

# McCULLOUGH HILL LEARY, PS

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May 22, 2014

HAND DELIVERED

Beverly Barnett  
Street Vacation Supervisor  
Seattle Department of Transportation  
700 Fifth Avenue, 23<sup>rd</sup> Floor  
Seattle, WA 98104-5043

Re: Alley Vacation Application  
9<sup>th</sup> and Lenora Project  
Seattle Parks Project

Dear Beverly,

This letter accompanies the enclosed Petition for Vacation of the alley in the triangular block bounded by Lenora Street, Westlake Avenue and 9<sup>th</sup> Avenue in the Denny Triangle neighborhood of Seattle. The vacation is jointly proposed in connection with the redevelopment of the property at 9<sup>th</sup> Avenue and Lenora Street (“GID Property”) and the development of a public park at the intersection of Westlake Ave and Lenora Street (“Parks Property”). The developer and contract purchaser of the property, GID Urban Development Acquisitions LLC (“GID”), proposes to replace the existing buildings at 2101 9<sup>th</sup> Avenue and 2118 Westlake Avenue with a mixed use building including approximately 6,400 square feet (“sf”) of ground-level retail, 430 residential units above the retail and 232 parking stalls (“GID Project”). The GID Project is adjacent to property owned by the Seattle Department of Parks and Recreation (“Parks Department”) (the co-applicant for the alley vacation) that was most recently occupied by a car rental business, is now vacant and is planned to be converted into a public park by the Parks Department (“Parks Project”). GID is working in cooperation with the Parks Department to design the GID Project in a manner that enhances the Park Project. The alley vacation is a key element that will both expand the future park and enable the GID Project to be designed to complement the park. The GID Project is not proposing to build on, under or over the existing alley. Any construction on the existing alley would be to create a pedestrian friendly environment that enhances the Park Project.

The GID Project includes several features that provide a public benefit beyond what is required by code, including:

- Demolition and Grading of Park. GID will demolish the existing parking structure (above and below ground) on the Parks Property and grade the Parks Property as specified by the Parks Department so that it is suitable for future park development.

- Expansion of Park. The alley vacation will add a significant area to the park (half of the alley area, which is approximately 8 by 150 feet).
- Orientation of Entry and Retail to Park. The GID Project's building entry and retail uses will be oriented towards the park for activation, engagement and "eyes on the park" rather than the alley being used for access and services as would typically occur. The driveways, trash, loading, and transformers will be located away from the park.
- Minimize "Back of House" Exposure. In connection with the relocation of the entrance, the GID Project has been designed to internalize the transformers and co-locate the garage entry and loading dock. These moves maximize retail presence and minimize back of house functions along the street frontage. This design comes at substantial increased cost to GID but provides maximum public benefit.
- Transparency on Three Building Facades. The GID Project exceeds transparency requirements along Lenora Street and also, although not required by code, provides transparency at the retail frontage facing the park. As a whole, including the 9<sup>th</sup> Avenue, Lenora Street and park frontages, the GID Project exceeds the 60% transparency requirement.
- Pedestrian Oriented Uses at Park. The GID Project will provide pedestrian oriented uses and improvements along the park-facing Project façade, including retail fronting the park and potential outdoor seating at the retail space.
- Cooperative Design of Space Between Park and GID Project. The alley vacation will allow GID to cooperate with and support the Parks Department in the design of the open space between the Park Project and the GID Project so the end result is a complementary environment for both projects.
- Articulation or Treatment. The GID Project design will include articulation or treatment (architectural, lighting feature, or other treatment) on the wall of the GID Project adjacent to the park between the GID Project entry and the Park-facing retail uses.
- New Through Block Pedestrian Connection. The alley vacation enables the creation of a through-block pedestrian esplanade that will invite people and reinforce the vitality of the park. No through-block pedestrian connection exists today.
- Promote Public Safety. The alley vacation enables the creation of a dynamic new pedestrian-friendly realm that will invite a lively environment, including such uses as restaurants with outdoor seating fronting on the park, which promote public safety.

- Improve Traffic Operations. Elimination of vehicular traffic in the alley improves traffic operations by eliminating conflict where the alley meets Westlake.

For these reasons, the proposed alley vacation should be approved.

Each of the application items identified on the Seattle Department of Transportation's ("SDOT's) Street Vacation Checklist is addressed below.

**1. Filing Fee**

A check for the filing fee of \$450 is enclosed.

