

# University District Lid I-5 Steering Committee

CEP 498 Fall 2019

Niki Hadighi (nh1377@uw.edu)  
Elijah Mason (masone2@uw.edu)  
Troy Pichette (troyp26@uw.edu)  
Emily Aoki (emilyay@uw.edu)  
Sean Long (xlong16@uw.edu)



# Presentation Overview

- 1. Land Use**
- 2. Current Zoning**
- 3. Current and Proposed Projects**
- 4. Pedestrian and Cycling Infrastructure**
- 5. Public Transit Infrastructure**
- 6. Demographics and Trends**
- 7. Opportunity for a Partnership**
- 8. Site Development and Programming**
- 9. What's Next?**



# Study Area: Land Use



# Land Use Overview

- Size/boundary of study area
- What is occupying the land
- Housing breakdown
- Photos
- Key points



This aerial map of Wallingford, Minnesota, features a green circular boundary labeled "Lid I-5" in a red box. The map shows a grid of streets, including N 65th St through N 38th St and NE 67th St through NE 40th St. A red star is located near the intersection of NE 41st St and NE Campus Pkwy. A red box highlights the area around the intersection of NE 51st St and NE 53rd St. The map includes a north arrow, a scale bar, and a copyright notice for Google Earth 2018. The coordinates are 47°40'00.98" N, 122°18'10.94" W, and the elevation is 0 ft. The eye alt is 10598 ft.

