

1000 NE 45th Street

Affordable Housing Alley Vacation

*Seattle City Council Transportation
& Seattle Public Utilities Committee*

August 15, 2023



Site context



Image: Google Earth

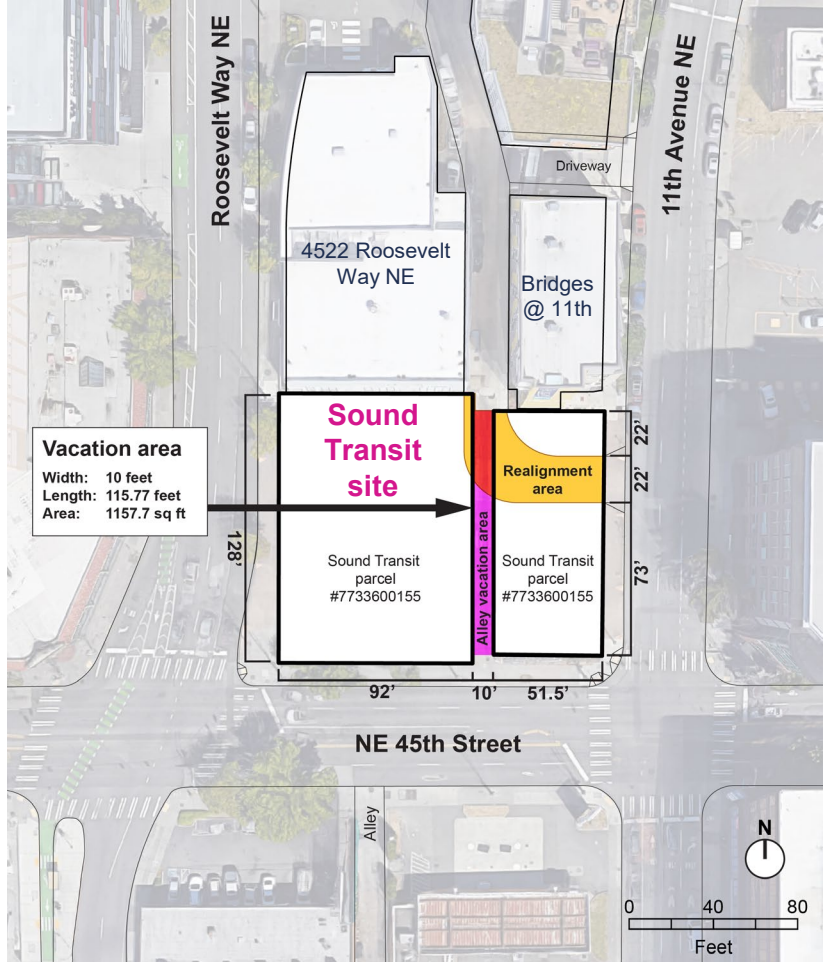
Site and vacation request

Alley vacation proposal

- Vacate 1,158 sq. ft. of existing alley
- Provide new alley connection to 11th Ave NE
- Consolidate property into one building site
- Improve affordable housing yield
- Improve building service, access & efficiency
- Improve NE 45th St pedestrian environment

Project and process notes

- ST and Office of Housing (OH) partnership
- Vacation to assist future RFP process
- Future developer will fulfill conditions, including:
 - Additional community engagement
 - Public benefits package
 - New alley connection to 11th Ave NE
- Developer will work to finalize vacation