**2. Required Signatures**

The petition containing the required signatures is attached at Exhibit 1.

**3. Community Information**

The applicant has made a number of community contacts. The applicant will continue to work with these and any other appropriate community groups throughout the vacation application process.

The community group contact names, addresses and email addresses are as follows:

Lyn Krizanich  
Secretary, Denny Triangle Neighborhood Association  
1700 Seventh Avenue, Suite 1800  
Seattle, WA 98101  
[Lkrizanich@cliseproperties.com](mailto:Lkrizanich@cliseproperties.com)

Lloyd Douglas  
President, Cascade Neighborhood Council  
1167 Republican Street #311  
Seattle, WA 98109  
[Lloydoug@hotmail.com](mailto:Lloydoug@hotmail.com)

Mike McQuaid  
President, South Lake Union Community Council  
P.O. Box 4783  
Seattle, WA 98194  
[Mikemcquaid@msn.com](mailto:Mikemcquaid@msn.com)

**4. Development Team**

Developer and Contract Purchaser:

Jeff Lowenberg  
Vice President – Development  
GID Development Group  
125 High Street  
High Street Tower, 27<sup>th</sup> Floor  
Boston, MA 02110  
(617) 854-6641  
[jlowenberg@gid.com](mailto:jlowenberg@gid.com)

Architect:

Blaine Weber  
Owner & Founding Principal  
Weber Thompson  
225 Terry Avenue N, Suite 200  
Seattle, WA 98109  
(206) 344-5700  
[bweber@weberthompson.com](mailto:bweber@weberthompson.com)

Land Use Attorney:

Jack McCullough  
Courtney Kaylor  
McCullough Hill Leary PS  
701 Fifth Avenue, Suite 6600  
Seattle, WA 98104  
(206) 812-3388  
[jack@mhseattle.com](mailto:jack@mhseattle.com)  
[courtney@mhseattle.com](mailto:courtney@mhseattle.com)

**5. Right of Way Proposed for Vacation**

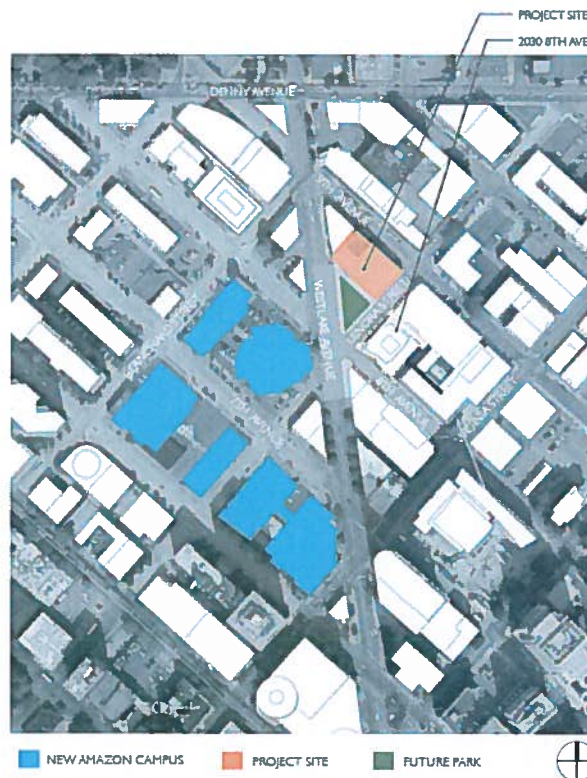
The right of way proposed for vacation is:

THAT PORTION OF A 16 FOOT WIDE ALLEY LYING WITHIN BLOCK 24, PLAT OF THE SECOND ADDITION TO THE TOWN OF SEATTLE AS LAID OFF BY THE HEIRS OF SARAH A. BELL, DECEASED, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 121, IN KING COUNTY, WASHINGTON (COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S 2ND ADDITION TO THE TOWN OF SEATTLE), LYING EASTERLY OF WESTLAKE AVENUE AS ESTABLISHED BY ORDINANCE NUMBER 7733;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

## 6. Project Location

The address of the GID Property is 2101 9<sup>th</sup> Avenue and 2118 Westlake Avenue, Seattle, WA. The Property is a portion of the triangular block bounded by Lenora Street, Westlake Avenue and Ninth Avenue in the Denny Triangle neighborhood of Seattle. The alley lies to the south of the GID Property. The alley currently does not provide through vehicular access. The Parks Property lies to the south of the alley. The Property is zoned DMC 240/ 290-400 and is located in the Denny Triangle Urban Center Village. The GID Property is bordered by two Green Streets, 9<sup>th</sup> Avenue and Lenora Street. See Exhibit 2 (EDG Packet, Plates 2, 3, 4, 6).<sup>1</sup>



