

Partial Alley Vacation at 1000 NE 45th Street

*Transportation & Seattle Public Utilities
Committee*

July 19, 2022

Sound Transit U District TOD site

1000 NE 45th Street, Seattle

Unique opportunity

- Sound Transit & Seattle Office of Housing partnership seek to **maximize affordable housing** production (*pending ST Board guidance*)
- Opportunity to deliver public good in a **prime location**, two blocks from light rail
- **Strong community support** for affordable housing



Introducing the partial vacation of alley at 1000 NE 45th Street

Purpose: Sound Transit, working with city, seeking a partial alley vacation to consolidate a potential affordable housing site before selecting a development partner

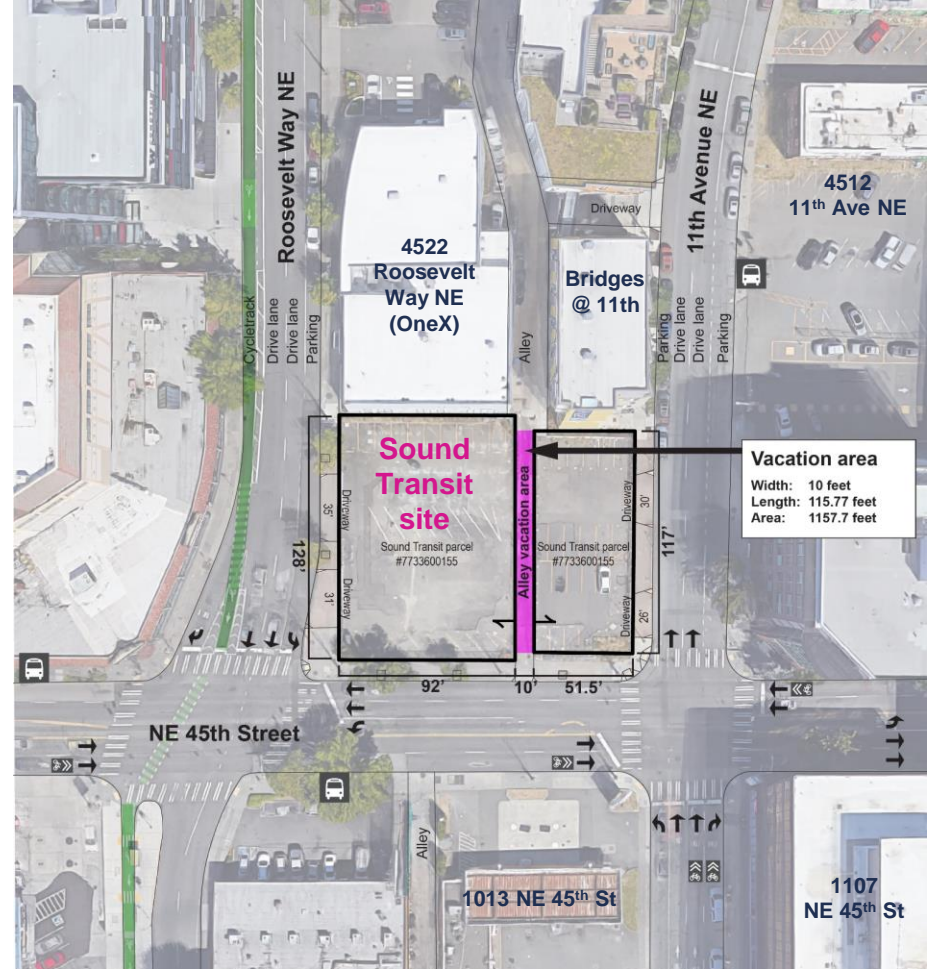
- Vacation to be conditioned on a future developer meeting city's expectations for project outcomes
- Must maintain alley access/use for adjacent properties

