

# TRANSPORTATION COMMITTEE

Alley Vacation Presentation



**baylis architects**

**YEW AT GREENWOOD**

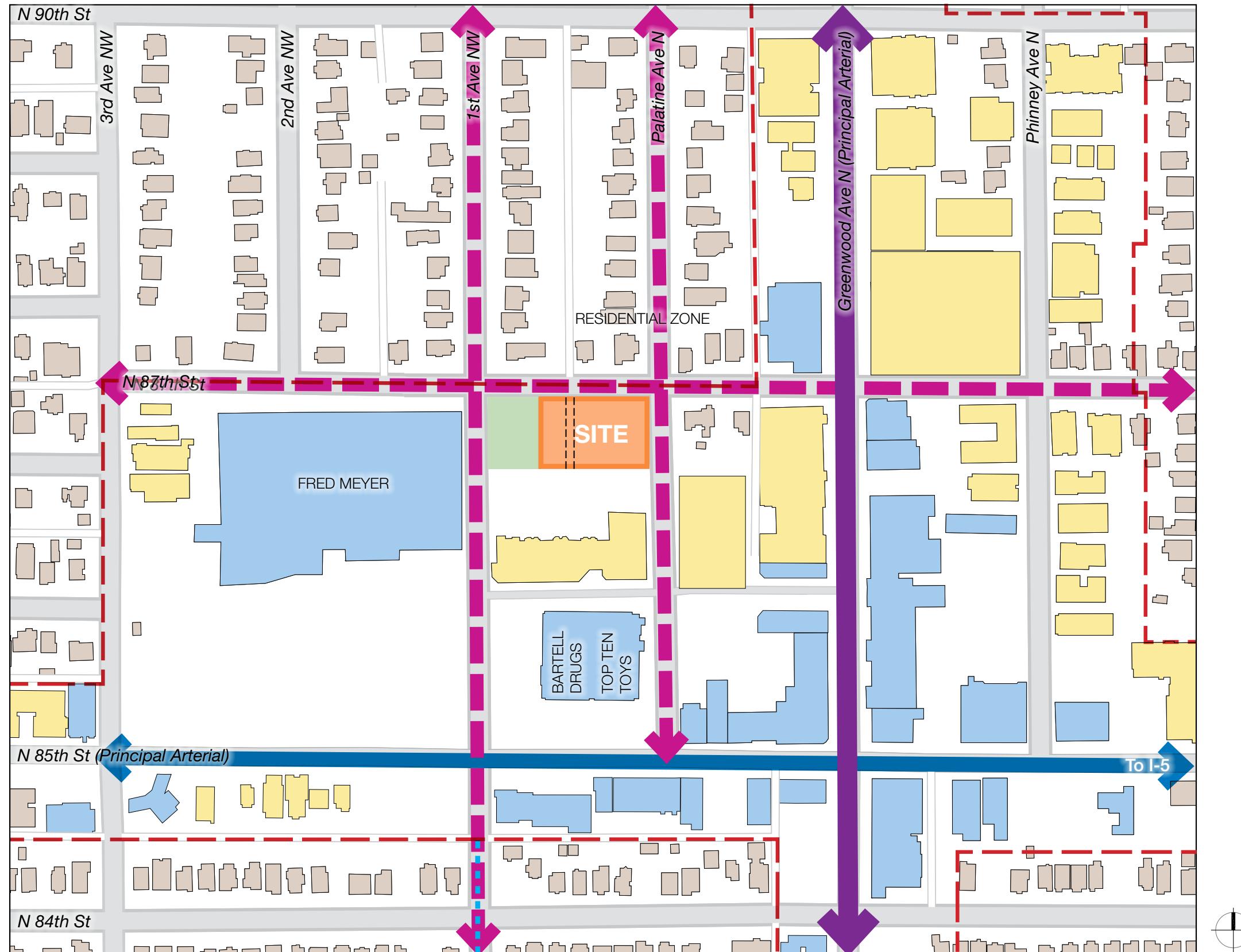
February 20, 2024

## PROJECT DESCRIPTION

- 70 larger sized units, more marketable unit mix
- 68 resident parking stalls
- Secure indoor bike storage
- Enhanced sidewalk improvements
- Off-site sidewalk improvements
- Thematic signage and street furniture
- Asphalt resurfacing at N 87<sup>th</sup> St. and Palatine Ave N
- Construction anticipated Fall 2024
- Vacated Alley provides better security
- Building massing responsive to surrounding context