## 7. Reason for the Vacation

The vacation is proposed in connection with the redevelopment of the property at 9<sup>th</sup> Avenue and Lenora Street (“GID Property”) and the development of the Parks Property. The GID Project is a mixed use building including approximately 6,400 sf of ground-level retail, 430 residential

<sup>1</sup> The Exhibits to this letter are based on the EDG packet for the GID Project. The drawings will be updated as appropriate.

units above the retail and 232 parking stalls. The GID Project is adjacent to the Parks Property owned by the Seattle Parks Department that was most recently occupied by a car rental business and is now vacant. GID is working in cooperation with the Parks Department to design the GID Project in a manner that enhances the park property. The alley vacation does not yield increased floor area for the GID Project nor is any GID Project element proposed to be constructed below, on or above the current alley area.

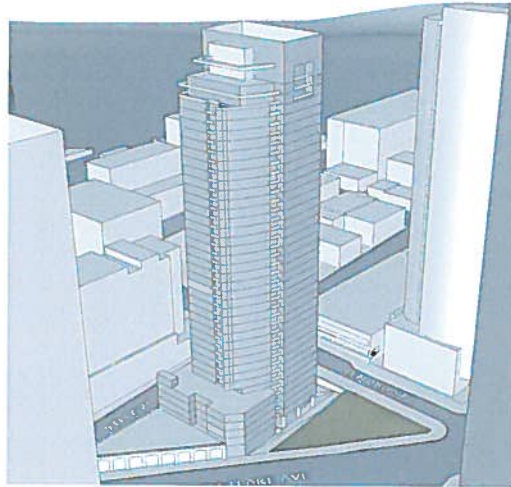
However, the alley vacation is a key element that will both expand the future park and enable a GID Project design that complements the park. The GID Project's building entry and retail uses will be oriented towards the park for activation, engagement and "eyes on the park" rather than the alley being used for access and services as would typically occur. With the vacation, the GID Project will provide pedestrian oriented uses and improvements along the park-facing GID Project façade. The driveways, trash, loading, and transformers will be located away from the park. The alley vacation enables the creation of a through-block pedestrian esplanade that will invite people and reinforce the vitality of the park. This area will become a dynamic new pedestrian-friendly realm that will invite a lively environment, including such uses as restaurants with outdoor seating fronting on the park, which promote public safety.

Under the "no vacation" alternative, if the GID Project were constructed without the vacation, then the opportunity for cooperation between GID and the Parks Department would be lost. The alley would continue to be used for vehicular traffic. The GID Project façade facing the park would not be able to interact with and complement the park as it would without vehicular traffic present. The façade would not be as pedestrian friendly and would not provide as great an asset to the park as with the vacation.

## **8. Project Description**

The GID Project is the replacement of two existing buildings with a new mixed use building including approximately 6,400 sf of ground-level retail, 430 residential units above the retail and 232 parking stalls. The preferred massing option is shown in Exhibit 2 (EDG Packet, Plates 28-31, 34-42).





The Parks Project is the design and construction of a public park on the existing Parks Property. Design and construction of the park will be conducted by the Parks Department. Concurrently with the processing of this alley vacation application, the Parks Department is moving forward with the design of the park.

#### **9. Other Land Use Actions**

The GID Project requires a Master Use Permit (“MUP”) with design review and State Environmental Policy Act (“SEPA”) components. As of the date of submittal of this application, the applicant has submitted for Early Design Guidance (“EDG”). The EDG meeting was held on February 18, 2014. See Exhibit 3 (Early Design Guidance of the Downtown Review Board). In addition, the applicant submitted the MUP application. The MUP application may be submitted in advance of the vacation petition because the GID Project does not require vacation of the alley for floor area in order to be approved as proposed (the vacation does not increase the allowable floor area and no construction is proposed in the alley area). In connection with the MUP, the applicant is seeking DPD approval pursuant to SMC 23.49.019.H1c to place the GID Project access on 9<sup>th</sup> Avenue rather than the alley. The Landmarks Preservation Board has denied the nomination of one existing building on the GID Property, the Lenora Building at 2101 9<sup>th</sup> Avenue. The Landmarks Board has determined that the second existing building on the GID Property, at 2118 Westlake Avenue, is not eligible for nomination. Accordingly, no further landmarks review is necessary. See Exhibit 4 (Landmarks Preservation Board letters)