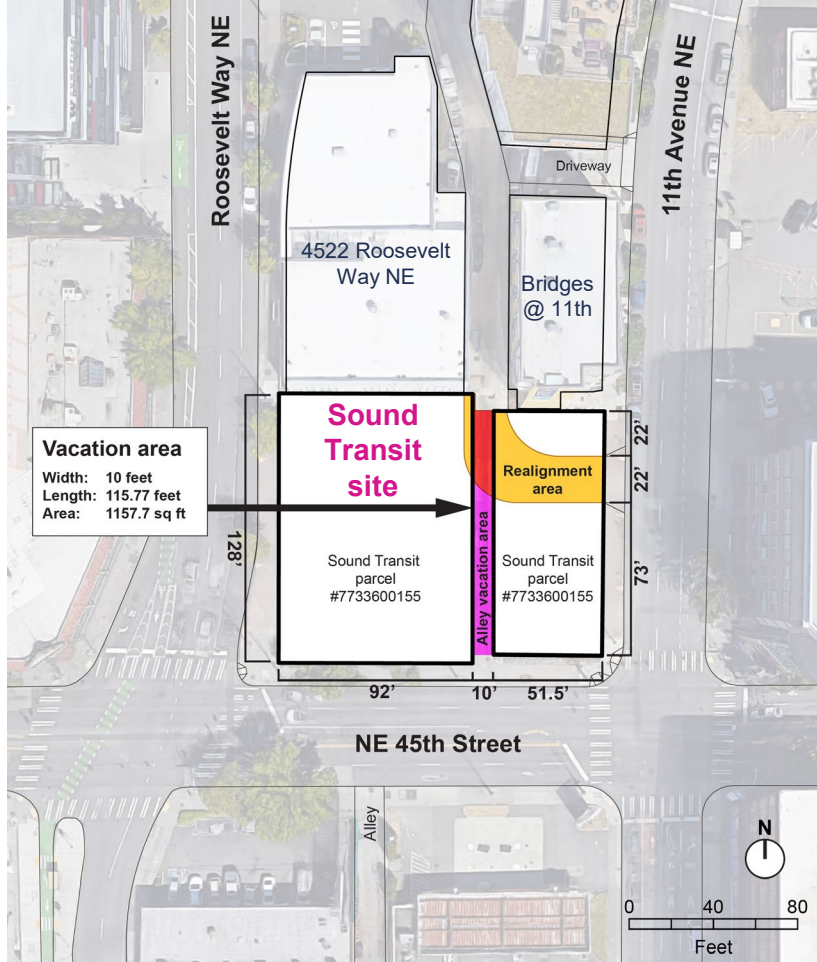


Project goals

ST Board of Directors authorized staff to offer the site for affordable housing development.

ST & OH seek 100% affordable housing project with active ground-floor uses.

- Affordable to a range of incomes (0-80% AMI)
- Range of unit sizes, including family-size units
- Maximize number of units created
- Maximize feasible site density
- Commercial/community-serving uses
- Pedestrian-realm improvements
- Evergreen Sustainable Development Standard



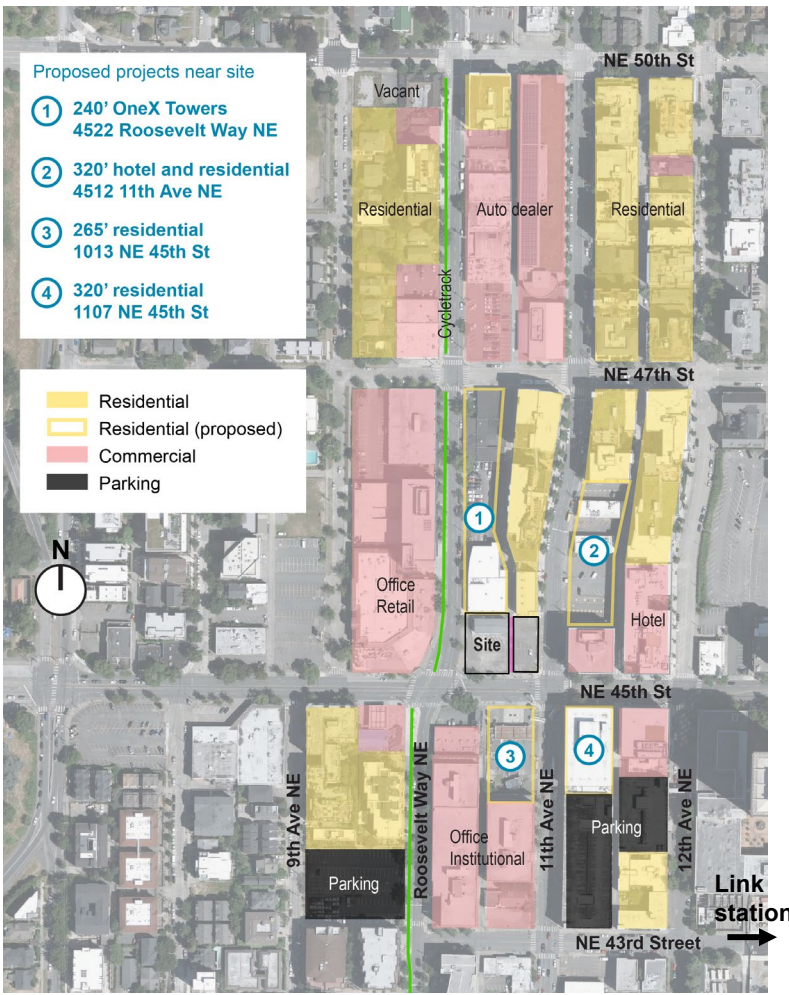
Site context

Property information

- 17,815 square feet
- Zoning: SM-U 95-320 (M1)
- Single parcel split into two building sites by alley
- Busy urban context in University District

Development outcomes will depend on proposals received

- Unit count will vary by size mix and height
- Mid-rise (7-8 floors) or high-rise (up to 28 floors)
- Small, constrained site complicates development