# Lid 1-5



Residential ~305 Acres

Business ~86 Acres

Open Space/Park ~4 Acres

School ~10 Acres

Church ~4 Acres

Senior Center ~8 Acres

NE 61st St

NE 60th St

NE 59th St

NE 58th St

NE 57th St

NE 56th St

NE 55th St

NE 54th St

NE 53rd St

NE 52nd St

NE 51st St

NE 50th St

NE 49th St

NE 48th St

NE 47th St

NE 46th St

NE 45th St

NE 44th St

NE 43rd St

NE 42nd St

NE 41st St

NE 40th St

NE 39th St

NE 38th St

NE 37th St

NE 36th St

NE 35th St

NE 34th St

NE 33rd St

NE 32nd St

NE 31st St

NE 30th St

NE 29th St

NE 28th St

NE 27th St

NE 26th St

NE 25th St

NE 24th St

NE 23rd St

NE 22nd St

NE 21st St

NE 20th St

NE 19th St

NE 18th St

NE 17th St

NE 16th St

NE 15th St

NE 14th St

NE 13th St

NE 12th St

NE 11th St

NE 10th St

NE 9th St

NE 8th St

NE 7th St

NE 6th St

NE 5th St

NE 4th St

NE 3rd St

NE 2nd St

NE 1st St

NE Pacific St

NE Northlake Pl

NE Gillman Trail

NE Campus Pkwy

NE University Way

NE 16th Ave NE

NE 17th Ave NE

NE 18th Ave NE

NE 19th Ave NE

NE 20th Ave NE

NE 21st Ave NE

NE 22nd Ave NE

NE 23rd Ave NE

NE 24th Ave NE

NE 25th Ave NE

NE 26th Ave NE

NE 27th Ave NE

NE 28th Ave NE

NE 29th Ave NE

NE 30th Ave NE

NE 31st Ave NE

NE 32nd Ave NE

NE 33rd Ave NE

NE 34th Ave NE

NE 35th Ave NE

NE 36th Ave NE

NE 37th Ave NE

NE 38th Ave NE

NE 39th Ave NE

NE 40th Ave NE

NE 41st Ave NE

NE 42nd Ave NE

NE 43rd Ave NE

NE 44th Ave NE

NE 45th Ave NE

NE 46th Ave NE

NE 47th Ave NE

NE 48th Ave NE

NE 49th Ave NE

NE 50th Ave NE

NE 51st Ave NE

NE 52nd Ave NE

NE 53rd Ave NE

NE 54th Ave NE

NE 55th Ave NE

NE 56th Ave NE

NE 57th Ave NE

NE 58th Ave NE

NE 59th Ave NE

NE 60th Ave NE

NE 61st Ave NE

NE 62nd Ave NE

NE 63rd Ave NE

NE 64th Ave NE

NE 65th Ave NE

NE 66th Ave NE

NE 67th Ave NE

NE 68th Ave NE

NE 69th Ave NE

NE 70th Ave NE

NE 71st Ave NE

NE 72nd Ave NE

NE 73rd Ave NE

NE 74th Ave NE

NE 75th Ave NE

NE 76th Ave NE

NE 77th Ave NE

NE 78th Ave NE

NE 79th Ave NE

NE 80th Ave NE

NE 81st Ave NE

NE 82nd Ave NE

NE 83rd Ave NE

NE 84th Ave NE

NE 85th Ave NE

NE 86th Ave NE

NE 87th Ave NE

NE 88th Ave NE

NE 89th Ave NE

NE 90th Ave NE

NE 91st Ave NE

NE 92nd Ave NE

NE 93rd Ave NE

NE 94th Ave NE

NE 95th Ave NE

NE 96th Ave NE

NE 97th Ave NE

NE 98th Ave NE

NE 99th Ave NE

NE 100th Ave NE

NE 101st Ave NE

NE 102nd Ave NE

NE 103rd Ave NE

NE 104th Ave NE

NE 105th Ave NE

NE 106th Ave NE

NE 107th Ave NE

NE 108th Ave NE

NE 109th Ave NE

NE 110th Ave NE

NE 111th Ave NE

NE 112th Ave NE

NE 113th Ave NE

NE 114th Ave NE

NE 115th Ave NE

NE 116th Ave NE

NE 117th Ave NE

NE 118th Ave NE

NE 119th Ave NE

NE 120th Ave NE

NE 121st Ave NE

NE 122nd Ave NE

NE 123rd Ave NE