#### **10. Vacation Policies/Transportation Impacts**

The City’s Street Vacation Policy 1 – Circulation and Access provides, in part:

*Vacations may be approved only if they do not result in negative effects on both the current and future needs for the City's vehicular, bicycle, or pedestrian circulation systems or on access to private property, unless the negative effects can be mitigated.*

The proposed vacation is consistent with this policy. The alley currently does not provide through vehicular access. Instead, it provides basement parking access for 2101 9<sup>th</sup> Avenue, which will be demolished as part of the GID Project, and the below grade garage on the Parks Property that was previously used by the former rental car facility that is now vacant. The alley provides no circulation benefits given that it does not connect through the block. The vacation would not have an impact on existing travel patterns as the alley currently does not provide a through connection. Even if the alley connected through from Lenora Street to Westlake Avenue it would provide only minimal benefit given the triangular geometry of the block. Further, vacating the alley and moving the GID Project access from Westlake Avenue to 9th Avenue provides a safer and more efficient access point as the minor arterial of 9th Avenue has less traffic. The vacation of the alley will also have a positive impact on pedestrian circulation as it will provide a vibrant pedestrian friendly environment where currently there is none. See Exhibit 5 (Memorandum from Transpo Group).

#### **11. Vacation Policies/Utility Impacts**

The City's Street Vacation Policy 2 – Utilities provides, in part:

*Rights-of-way which contain or are needed for future utility lines or facilities may be vacated only when the utility can be adequately protected with an easement, relocation, fee ownership or similar agreement satisfactory to the utility owner.*

The proposed vacation is consistent with this Policy. The utilities in the alley serve only the existing buildings adjacent to the alley all of which will be demolished as part of the GID Project and Parks Project. Utilities that exist in the alley are two communication lines, two abandoned gas pipes and a private drainage structure. These utilities will be removed and/or relocated with development of the GID Project and Parks Project. See Exhibit 6 (Letter from Magnusson Klemencic).

#### **12. Vacation Policies/Land Use Impact**

The City's Street Vacation Policy 3 – Light, Open Space, and View provides, in part:

*When the City Council determines that the light, air, opens pace or view provided by a particular street or alley should be retained, the right-of-way may be vacated only if the public open space, light, air and vice can be retained or substituted by dedication to the public of another comparable street right-of-way or other property such as open space property or on future development on the vacated and abutting property.*

Here, the light, air, open space and views associated with the alley will be retained and substantially improved with the vacation. The existing unattractive and uninviting dead-end



alley will be replaced with a public park and well-designed pedestrian-friendly uses complementing the park.

The City's Street Vacation Policy 4 – Land Use provides, in part:

*A proposed vacation may be approved only when the increase in development potential that is attributable to the vacation would be consistent with the land use policies adopted by the City Council. The criteria considered for making individual vacation decisions will vary with the land use policies and regulations for the area in which the right-of-way is located. The City Council may place conditions on a vacation to mitigate negative land use effects.*

The proposed vacation does not provide additional floor area or otherwise increase the amount of development that will occur with the GID Project. The GID Project may proceed at its current size with or without the vacation. The vacation will expand the park area and provide complementary uses and design adjacent to the park.

The proposed GID Project is consistent with the planning goals and policies of the City Comprehensive Plan. This is discussed in Sections 20 and 21 below. In addition, the GID Project complies with applicable zoning regulations.

### **13. Vacation Policies/Public Benefit**

The City's Street Vacation Policy 5 – Public Benefit provides, in part:

- A. A vacation petition shall include a public benefit proposal. . . .*
- C. The public benefit must exceed elements required by the SMC or mitigation required by SEPA or other regulations and is in addition to the fees and other obligations . . .*
- D. It is the obligation of the Petitioner to demonstrate that the public benefit proposed be proportional to the benefits gained by the Petitioner and to the scale and impacts of the project. . . .*

#### *Guideline 5.1 Public Benefits Identified*

*Public benefits may include, but are not limited to:*

*A. On-site Public Benefits: on-site benefits are favored as the provision of the public benefit can also act to offset any increase in scale from the development. On-site public benefits may include:*