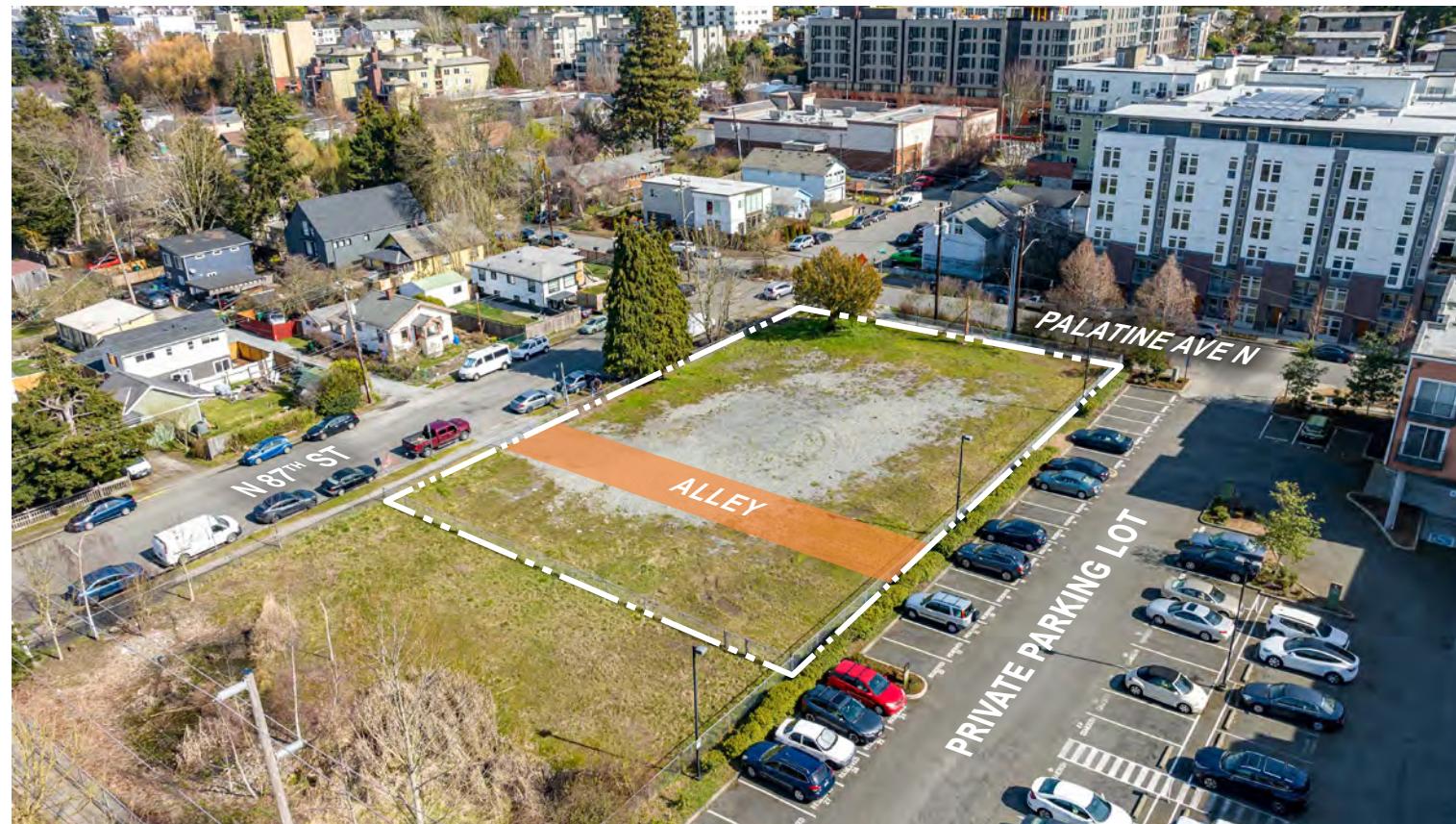
# CONTEXT MAP



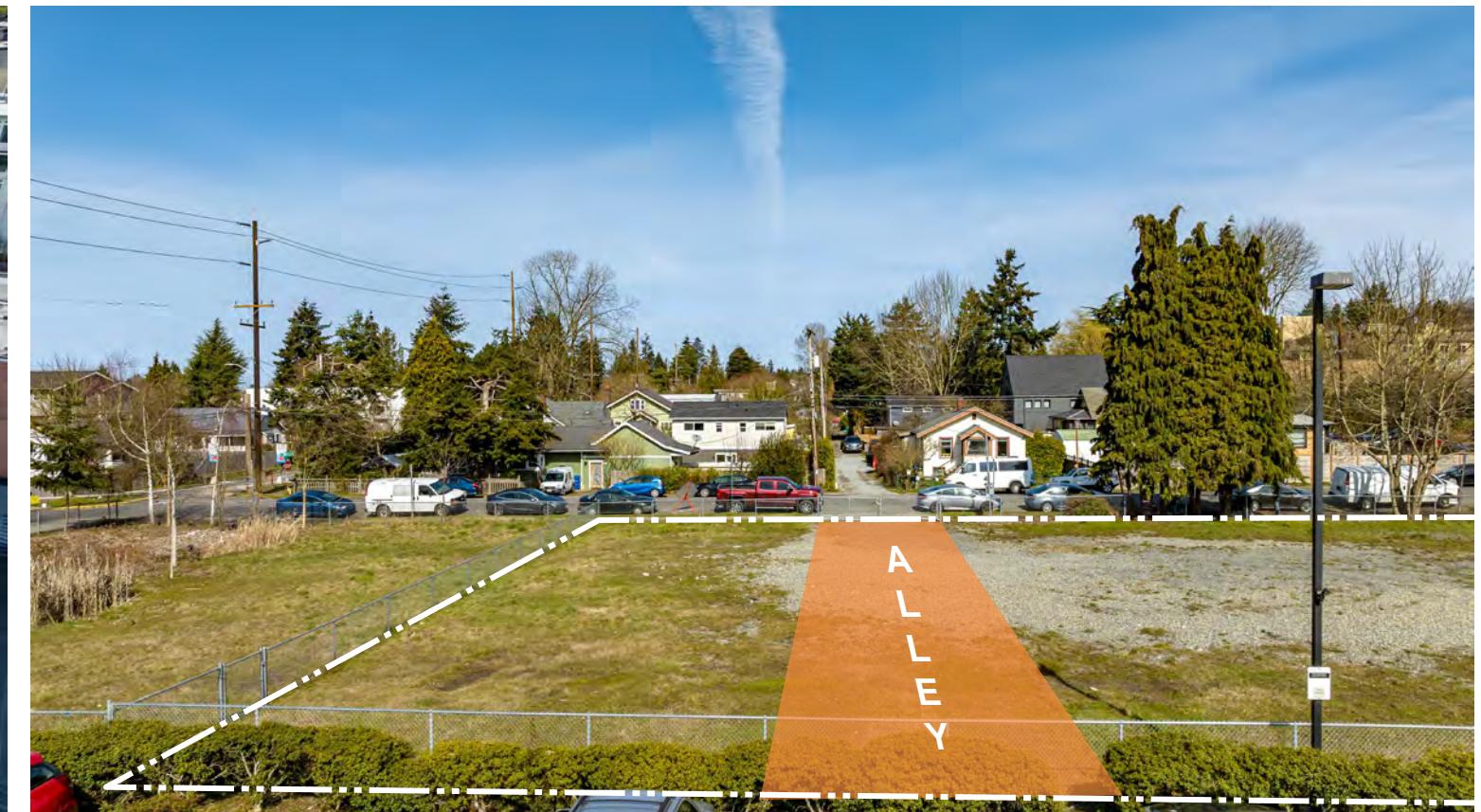
## LEGEND

- Project Site / Greenwood Phase III
- Multifamily/Mixed-Use Buildings
- Commercial / Retail / Office
- Single Family
- Open Space Conservation Area
- Greenwood/Phinney Ridge Residential Urban Village
- Principal Arterial
- Minor Arterial
- Residential Street