Today: Seeking early City Council feedback



Site overview

- **Site area: ~18,000 square feet** (without vacation)
- **Vacation area: ~1,158 square feet**
- **Alley users:**
 - SPU collection vehicles
 - Resident parking access
 - Other delivery & service users
- **Proposed projects by others nearby:**
 - 4522 Roosevelt Way NE (OneX) *(site extends to NE 47th)*
 - 4512 11th Ave NE
 - 1107 NE 45th St
 - 1013 NE 45th St



Existing alley views



Community Engagement Plan: themes

- **Affordable housing** a top community priority
- Desire to **maximize housing outcomes** (e.g., via tall building, alley reconfiguration)
- Interest in **community-serving space** (e.g., retail, business, open space)
- Improve the **pedestrian environment**
- **Environmental performance**



Potential development outcomes

AFFORDABLE HOUSING

- Partnering with Office of Housing
- Target outcome: affordable housing building with active ground-floor uses *(pending ST Board guidance)*

MAXIMIZE SITE CAPACITY

- Seek conditional alley vacation in advance of selecting developer

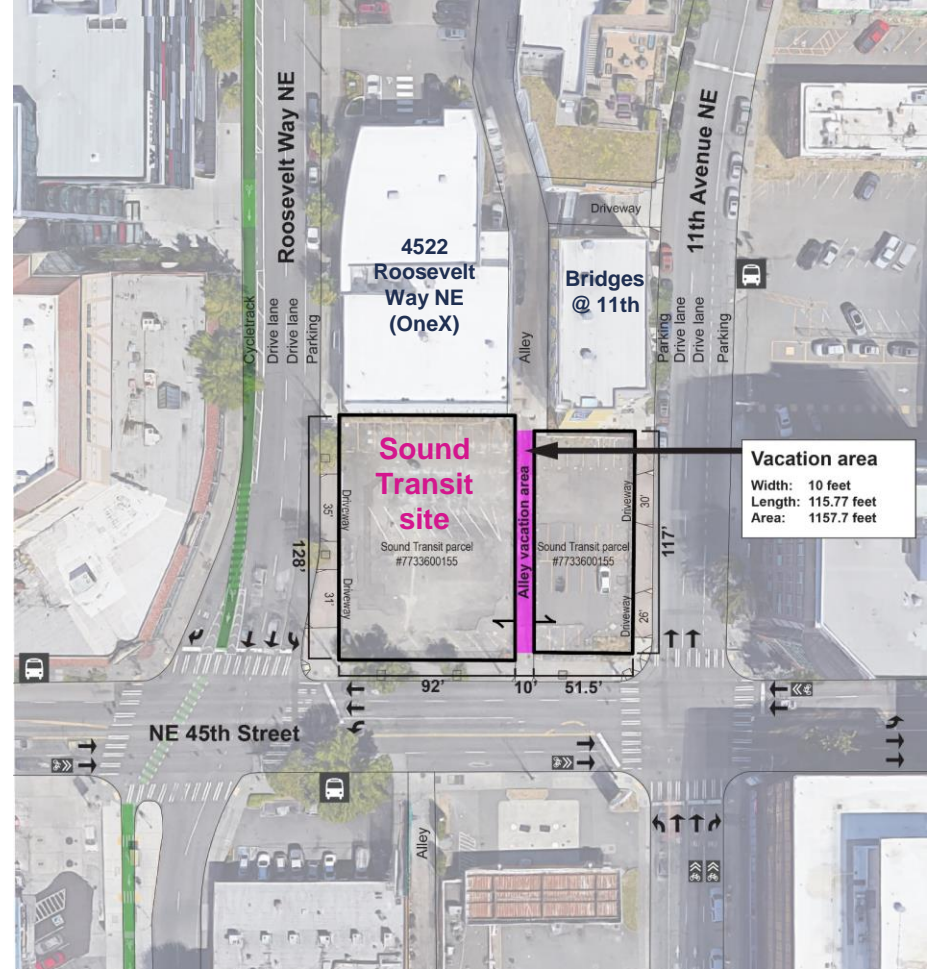
POTENTIAL PUBLIC BENEFIT

- Cultural Space Agency ground floor program in future building (e.g., studio, gathering space, programming)
- East-west pedestrian passthrough on north side