- *Publicly accessible plazas or other green spaces, including public stairways;*

- *Streetscape enhancements beyond that required by codes such as widened sidewalks, additional street trees or landscaping, street furniture, pedestrian lighting, wayfinding, art, or fountains;*
- *Pedestrian or bicycle trails;*
- *Enhancement of the pedestrian or bicycle environment . . .*

The proposed GID Project will provide a public benefit. The alley vacation is a key element that will both expand the future park and enable a GID Project design that complements the park. With the vacation, the GID Project's building entry and retail uses will be oriented towards the park for activation, engagement and "eyes on the park" rather than the alley being used for access and services as would typically occur. The driveways, trash, loading, and transformers will be located away from the park. With the vacation, the GID Project will provide pedestrian oriented uses and improvements along the park-facing GID Project façade. GID and the Parks Department will cooperate on the design of the space between the GID Project and the park. The alley vacation enables the creation of a through-block pedestrian esplanade that will invite people and reinforce the vitality of the park. This area will become a dynamic new pedestrian-friendly realm that will invite a lively environment, including such uses as restaurants with outdoor seating fronting on the park, which promotes public safety.

#### **14. Public Benefit Matrix**

- a. Zoning designation. The Property is zoned DMC 240/ 290-400 and is located in the Denny Triangle Urban Center Village.
- b. Street classification. The right of way proposed for vacation is an alley.
- c. Assessed value of adjacent property. The GID Property is composed of two tax parcels addressed as 2101 9<sup>th</sup> Avenue and 2118 Westlake Avenue, Seattle, WA. The parcels are Parcel 066000-0545, which is 14,400 sf with an assessed land value of \$7,200,000 and Parcel 06000-0540, which is 7,020 sf with an assessed land value of \$3,510,000.
- d. Lease rates in the general vicinity for similar projects. Retail lease rates in the vicinity of the Project vary, but range from approximately \$22-\$26 per square foot per year NNN. Residential lease rates also vary and range from approximately \$2.70 - \$2.90 per square foot per month.
- e. Size of project (in square feet). The GID Project includes approximately 381,000 sf of residential, 17,300 sf of amenity and roof deck, 18,800 sf of ground floor retail, lobby and back of house (transformer) and 97,000 sf of below grade parking.
- f. Size of area to be vacated (in square feet). The existing alley is 16 feet wide. The length proposed to be vacated is approximately 150 feet. Therefore, the total square footage subject to the request for vacation is approximately 2,400 square feet.

g. Contribution of vacated area to the development potential of the site: percentage increase of the project and additional square feet. The proposed vacation does not provide additional floor area or otherwise increase the amount of development that will occur with the Project. No construction is proposed in the alley area. The Project may proceed at its current size with or without the vacation.

## **15. Site Maps**

Site maps are provided at Exhibit 2 (EDG Packet, Plates 2, 3, 4, 6). The owners of the properties in this block are Cornish College of the Arts (Parcels 066000-0545 and – 0540), the City of Seattle Department of Parks and Recreation (Parcel 066000-0485) and Attila Cetincelik (Parcel 066000-0525). Parcel 066000-0525 is not adjacent to the alley.

## **16. Project Maps**

GID Project drawings and elevations are provided at Exhibit 2 (EDG Packet, Plates 28-31, 34-42).

## **17. 9-Block Urban Design Analysis**

A 9-block urban design analysis is provided at Exhibit 2 (EDG Packet, Plates 7-22); *also see* Plates 2-4, 6, 28-31, 34-42.

## **18. Impact on Public Transportation Projects**

The vacation is not anticipated to impact any public transportation project.

## **19. Environmental Impact Statement (EIS)**

DPD is conducting SEPA review for the GID Project. An environmental checklist has been submitted. .

## **20. Neighborhood Plan**

The GID Property is located in the Denny Triangle neighborhood, which is included in the Downtown Neighborhood Plan area. The GID Project is consistent with the goals and policies of the Downtown Neighborhood Plan, including those which specifically relate to the Denny Triangle neighborhood. The goals and policies furthered by the Project include (but are not limited to):

*DT-G1. Maintain downtown Seattle as the most important of the region's urban centers - a compactly developed area supporting a diversity of uses meeting the employment,*

*residential, shopping, culture, service and entertainment needs of the broadest range of the region's population.*

The GID Project furthers this goal by providing approximately 430 residential units and approximately 6,400 square feet ("sf") of ground-level retail in the Denny Triangle area of downtown.