Site & alley context

Northwest from
NE 45th St & 11th Ave NE



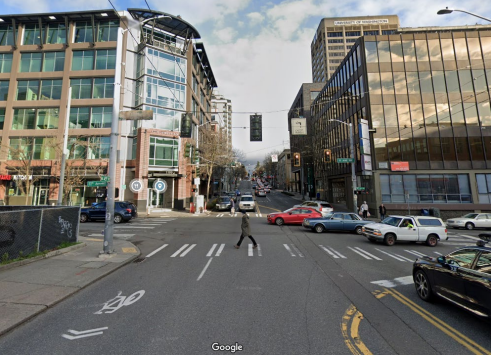
Northwest on
Roosevelt Way NE



North on
11th Ave NE



East on NE 45th St

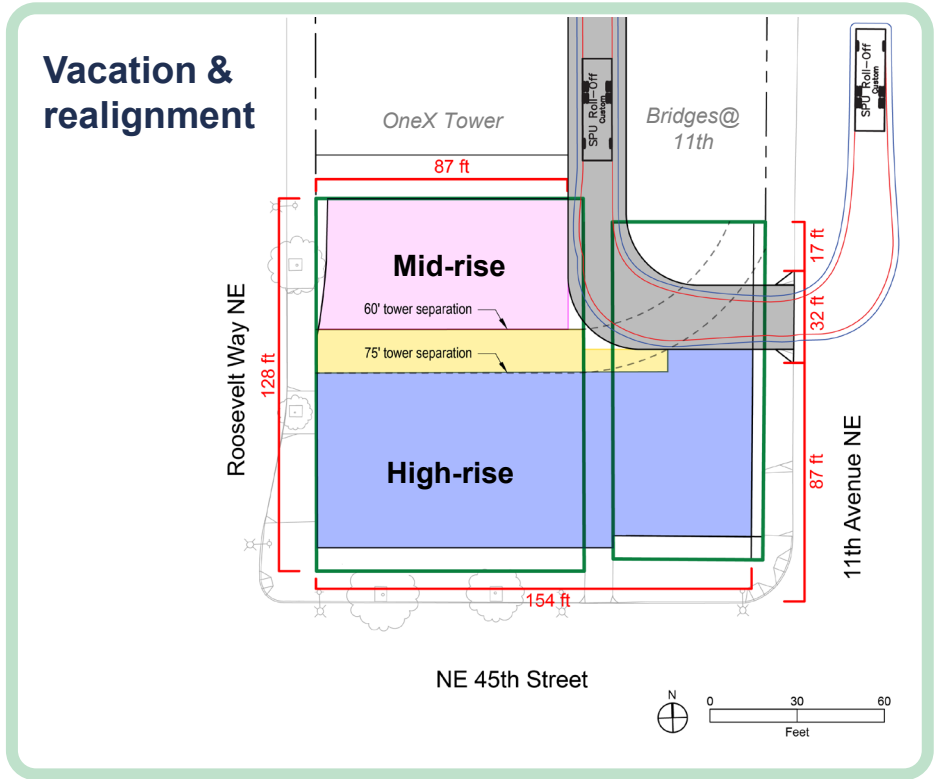
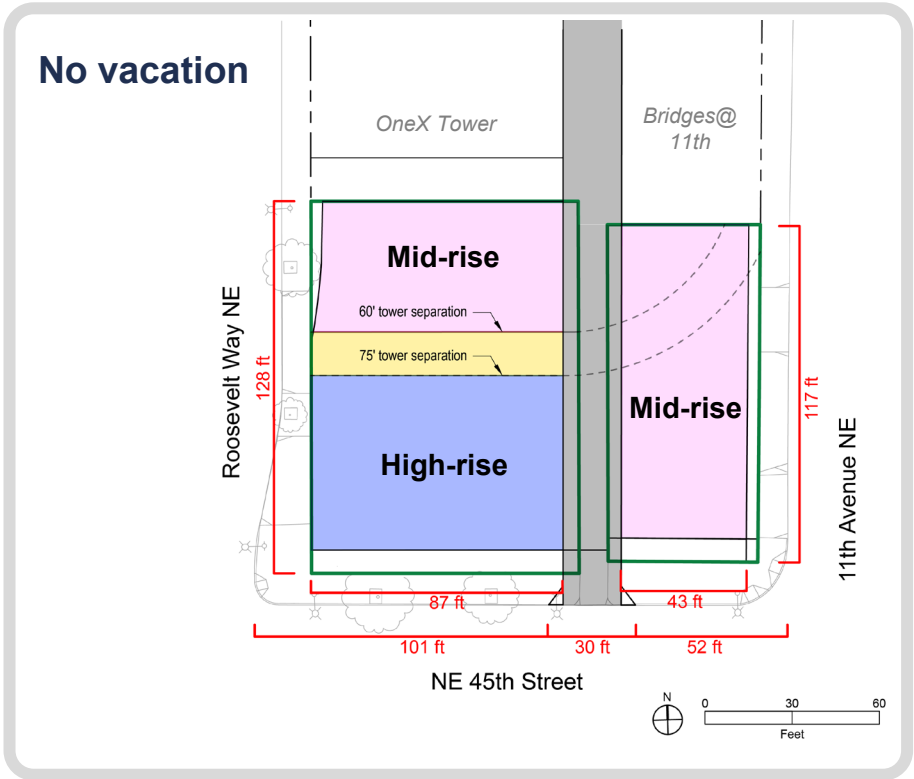