## CONTEXT PHOTOS



EXISTING ALLEY LOOKING NORTHEAST



EXISTING ALLEY LOOKING NORTH

# NO ALLEY VACATION - SITE PLAN



**Residential Use Building**  

- 22 Studio Units in the future building

**Residential Use Building**  

- 50 Units
- Mix of smaller unit sizes

## LEGEND

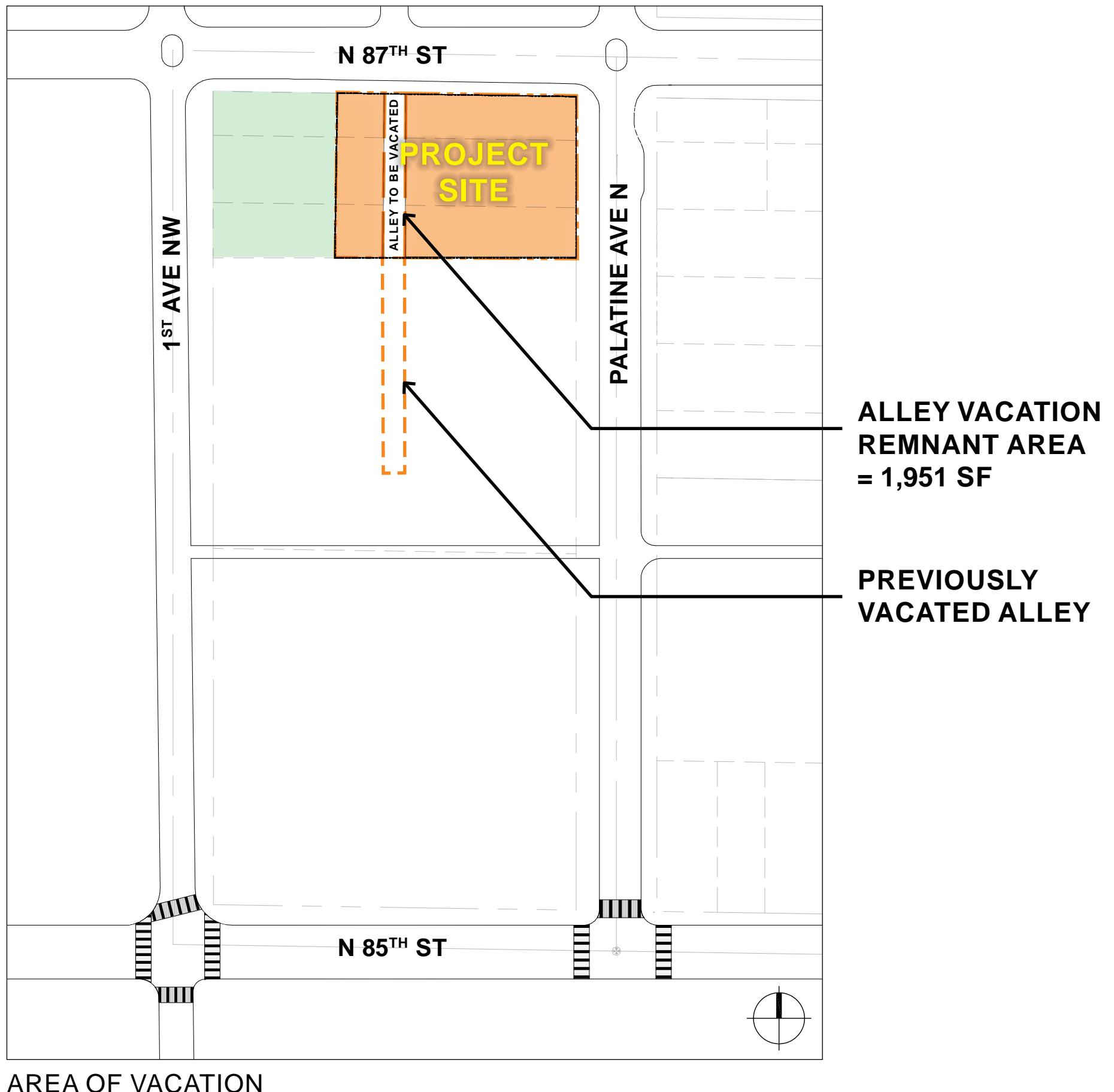
- Property Line
- Landscape
- Building Entrance
- Pedestrian Access
- Garage Entrance
- Public Courtyard
- Single Entry for Auto
- New Sidewalk

## UNIT TYPE MIX DATA: With No Vacation

Studio	=	60%
Open 1	=	14%
1 Bedroom	=	15%
2 Bedroom	=	7%
TH	=	4%

## ALLEY VACATION RATIONALE

- Existing alley right-of-way serves no functional purpose.
- Existing alley bifurcates site into two pieces.
- Alley functions (utilities, access, etc.) are adequately provided by surrounding streets.
- Proposed vacation allows a marketable unit type mix of larger sized units.
- Constructing one building is a more financially feasible option than building two.
- Shared amenities improve function, circulation and reduces development costs.
- Alley vacation allows more flexibility in design.
- Dead-end alley between the buildings is a security concern.