Circulation context

- Abutting streets are principal arterials
- NE 45th a 'key' pedestrian corridor
- No existing east-west mid-block pedestrian connection
- Planned northbound cycletrack on 11th Ave
- Transit stops on Roosevelt, 11th, and NE 45th
- Alley south of NE 45th shifted west



Impact on development capacity

Existing site cannot accommodate high-density development

- Without vacation, alley would need to be widened, further impacting the development capacity of site

Alley vacation enables development on site that meets community & zoning vision

- Site could accommodate a high-rise building
- Must meet tower separation distance from proposed OneX project

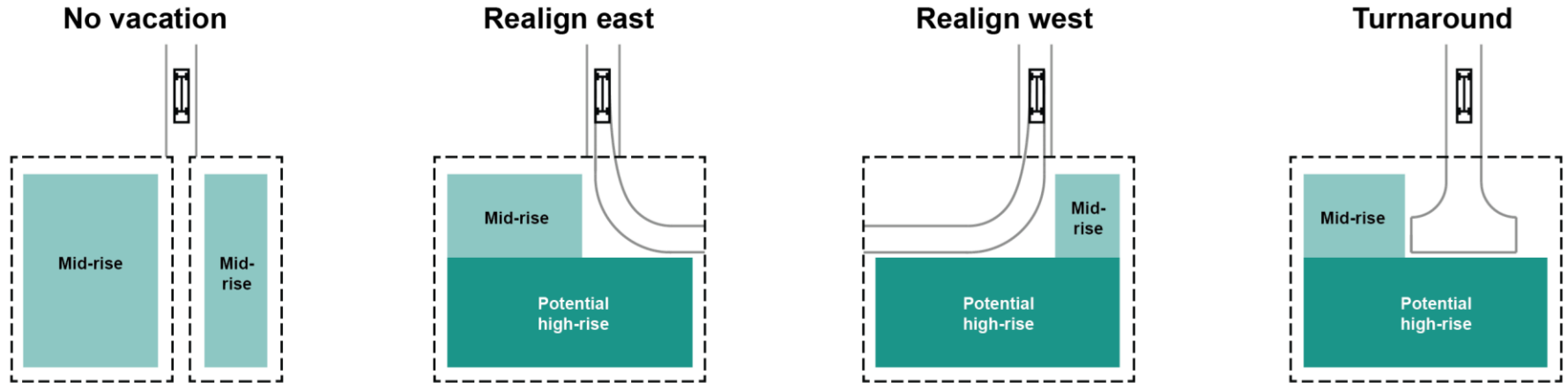
Other considerations include:

- Frontages, setbacks and open space configuration
- Potential mid-block pedestrian circulation



Maintaining alley function

- Maintain pedestrian and parking access, service & utility vehicle circulation
- Aim to reconfigure circulation while retaining a feasible building footprint
- Potential concepts to retain alley function: realignment or turnaround



Concepts are illustrative and show possible vehicle circulation and the resulting building footprint

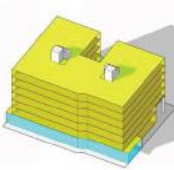
Illustrative site capacity studies

WITH EXISTING ALLEY

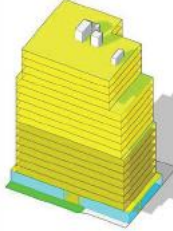


Mid-rise
6-7 stories
77 units
~6,000 sf retail

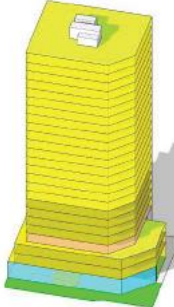
WITH PROPOSED ALLEY VACATION



Mid-rise
7 stories
94 units
~6,000 sf retail



High-rise*
18 stories
218 units
~6,000 sf retail



High-rise*
28 stories
260 units
~6,000 sf retail

* Studies do not reflect impact of tower separation requirements resulting from proposed OneX project adjacent to site, which will affect development yield and site configuration

Studies are illustrative and do not represent project proposals.

Thank you



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