NE 124th Ave NE

NE 125th Ave NE

NE 126th Ave NE

NE 127th Ave NE

NE 128th Ave NE

NE 129th Ave NE

NE 130th Ave NE

NE 131st Ave NE

NE 132nd Ave NE

NE 133rd Ave NE

NE 134th Ave NE

NE 135th Ave NE

NE 136th Ave NE

NE 137th Ave NE

NE 138th Ave NE

NE 139th Ave NE

NE 140th Ave NE

NE 141st Ave NE

NE 142nd Ave NE

NE 143rd Ave NE

NE 144th Ave NE

NE 145th Ave NE

NE 146th Ave NE

NE 147th Ave NE

NE 148th Ave NE

NE 149th Ave NE

NE 150th Ave NE

NE 151st Ave NE

NE 152nd Ave NE

NE 153rd Ave NE

NE 154th Ave NE

NE 155th Ave NE

NE 156th Ave NE

NE 157th Ave NE

NE 158th Ave NE

NE 159th Ave NE

NE 160th Ave NE

NE 161st Ave NE

NE 162nd Ave NE

NE 163rd Ave NE

NE 164th Ave NE

NE 165th Ave NE

NE 166th Ave NE

NE 167th Ave NE

NE 168th Ave NE

NE 169th Ave NE

NE 170th Ave NE

NE 171st Ave NE

NE 172nd Ave NE

NE 173rd Ave NE

NE 174th Ave NE

NE 175th Ave NE

NE 176th Ave NE

NE 177th Ave NE

NE 178th Ave NE

NE 179th Ave NE

NE 180th Ave NE

NE 181st Ave NE

NE 182nd Ave NE

NE 183rd Ave NE

NE 184th Ave NE

NE 185th Ave NE

NE 186th Ave NE

NE 187th Ave NE

NE 188th Ave NE

NE 189th Ave NE

NE 190th Ave NE

NE 191st Ave NE

NE 192nd Ave NE

NE 193rd Ave NE

NE 194th Ave NE

NE 195th Ave NE

NE 196th Ave NE

NE 197th Ave NE

NE 198th Ave NE

NE 199th Ave NE

NE 200th Ave NE

NE 201st Ave NE

NE 202nd Ave NE

NE 203rd Ave NE

NE 204th Ave NE

NE 205th Ave NE

NE 206th Ave NE

NE 207th Ave NE

NE 208th Ave NE

NE 209th Ave NE

NE 210th Ave NE

NE 211th Ave NE

NE 212th Ave NE

NE 213th Ave NE

NE 214th Ave NE

NE 215th Ave NE

NE 216th Ave NE

NE 217th Ave NE

NE 218th Ave NE

NE 219th Ave NE

NE 220th Ave NE

NE 221st Ave NE

NE 222nd Ave NE

NE 223rd Ave NE

NE 224th Ave NE

NE 225th Ave NE

NE 226th Ave NE

NE 227th Ave NE

NE 228th Ave NE

NE 229th Ave NE

NE 230th Ave NE

NE 231st Ave NE

NE 232nd Ave NE

NE 233rd Ave NE

NE 234th Ave NE

NE 235th Ave NE

NE 236th Ave NE

NE 237th Ave NE

NE 238th Ave NE

NE 239th Ave NE

NE 240th Ave NE

NE 241st Ave NE

Business ~86 Acres

Open Space/Park ~4 Acres

School ~10 Acres

Church ~4 Acres

Senior Center ~ 8 Acres

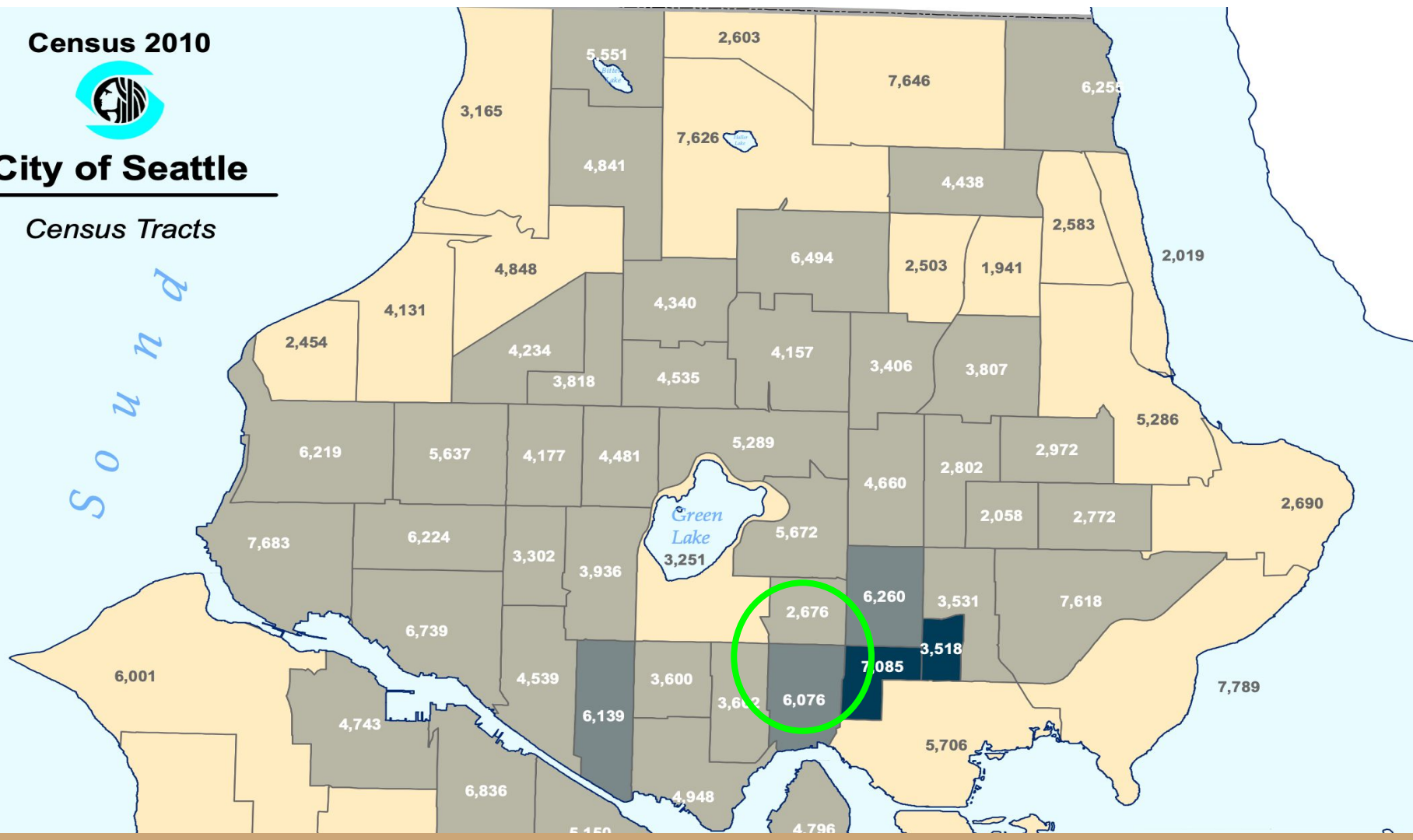


Census 2010

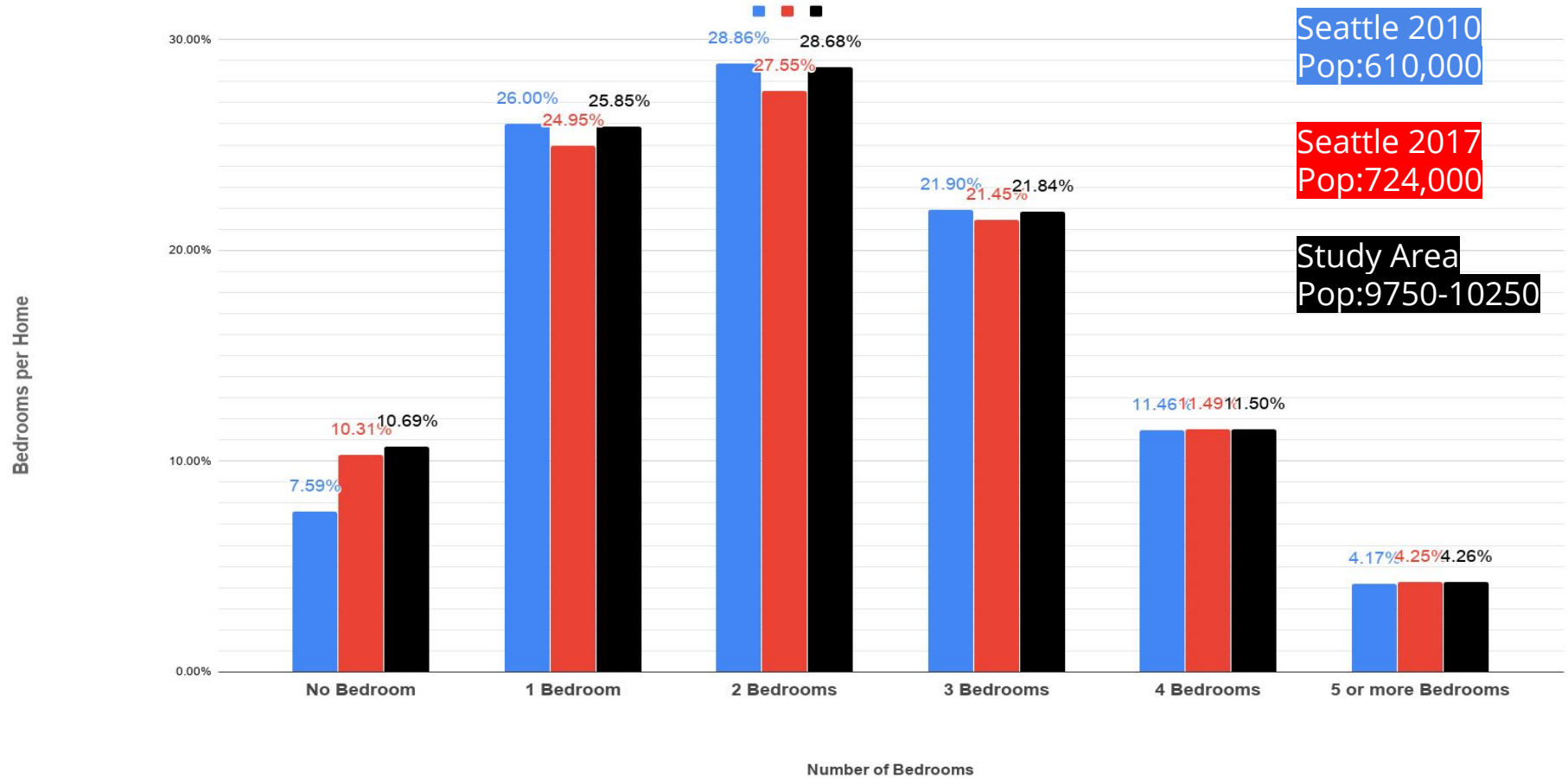


## City of Seattle

*Census Tracts*



Total Bedrooms per Household in Seattle/Study Area



SW





SW





SW



SW





SW



SW





SE

Buffalo  
EXCHANGE

NE  
45

DL  
B.B.Q.

大连海鲜烧烤

4520



# Study Area: Land Use Summary

## **Housing (~73%)**

- Study area is predominantly residential
- Single Family housing is the most common form

## **Business (~21%)**

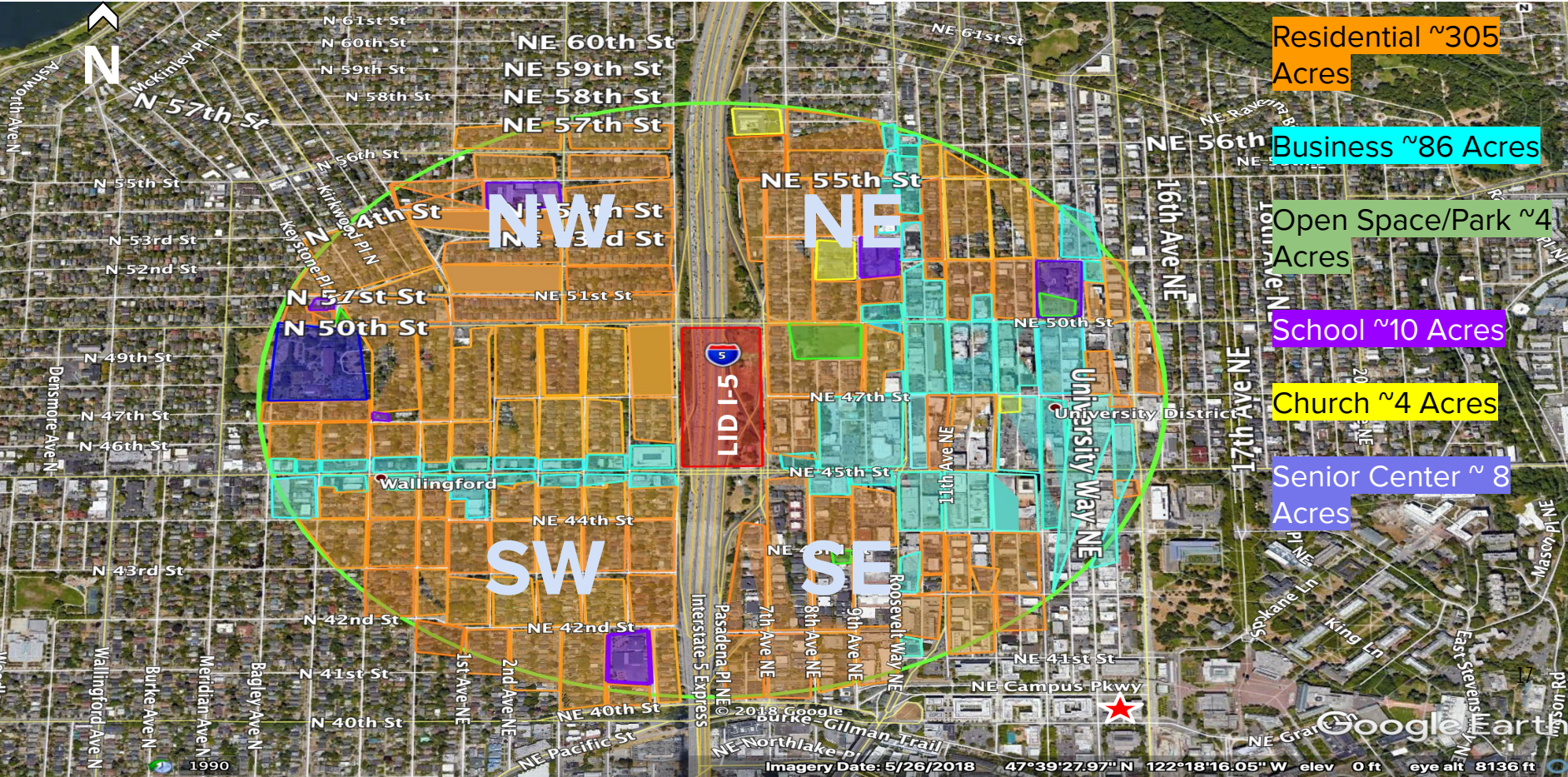
- Runs along N/NE 45th Street
- About 54% of business touches 45th Street