# COMMUNITY ENGAGEMENT PLAN

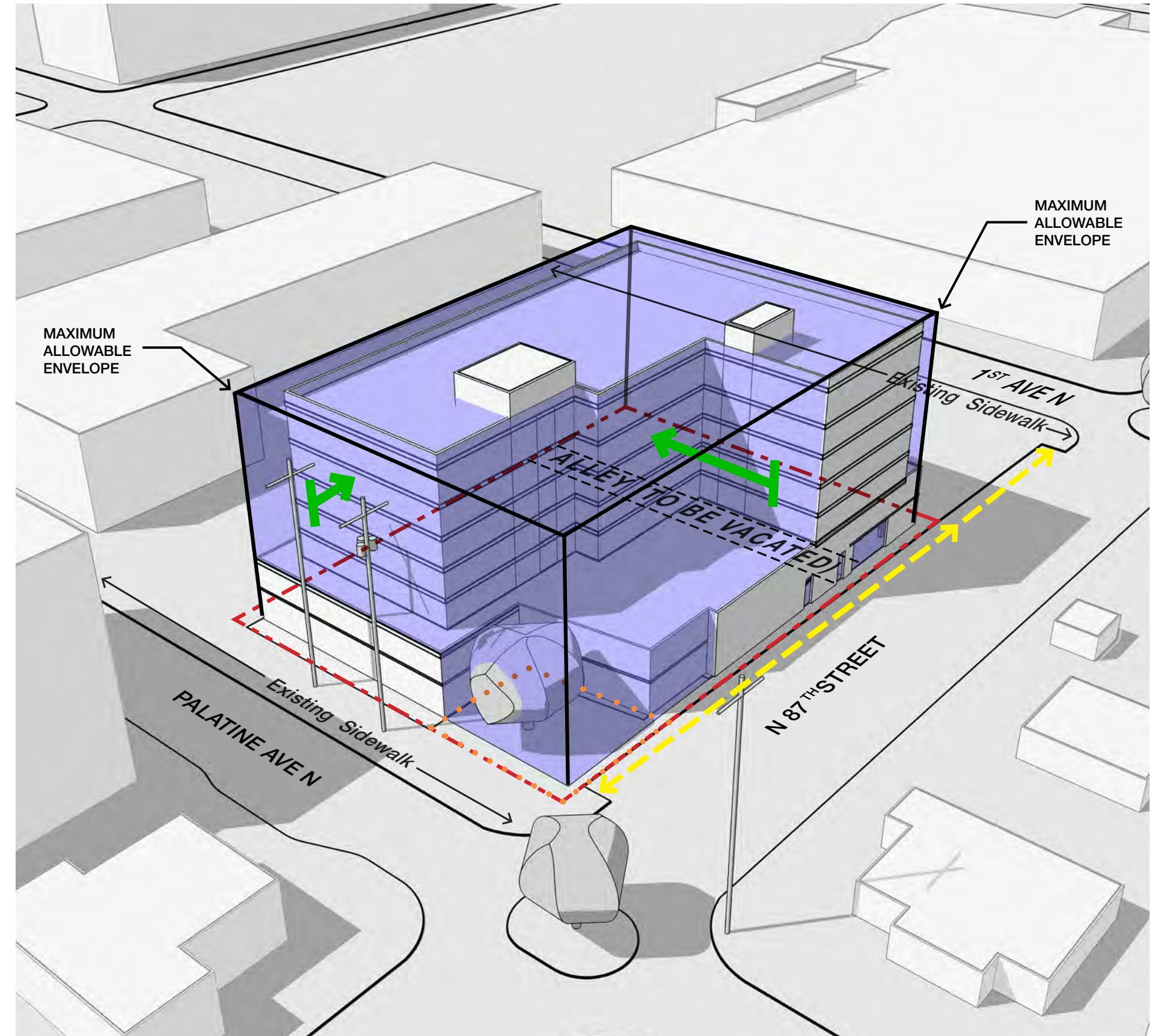
An outreach plan was approved by the Department of Neighborhoods in compliance with Director's Rule 4-2018.

Outreach was completed per the plan and community preferences incorporated into the project design.

WHAT WE HEARD	
a	Parking!!!
b	Improve the sidewalk connections
c	Pedestrian realm improvements
d	Open space
e	Street safety
f	Respecting neighborhood scale
g	Authentic architecture