*DT-G4. Use regulations in the Land Use Code and other measures to encourage public and private development that contributes positively to the downtown physical environment by . . .*

- 3. ensuring light and air at street level and in public parks.*
- 4. establishing a high quality pedestrian oriented street environment.*
- 5. reinforcing the vitality and special character of downtown's many parts.*
- 6. creating new downtown parks and open spaces at strategic locations.*

The proposed vacation would add space to the Parks Department property. The vacation would also allow GID to coordinate with the Parks Department to provide a lively and vital high quality pedestrian environment with the feel of a pedestrian promenade adjacent to the park.

*DT-G7. Encourage a mix of housing, employment and related support activities in a crescent surrounding the office and retail cores. Within this crescent, foster areas that are predominantly residential in character . . .*

The GID Project provides approximately 430 residential units outside the office and retail cores.

*DT-G12. Promote public safety by encouraging conditions that contribute to a safe and friendly urban environment including: maintaining streets and open spaces as active, well designed public spaces; supporting twenty-four hour activity in a manner that minimizes conflicts among different uses . . .*

The GID Project will place residential uses, ground-level retail and residential lobby uses adjacent to the park, for 24-hour "eyes on the park." The GID Project will design the area bordering the park as an inviting pedestrian area.

*DT-LUP2. Allow a wide range of uses downtown, consistent with the goals to maintain downtown's regional importance, create a strong residential community, improve the physical environment and add activity and diversity to the areas of varied character . . .*

The GID Project will provide approximately 430 residential units and ground-level retail uses in excess of code requirements. The Project will provide a well-designed pedestrian-friendly environment at street level, improving the physical environment and adding activity.

*DT-LUP4 . . . The DMC land use district is intended to:*

- *permit office and commercial use, but at lower densities than in the office areas;*
- *encourage housing and other uses generating activity without substantially contributing to peak hour traffic; and*
- *promote development diversity and compatibility with adjacent areas through a range of height limits.*

The GID Project provides primarily residential uses with ground-floor retail. No significant adverse traffic impacts are anticipated. The GID Project meets the height limit of the zone.

*DT-OSP1 Expand the open space system through:*

1. *development of new parks and/or open space*
2. *adaptation of streets not critical to vehicular circulation to increase right-of-way use for pedestrian circulation . . .*
5. *encouragement of amenities to enliven open spaces.*

The proposed vacation would add space to the Parks Property. The vacation would also allow GID to coordinate with the Parks Department to replace the current uninviting dead-end alley with a lively and vital high quality pedestrian environment with the feel of a pedestrian promenade adjacent to the park.

*DT-OSP4 . . . In office and mixed use areas, improve Green Streets to provide a focus or new development and add open space for the enjoyment of workers, residents, and shoppers. Encourage interesting street level uses and pedestrian amenities to enliven the Green Street space and lend a special identity to the surrounding area.*

The GID Project will meet street-level retail requirements under the City Code along Green Streets. Green Street frontages will be designed with careful attention to the pedestrian environment. The GID Project will also provide retail along the park frontage, although not required to do so by the City Code.

*DT-TP5 Promote pedestrian circulation as the principal method of movement for trips within downtown. Improve the street level environment as the primary component of the pedestrian network. . .*

The GID Project meets street-level retail requirements along the Green Streets and provides retail along the alley proposed for vacation. The vacation will provide the opportunity for GID



to work with the Parks Department to improve the street-level environment adjacent to the Park property.

The GID Project is also consistent with the goals and policies specific to the Denny Triangle neighborhood, including (but not limited to) the following:

*DEN-P2 . . . encourage housing throughout the Denny Triangle neighborhood.*

The Project provides approximately 430 housing units.

*DEN-G2 A mixed-use neighborhood that combines commercial office space, retail sales and services, social and public services, and a residential population.*

*DEN-P4 . . . stimulate both residential and commercial development.*

The GID Project is a mixed-use development including both residential and ground-floor retail uses.

*DEN-P6 Support creation of “residential enclaves” of predominantly residential development along key green street couplets at 9<sup>th</sup> and Terry avenues and Bell and Blanchard Avenues identifiable as residential neighborhoods by small parks, improved streetscapes, retail functions and transportation improvements that support neighborhood residents and employees alike.*

The GID Project is located at the intersection of two Green Streets, 9<sup>th</sup> Avenue and Lenora Street. The GID Project provides residential uses as called for in this policy. In addition, the GID Project improves the streetscape with ground-level retail and close attention to the design of the pedestrian environment.