## **Open space/Parks (~1%)**

- Very little open space
- Runs along NE 50th Street



## Study Area: Land Use





# Study Area: Current Zoning





# Study Area: Multifamily Housing

**Cottage Housing**



**Rowhouse**



**Townhouse**



**Apartments**



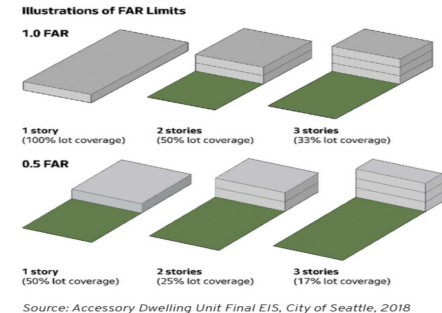
Source: City of Seattle

# Study Area: Current Zoning for Low Rise Residential

	Cottage Housing	Rowhouse	Townhouse	Apartments
FAR Low Rise 1	1.1	1.0 or 1.2	0.9 or 1.1	1.1
FAR Low Rise 2	1.1	1.1 or 1.3	1.1 or 1.2	1.1 or 1.3``
FAR Low Rise 3	1.1	1.2 or 1.4	1.2 or 1.4 / 1.1 or 1.3	1.5 or 2.0 / 1.3 or 1.5

Floor area ratio (FAR): the ratio of a building's total square footage (floor area) to the size of lot allotted for construction.

Source: Seattle Department of Construction and Inspection





# Study Area: Current Zoning for Low Rise Residential

Density Limit	Cottage Housing	Rowhouse	Townhouse	Apartments
<b>Low Rise 1</b>	1 unit / 1,600 SF lot	1 unit / 1,600 SF lot < 3,000 SF ; all others are no limit	1 unit / 2,200 SF lot OR 1 unit / 1,600 SF lot	1 unit / 2,000 SF lot (duplexes and triplexes)
<b>Low Rise 2</b>	1 unit / 1,600 SF lot	no limit	1 unit / 1,600 SF lot OR no limit	1 unit / 1,200 SF Lot OR no limit
<b>Low Rise 3</b>	1 unit / 1,600 SF lot	no limit	1 unit / 1,600 SF lot OR no limit	1 unit / 800 SF lot OR no limit

# Study Area: Regulations for Low Rise Housing

- Green Factor
  - Must achieve a green factor score of .6 or higher.
  - Credit is awarded for green roofs, planters, green walls, landscaping and plantings in the adjacent Right of Way
- Amenity Area Requirements
  - An area equal to 25% of lot area is required as amenity area for units within .25 miles of a frequent transit service
  - All other areas: 1 space per unit except alki and U-District (1.5 spaces/unit)
- Parking Requirement
  - Within .25 miles of frequent transit service: not required
  - All other areas: 1 space per unit, 1.5 space per unit
  - Must be within 800'
- Design Review
  - MF projects of a certain size are required to undergo Design Review, performed by neighborhood Design Review Boards
- Green Building
  - LEED, Built Green, or Evergreen Sustainable Developments Standards required for projects gaining higher FAR or density allowed per lot.

# Study Area: Current Zoning for Single Family Housing

- Detached single family structures
  - Zones vary by minimum lot size
  - SF5000, SF7200, SF9600



# Study Area: Current Zoning for Single Family Housing

## RSL: Residential Small Lot

- Within Urban Village that allows for smaller detached homes that are more affordable

## RSL: One House Per Lot



## RSL/T: Tandem Housing

- Allows for the development of two houses on a lot

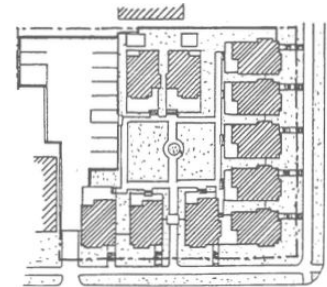


## RSL/C: Cottage

- Permits clusters of cottages on large plots

## RSL/TC: Tandem & Cottage

- Permits tandem and cottage housing



# Study Area: Affordable Housing

- Increased need for affordable housing within the city of Seattle
  - Land not classified as SF5000 zoning required to follow Mandatory Affordable Housing Act
- Mandatory Affordable Housing
  - Designate a certain number of housing units for affordable living
  - OR pay into a city fund that supports MAHA



# Study Area: Current Zoning Summary

- Majority of the area surrounding the potential lid is residential (73%)
  - Most of which are SF5000, single house per lot homes located West of I-5
- There is a growing need for 'Green Buildings'
- Due to the location and amenities surrounding the Lid, any residential development that falls under multi-family housing would not require parking structures
- Main factors for optimizing built structures would be to look at FAR and density limits of structures.
- Large need for open spaces within the study area



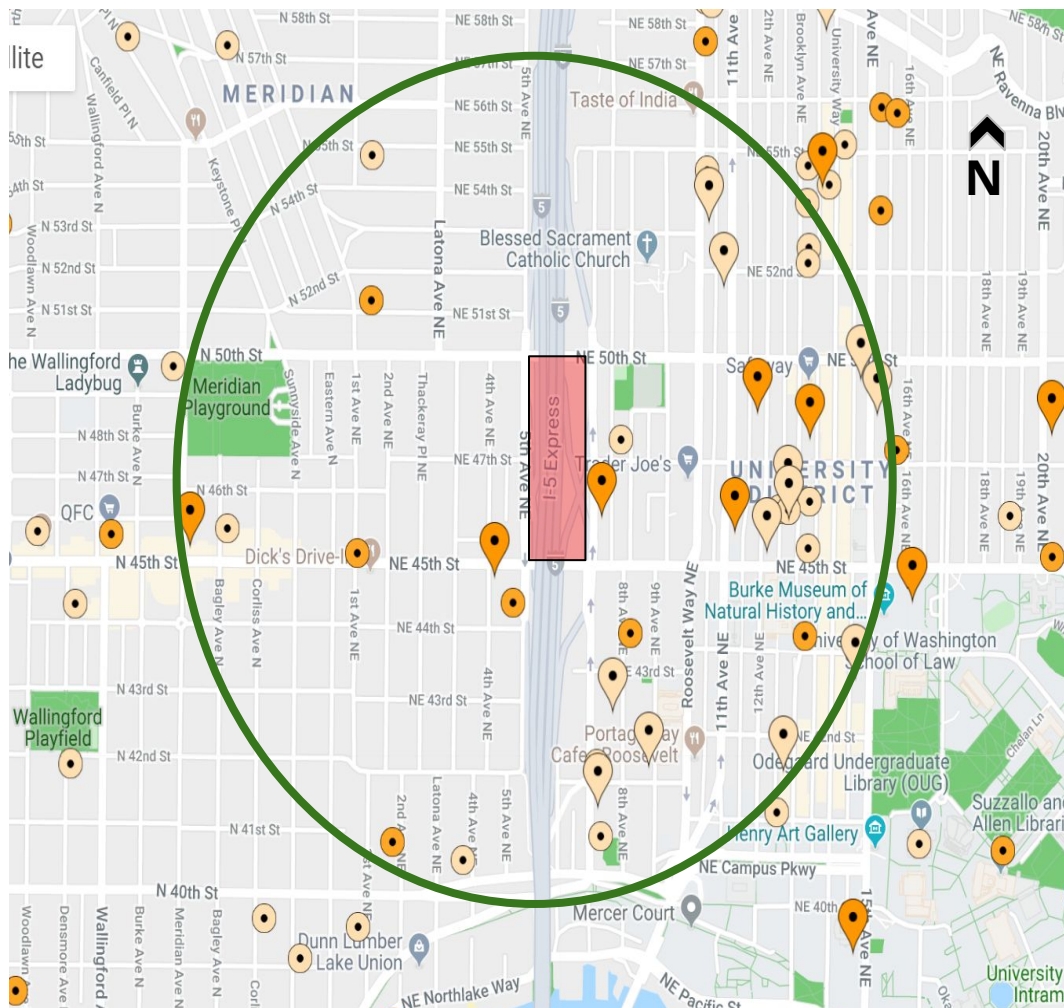
# Study Area: Current and Proposed Projects



# Study Area Projects: Overview

1. Projects located within the study area.
2. Identify the uses of the projects.
3. University District Light Rail Station currently under construction.
4. Possibility for a project that safely connects pedestrians and bicyclists travelling to and from Wallingford and the University District.