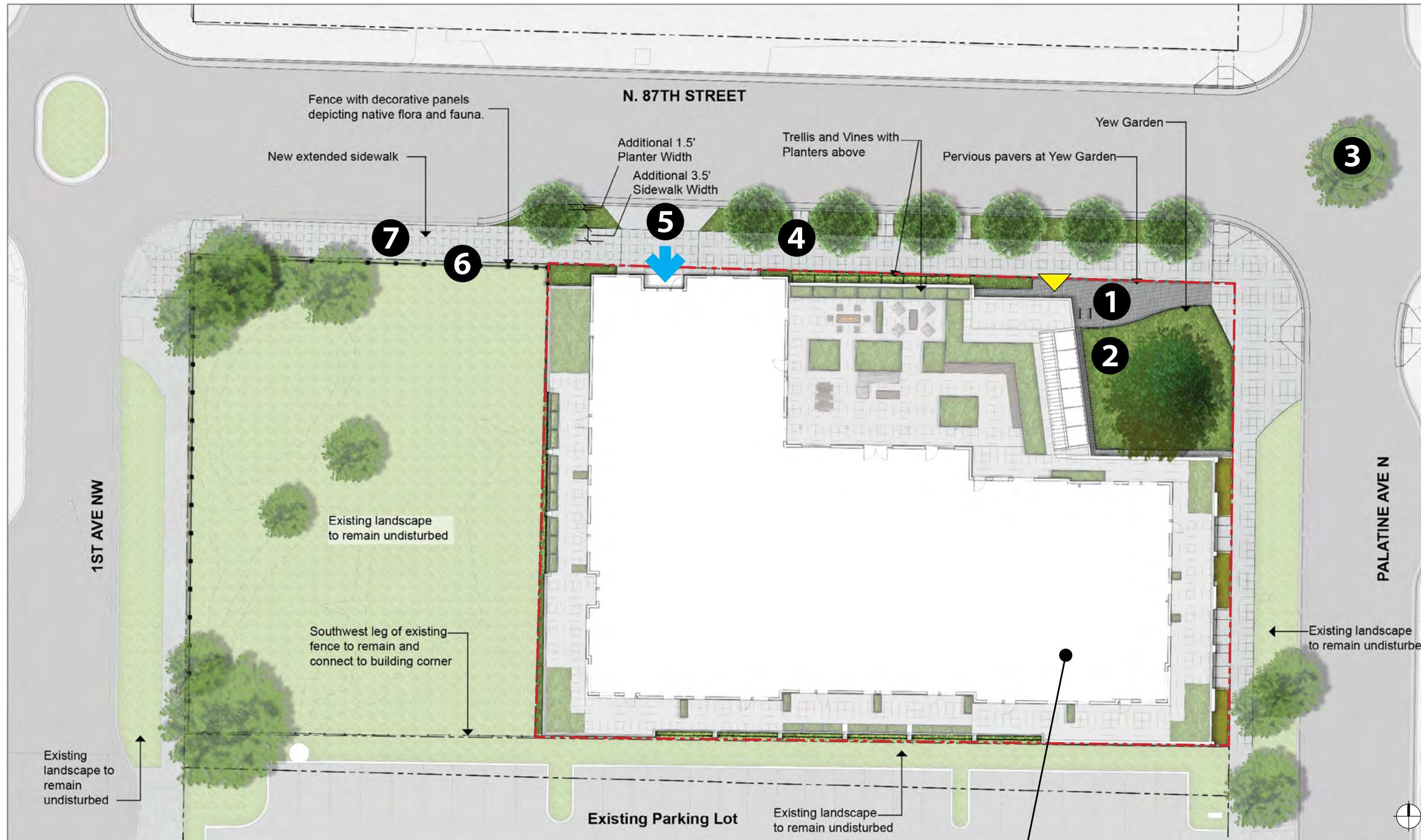


OUTREACH INSPIRED DESIGN	
A	1:1 Parking Ratio
B	Create new sidewalk connections & improve existing
C	Pedestrian-oriented improvements
D	New, publicly accessible open space on the NE corner
E	"Eyes on the street"
F	Upper stories set back from the street
G	Colors and materials are authentic to Greenwood and the PNW as a whole (timeless materials)



OUTREACH INSPIRED DESIGN APPROACH

# ALLEY VACATION - SITE PLAN



Residential Use Building

- Marketable Unit Mix
- 70 Units with larger unit sizes; easily accessible amenities

## LEGEND

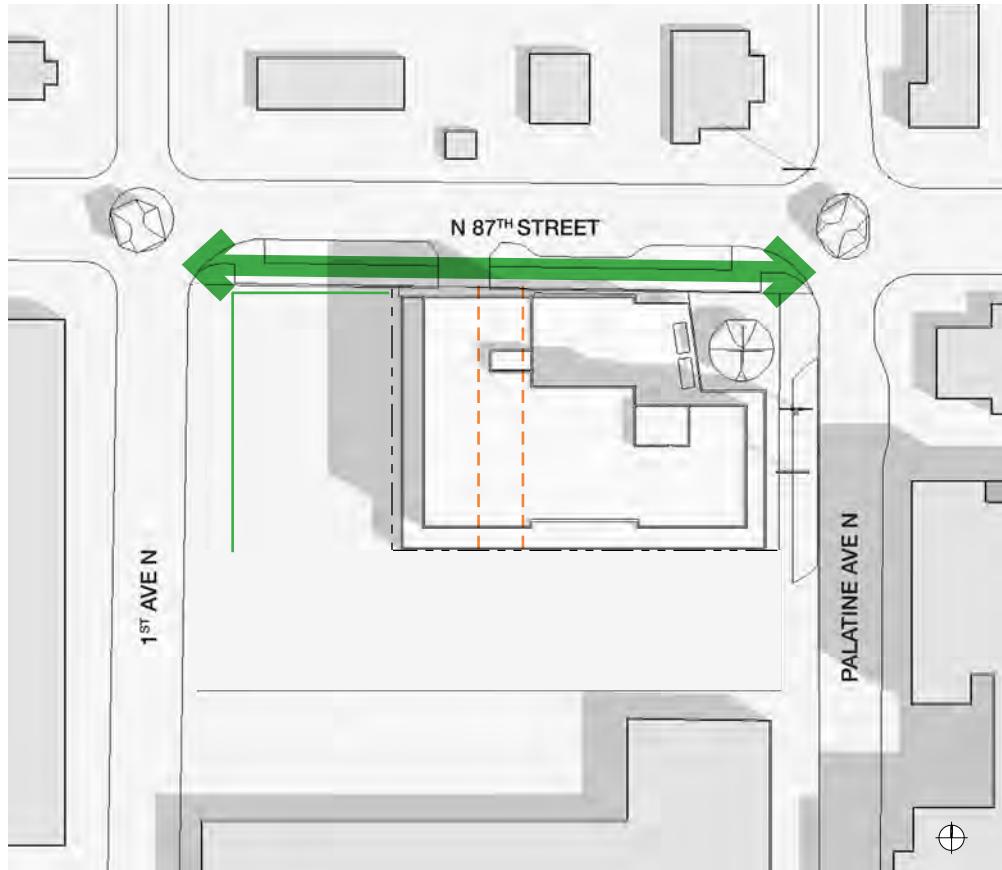
- Property Line
- Landscape
- Building Entrance
- Pedestrian Access
- Garage Entrance
- 1** Public Courtyard
- 2** Yew Garden
- 3** Enhanced Traffic Circle
- 4** Enhanced Streetscape
- 5** Single Entry for Auto Near Existing Alley Location
- 6** New Fence with Decorative Story Panels
- 7** New Extended Sidewalk