South from alley



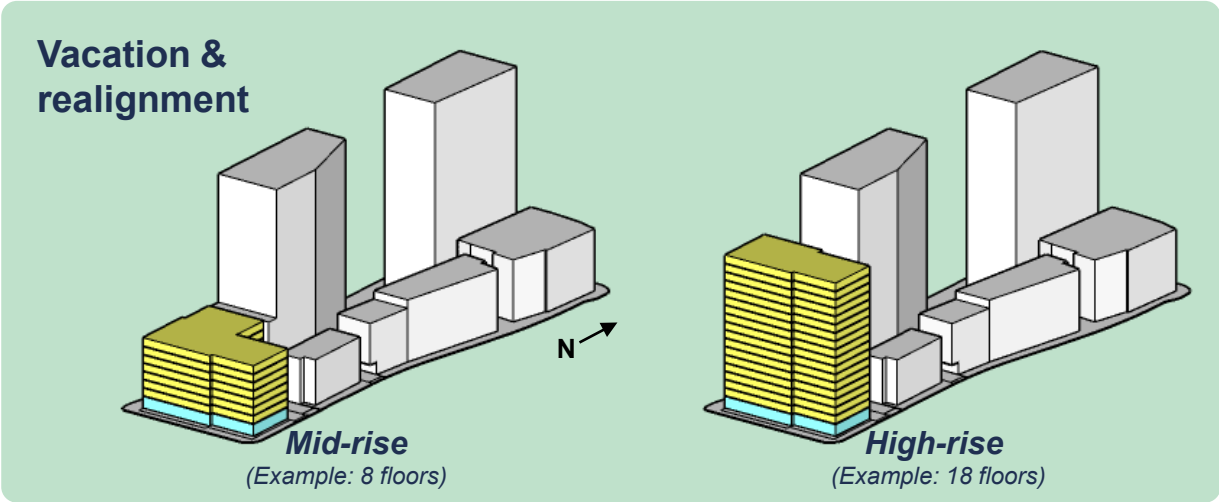
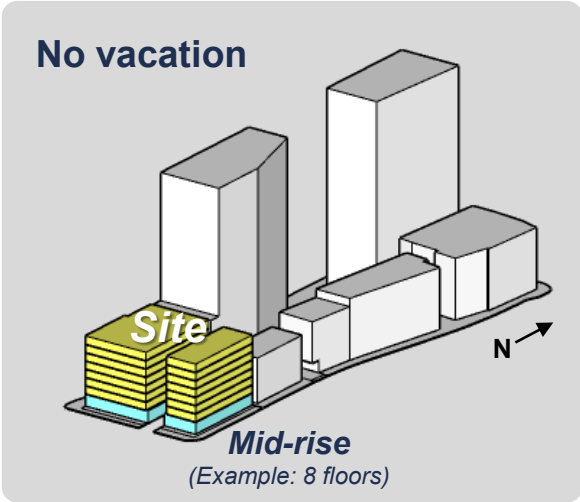
Street images: Google

Alley vacation impact: Buildable area



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

Alley vacation impact: Potential development yield



	No vacation	Vacation & realignment	Result of vacation
Buildings	2	1	Improved design and operations efficiency
Potential units	80 - 110	195 - 215+	Significant increase in units (height dependent)
Buildable area	14,920 SF	14,440 SF	Small reduction in buildable area
High-rise floorplate	5,190 - 6,500 SF	8,940 - 10,500 SF	Significant increase in potential high-rise floorplate
Potential for high-rise	No	Yes	Efficient high-rise floorplate possible

Community engagement

- ST conducted initial engagement in 2021
- Alley vacation and public benefits not directly addressed
- **Future developer will conduct further community engagement**

Public benefit

Future developer will:

- **Engage community on public benefits**
- **Prepare public benefits proposal**

Key themes: ST engagement

- Affordable housing is top priority
- Maximize the number of units with a range of household sizes
- Include active ground-floor uses
- Improve pedestrian environment

Public benefit

- Consistent with Street Vacation Policies
- Reviewed by city departments, SDC, City Council

Thank you



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