*DEN-G3 A diverse, mixed-use character that provides a transit and pedestrian friendly atmosphere.*

The GID Project is a mixed-use development that will provide a high quality pedestrian environment.

## **21. Comprehensive Plan and Other City Plans and Goals**

The GID Project is consistent with Seattle’s Comprehensive Plan, including (but not limited to) the Land Use Element and Urban Village Element.

### Land Use Element

*LU114 Encourage residential development in mixed-use buildings to ensure healthy business districts that provide essential goods, services and employment to the residents of Seattle.*

The GID Project provides a mixed use development to provide homes, goods and services to downtown residents and employees.

#### Urban Village Element

The GID Project is located in the Denny Triangle Urban Center Village.

*UVG3 Promote densities, mixes of uses, and transportation improvements that support walking, use of public transportation and other transportation management demand strategies, especially within urban centers and urban villages.*

The GID Project provides housing at transit-supportive densities and ground-level retail and pedestrian improvements to support walking.

*UVG8 Use limited land resources more efficiently and pursue a development pattern that is more economically sound, by encouraging infill development on vacant and underutilized sites, particularly within urban village.*

The GID Project redevelops an underutilized site in this Urban Center Village.

*UVG11 Increase public safety by making villages places that people will be drawn to at all times of the day.*

The GID Project provides residences and street-level retail for 24-hour “eyes on the street.”

*UV1 Promote the growth of urban villages as compact mixed-use neighborhoods in order to support walking and transit use, and to provide services and employment close to residences.*

The GID Project provides housing at transit-supportive densities close to employment and ground-level retail and pedestrian improvements to support walking.

## **22. Sustainable Practices**

GID is committed to building and constructing a sustainable building and in this pursuit has elected to strive for LEED Silver Certification. Strategies include alternative transportation options, green space on the roof, and material and resource conservation. Energy efficiency has been a primary goal throughout the design process.

To encourage use of alternative transportation options, residents have access to bike racks and reserved spaces for fuel-efficient low emitting vehicles. To address material resource depletion, the project team is helping the local economy and community by purchasing local, recycled materials. Energy efficiency measures have been incorporated in the project, including condensing domestic hot water boilers, low flow plumbing fixtures, ENERGY STAR appliances, stairwell and parking occupancy sensors.

### **23. Design Review Board**

The materials provided to the Design Review Board for the February 18, 2014 EDG meeting are provided as Exhibit 2 to this application. The EDG guidance is provided as Exhibit 3.

### **24. Company/Agency Information**

The developer and contract purchaser is GID. GID Development Group was formed in 2008 to develop, acquire, and advise on sophisticated “best-in-breed” mixed-use projects and premier residential urban developments in major metropolitan markets throughout the United States. GID believes sustainable development represents the future of the real estate industry. With LEED-accredited professionals on its staff, GID is committed to the creation of environmentally responsible buildings and communities.

### **25. Development Schedule**

GID proposes to commence construction in 2015 and complete construction in 2017.

In sum, as shown in these application materials, the vacation is proposed in connection with the GID Project that will provide needed residential units in a mixed unit development, consistent with the Comprehensive Plan and adopted neighborhood plan and the Parks Project. Vacation of the alley will expand the Parks Project. In connection with the vacation, GID will demolish the existing structure on and grade the Parks Property for future park development. The GID Project will be designed with active uses, including the lobby and retail uses, facing the park. The vacation provides GID with the ability to cooperate with the Parks Department in the design of the space adjacent to the park to create a vibrant pedestrian promenade that will enhance the park design and increase public safety. The proposed vacation will not increase the floor area of the Project and the Project will not occupy the alley area. The GID Project provides ample public benefit to support the vacation request. Accordingly, the requested vacation should be granted.

Thank you for your consideration of this application. If you have questions or require further information, please do not hesitate to contact me.

Beverly Barnett  
May 22, 2014  
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Sincerely,



Courtney A. Kaylor

cc (without exhibits): James Linsley, GID Development Group  
Jeff Lowenberg, GID Development Group  
Donald Harris, Seattle Department of Parks and Recreation  
Chip Nevins, Seattle Department of Parks and Recreation  
Vicki Clayton, Cornish College of the Arts  
Blaine Weber, Weber Thompson  
Jack McCullough