has taken place



"E"=Electric
"T"=Telecom
"G"=Natural gas
"SD"=Storm drainage

Public benefit

RFP will establish expectations of a future development partner:

- **Public benefits to be determined** and delivered by a developer
- **Developer will conduct further community engagement**, including public benefits
- **Developer will realign alley to 11th** within property, retaining a similar area for circulation as existing alley

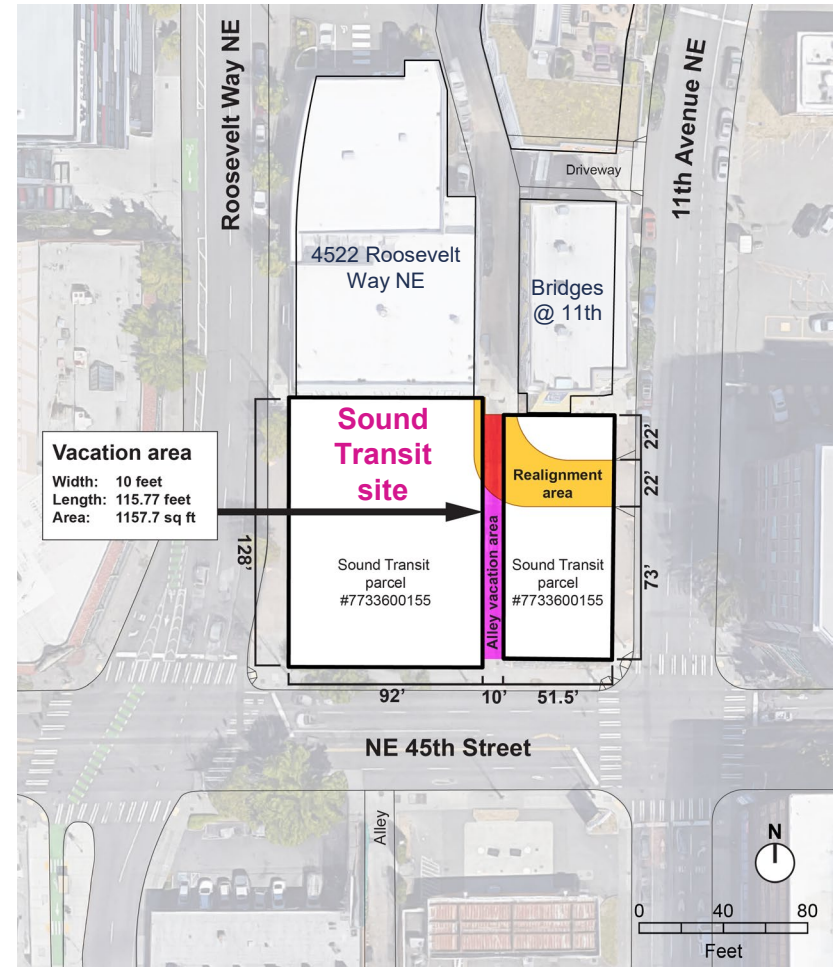
Community interests from ST engagement:

- Pleasant and safe pedestrian realm
- Mid-block pedestrian passthrough
- Commercial/community-serving uses on ground floor

Summary

Vacation improves affordable housing opportunity

- Single, more efficient building site
- Improves feasibility of high-rise building
- Maintains access
- Improves NE 45th St pedestrian corridor
- Future development partner will:
 - Conduct community engagement
 - Develop public benefits
 - Deliver realigned alley





 [soundtransit.org](https://www.soundtransit.org)