# Projects Located Within Study Area

22 proposed projects  
12 current projects

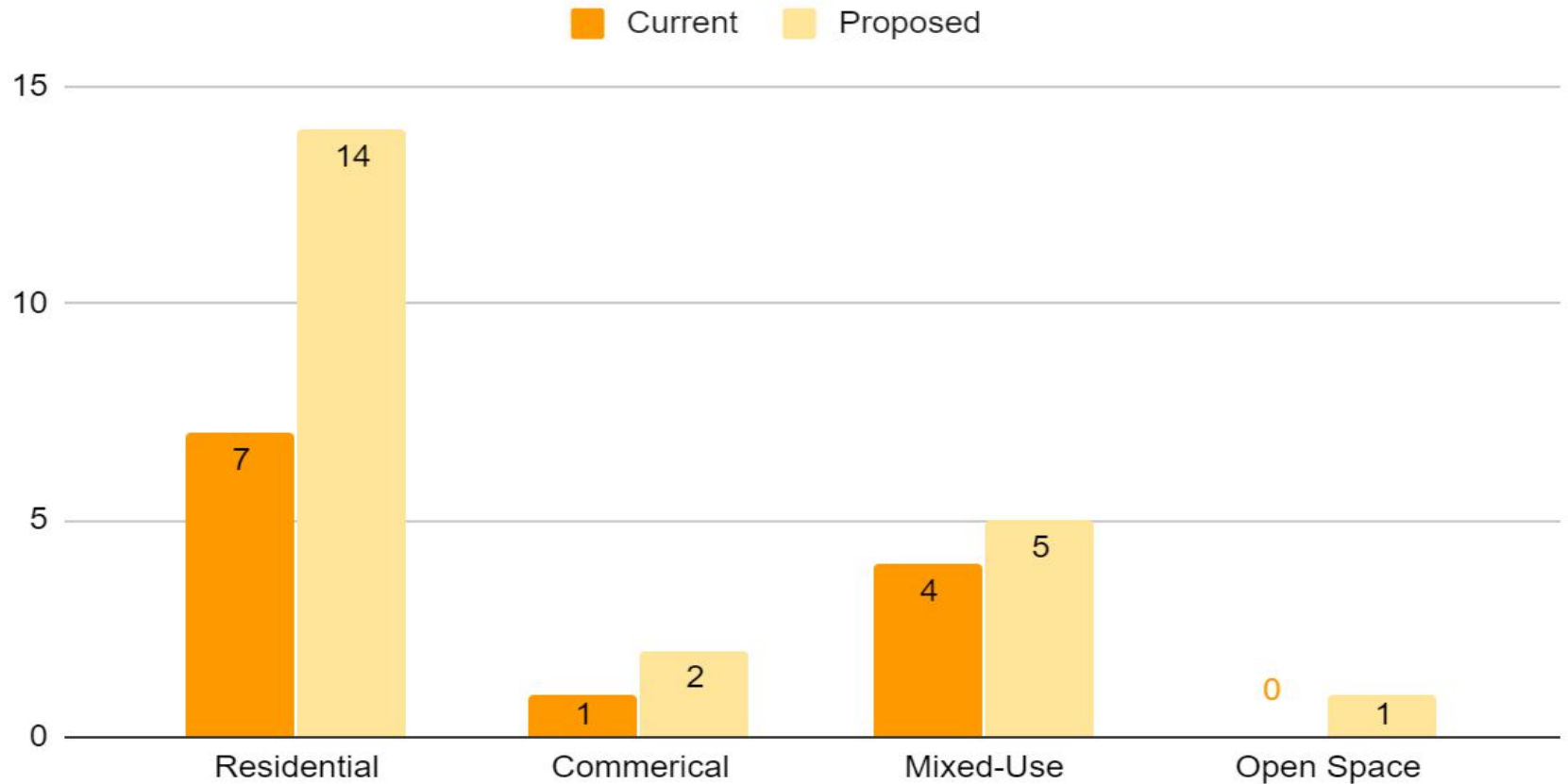
**Key**  
**Tan:** Proposed  
**Orange:** Current