## UNIT TYPE MIX DATA: With Vacation

Studio	=	24%
1 Bedroom	=	50%
1 Bedroom + Den	=	50%
2 Bedroom	=	8%
TH	=	4%

# PROPOSED PUBLIC BENEFITS

## 1. ENHANCE AND COMPLETE SIDEWALK



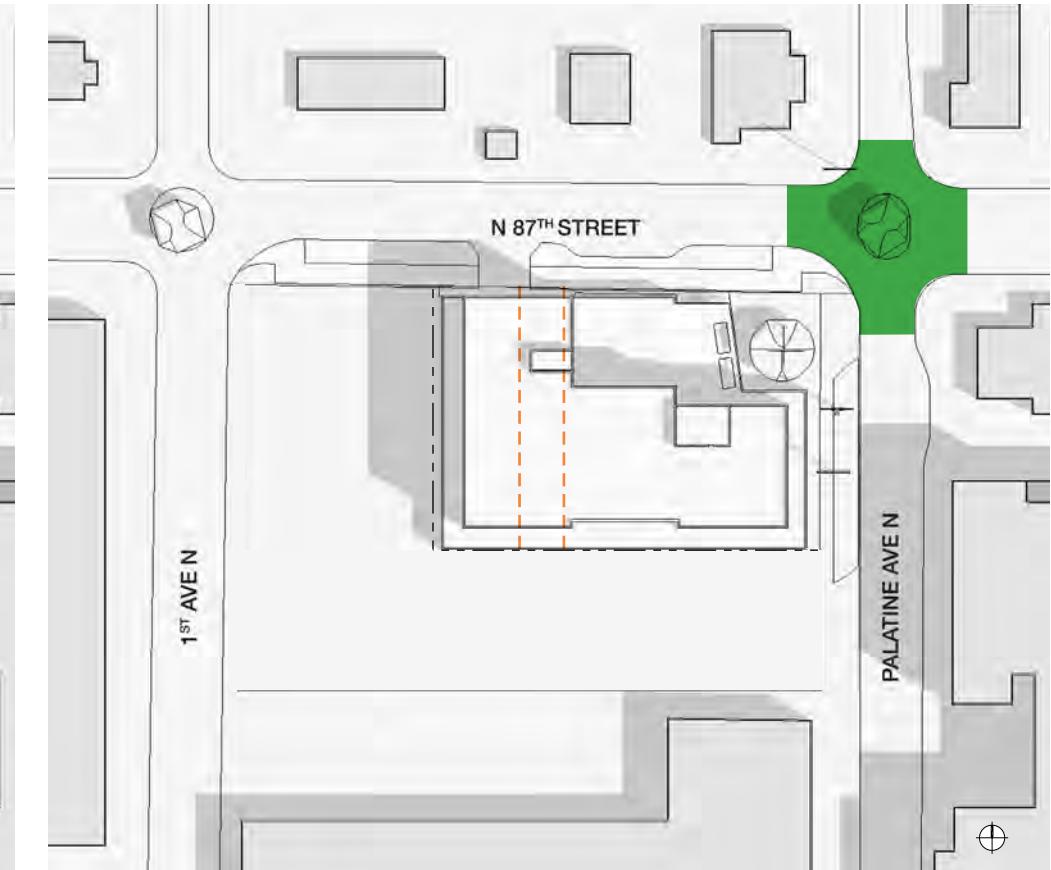
- Install enhanced sidewalks and landscaping strips exceeding minimum size requirements.
- Create new pedestrian connections with off-site sidewalks.
- Implement thematic lighting and building elements.
- Decorative fencing improvements and informational signage.