# Study Area: Project Statistics



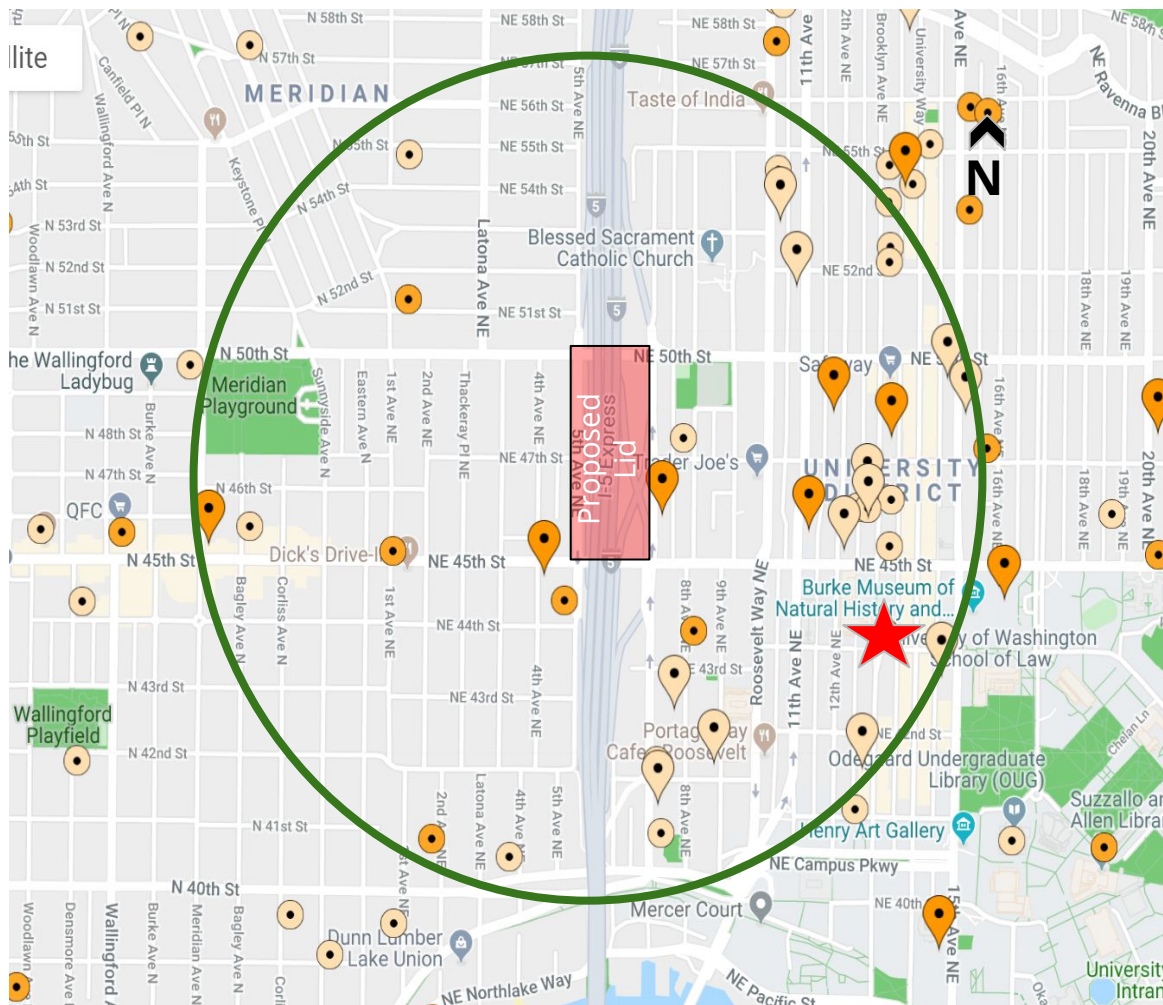
## Study Area: Project Type





# Project One: U-District Link Light Rail

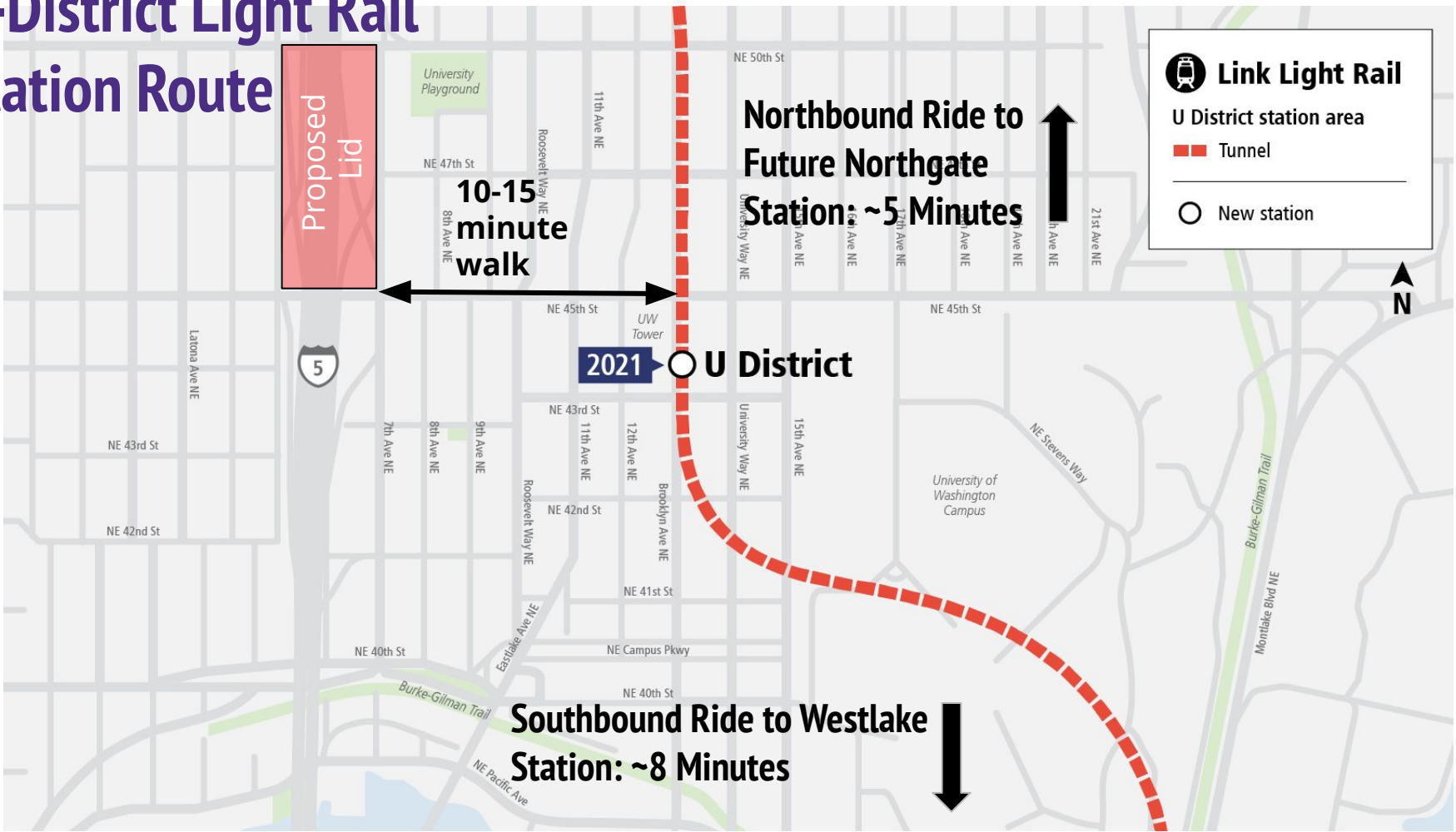




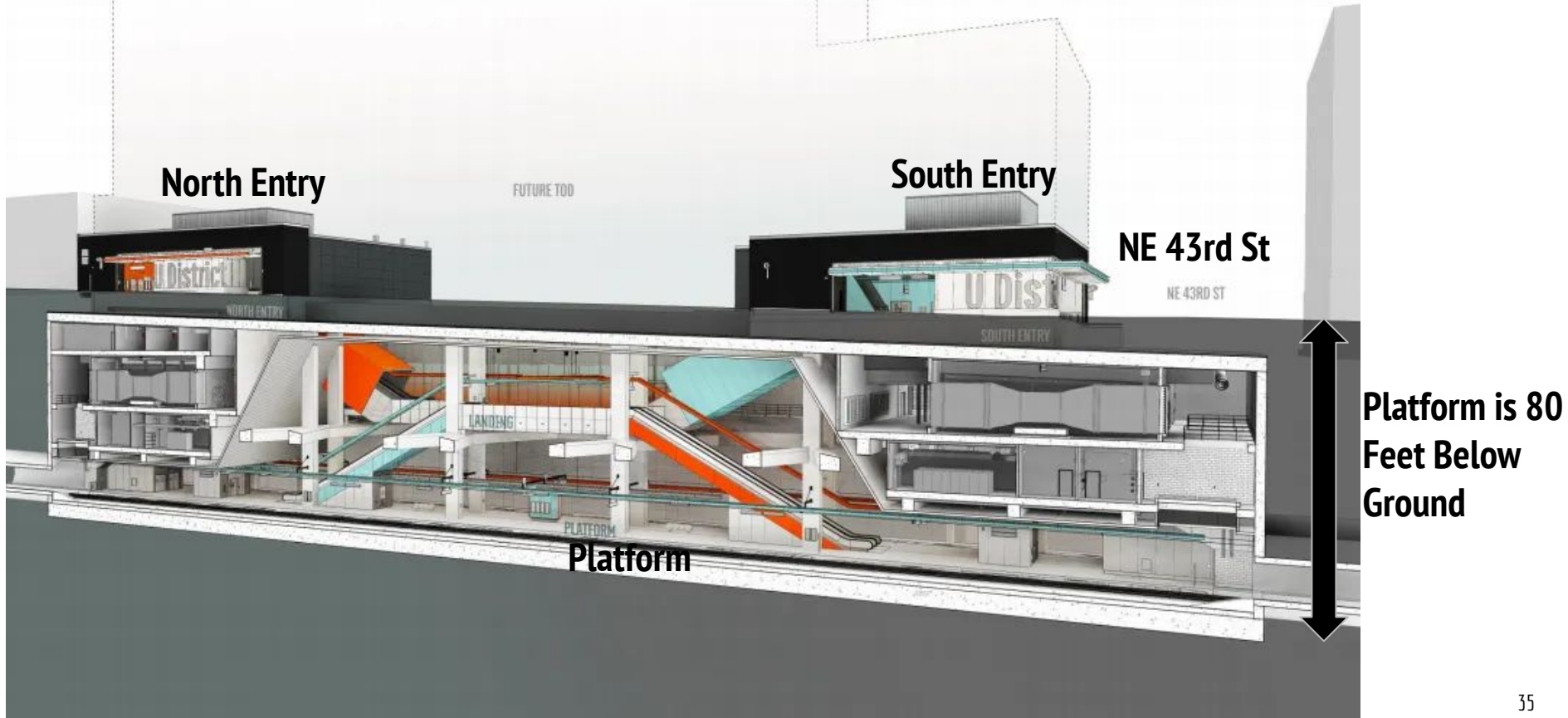
# Light Rail Station Location

Located on Brooklyn  
Avenue NE between  
NE 45th and NE 43rd  
streets

# U-District Light Rail Station Route



# Cross Section of U-District Light Rail Station





# Recent U-District Zoning Changes Driven by Light Rail Station

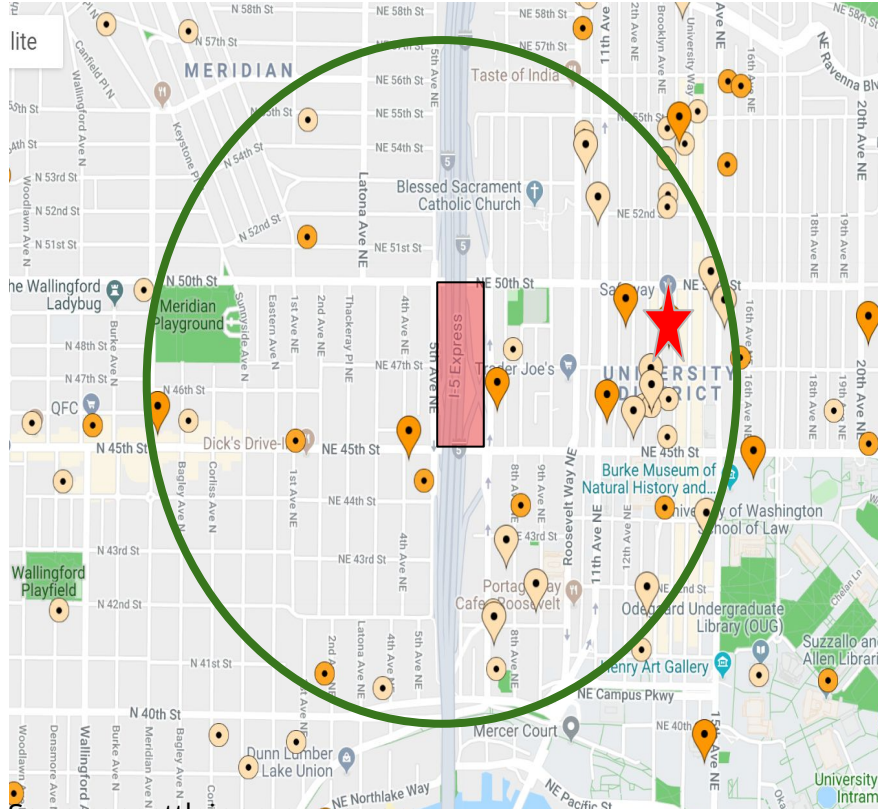




# Zoning Changes from April 1, 2017

**Zone 1:** Predominantly low rise and single family housing. Maximum height is 45 feet.

# Building Under Construction in Zone 4



Source: seattleinprogress.com

Located on  
corner of  
NE 47th  
Street and  
Brooklyn  
Avenue.

3 blocks  
from the  
light rail  
station.





# U-District Community Concerns About Light Rail Station and Zoning



# U-District Mobility Group Concerns

1. A lack of public amenities and open space despite and overwhelming majority of people walk and use transit in U-District.
2. Many pedestrians and bicyclists do not feel safe near major arterials.
3. Transit suffers from speed and reliability issues and inefficient transfers.
4. Automobile traffic is concentrated on NE 45th Street, 15th Avenue NE, and the intersection at Roosevelt Way NE & 11th Avenue NE.



U DISTRICT MOBILITY



# Project Two: 47th Street Pedestrian and Bike Bridge





# Opportunity: New Pedestrian/Bike Bridge

- Project that has been lobbied for since 2012.
- Need for a pedestrian and bike first route connecting two dense neighborhoods.
- Other Link Light Rail locations have received similar infrastructure.
  - Northgate Station
  - Husky Stadium Station



# Proposed Pedestrian and Bike Bridge Site



Looking east from Wallingford towards University District.

# Study Area: Project Applications

- Majority of current and proposed projects are slated for residential uses.
- The University District will experience upscaling in the coming years.
- The light rail station will act as a catalyst of sprawl, attracting workers out of the city's urban core with the improved commute.
- Wallingford will, for now, remain dominated by single family housing.
- Pedestrian and bicyclist infrastructure and safety areas of concern.
- The study area needs more open, green space.





# Study Area: Pedestrian and Cycling Infrastructure



# Observations From Site Visits



- Constant stream of loud noise from freeway traffic.
- Very pedestrian hostile
  - Wide roads designed for high volume vehicular traffic.
  - Intersections are large and difficult to navigate on foot.
- Unsafe environment for people not in moving vehicles.

Top: Proposed project site as viewed from NE 45th St, looking north.

Bottom: Intersection of NE 45th St and 5th Ave NE, looking eastbound.

# Incomplete Pedestrian Facilities



Left: intersection of NE 45th St and 7th Ave NE, looking south .  
Right: “no pedestrian crossing” sign at NE 50th St.



# Cycling Infrastructure in the Study Area (NE 45th St.)



Shared lane marking on NE 45th St looking east from 5th Ave. NE.

- Study area lacks cohesive cycling infrastructure on important arterial roads such as NE 45th and NE 50th Streets
- Insufficient infrastructure combined with high volume vehicular traffic makes cycling in the area very unpleasant and intimidating.