## 2. OPEN CORNER 'YEW' PUBLIC SPACE



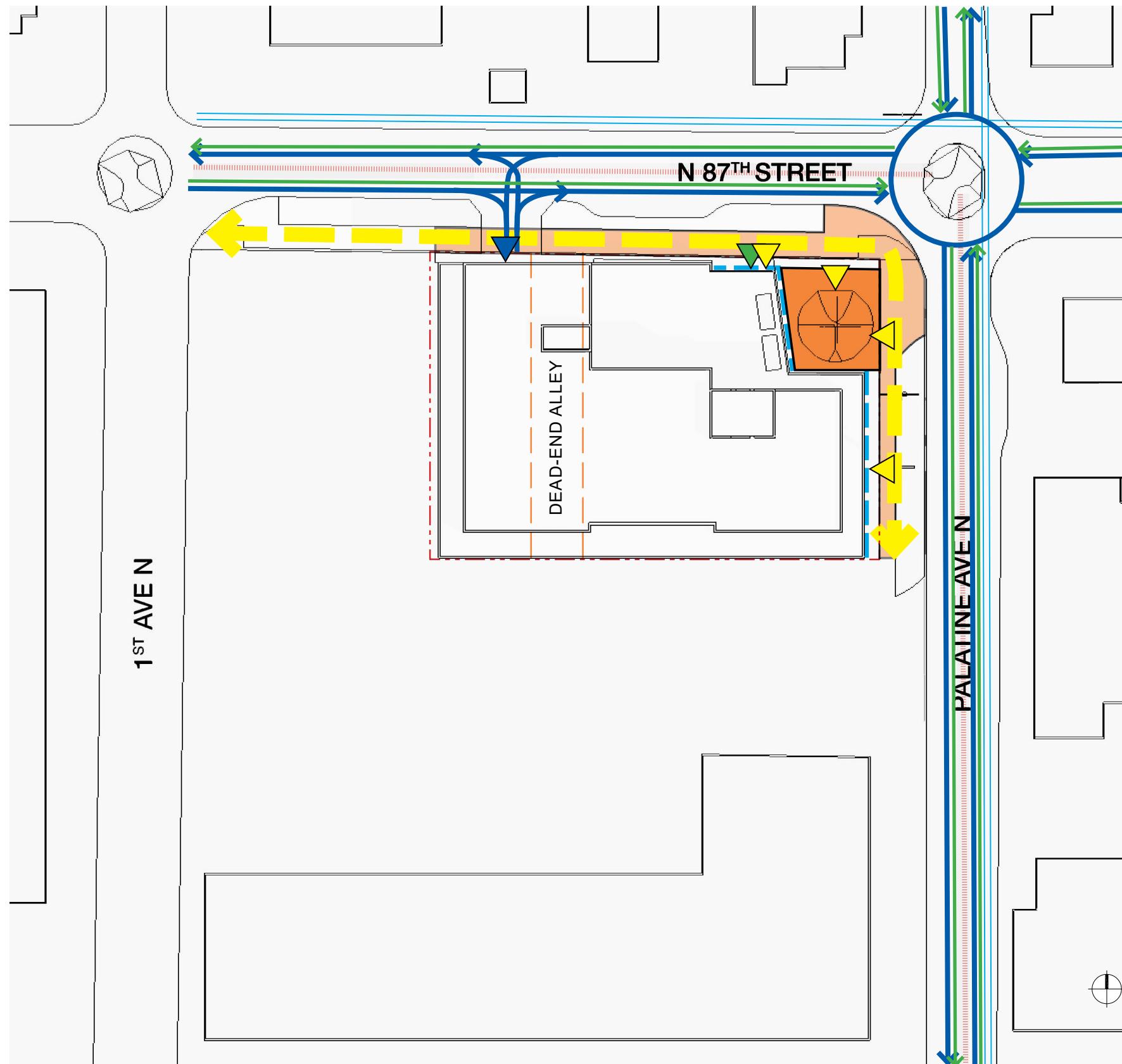
- Provide a public landscape plaza.
- Preserve the mature yew tree.
- Offer places for people to sit and unwind.

## 3. ROUNDABOUT IMPROVEMENTS



- Fix asphalt to smooth out intersection.
- Make roads safer for bikes and cars with smoother surfaces.
- Enhance roundabout landscaping.

## PUBLIC AND STREET IMPACTS



The project preserves alley functions without impacting nearby areas by:

- Only proposing a single curb cut for project access.
- Accommodating parking and loading off-street.
- Utilizing the existing capacity of utilities in the street.
- Providing public spaces to gather.
- Facing the building architecture towards the public realm.

### LEGEND

- Transparent Facade
- ▶ Pedestrian Access
- Pedestrian Circulation
- ▶ Bicycle Parking Access
- Bicycle Circulation
- ▶ Parking / Loading Access
- Vehicles Circulation
- Publicly Accessible Yew Plaza
- Free Speech and Public Assembly
- Water (Existing)
- Sewer (Existing)

# SUMMARY OF SEATTLE DESIGN SUBCOMMITTEE COMMISSION FEEDBACK: (As a part of 5/18/23 pre-petition work)

## 1. Emphasis on Public Benefit:

- Ensure public spaces offer benefits to the community.

## 2. Importance of Community Engagement:

- Focus on how public feedback influenced the project's development.
- Considering wider environmental and community impacts.

## 3. Environmental and Sustainability Focus:

- Ensure public spaces contribute to local environment and community.

## 4. Potential Utilization of Adjacent Areas:

- Investigate area to increase public and environmental value for public benefit.

## 5. Sidewalk Improvements:

- Support extend and widen the sidewalk on 87th St, as a potential public benefit.

## 6. Perspective on Alley Vacation:

- Vacation of the alley not seen as a major issue.



# THANK YOU!