# Reported Bicycle Accidents In The Study Area (2013-2017 data)

6 reported accidents on NE 45th St west of I-5, 5 minor injuries.



26 reported accidents in area including NE 45th St and Roosevelt Way NE (east of I-5), 23 minor injuries.

Source: Colburn Law



# Study Area: Public Transit Infrastructure



# Express Bus Service

- Study area contains a bus stop that is served by regional express bus service.
- Service provided by King County Metro, Sound Transit, and Community Transit.
- Only one route (Sound Transit route 512) operates all day, the rest are peak-hour commuter routes heading away from downtown Seattle or the UW.



Top: I-5 and NE 45th bus stop.  
Bottom: routes that serve the I-5 and NE 45th bus stop.

# Local Bus Service

- Local bus service in the study area is provided by King County Metro route 44 on NE 45th St.
- Route 44 is a frequent (10-15 minute headway) bus route that provides east-west access to Wallingford, the U-District, and the Univ. of Washington light rail station.



Westbound Rt. 44 bus stop on NE 45th St

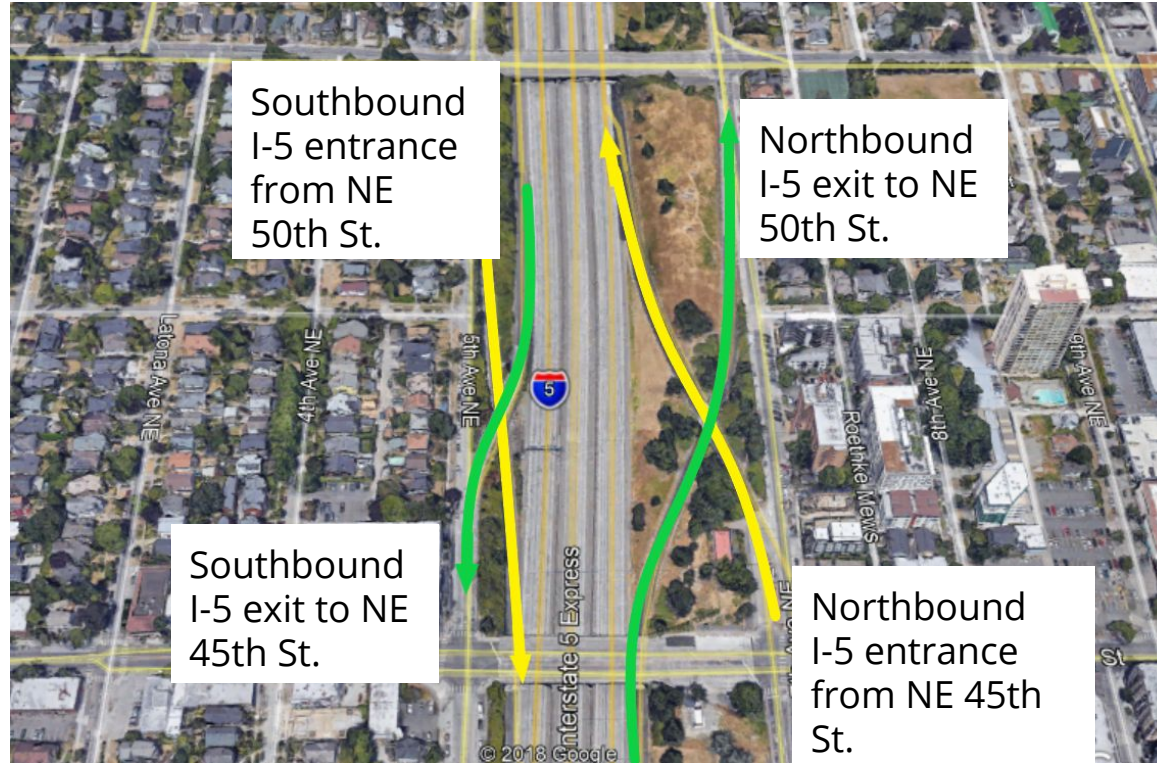
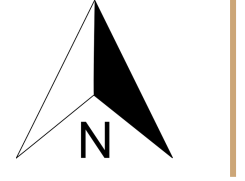




# Transportation Constraints To Site Development



# On/Off Ramps at the Site



# Challenges Posed By Freeway Infrastructure

- On/off ramps to I-5 pose challenges to site development.
  - Ramps reduce the amount of available land in the project area.
  - The ramps to NE 45th St provide vital access to UW and Wallingford.
- Noise from freeway traffic serves as a constraint on the type of development that can occur at the site.



Left: NE 50th St off ramp viewed from the south. 55  
Right: NE 45th St. on ramp viewed from the north.



# 5th Ave NE On/Off Ramps



Left: I-5 on/off ramps as viewed from NE 45th St looking south.  
Right: I-5 on/off ramps as viewed from NE 45th and 5th Ave. NE looking south.

# Summary of Transportation Infrastructure in Project Area

- As of now, the site is very car-oriented, with wide roads, heavy vehicle traffic, and incomplete pedestrian and cycling infrastructure.
- Site is well served by both local and regional transit.
- Freeway infrastructure on the site presents unique challenges in developing project site.



Intersection of NE 45th St. and 7th Ave. NE  
looking east

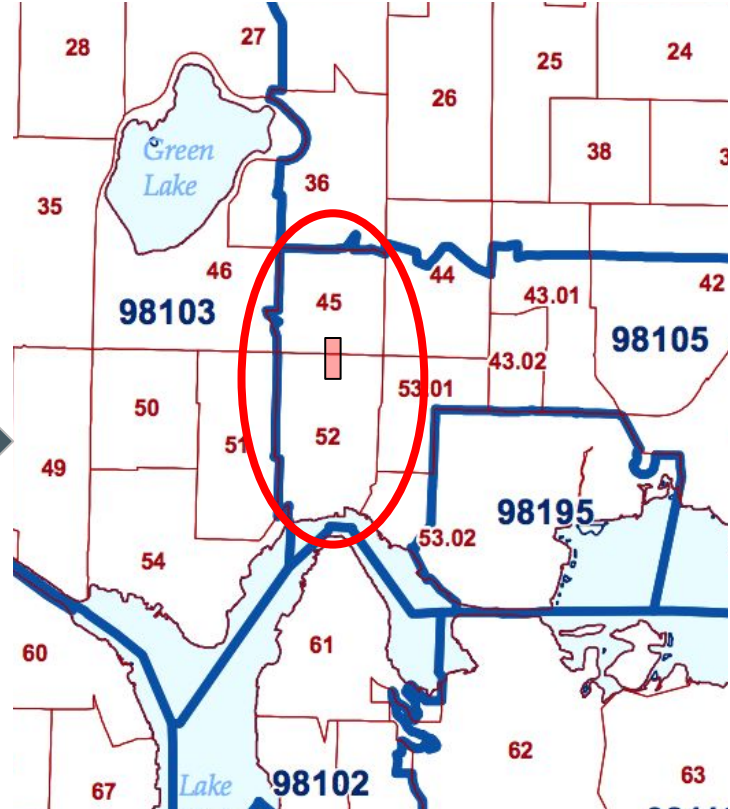
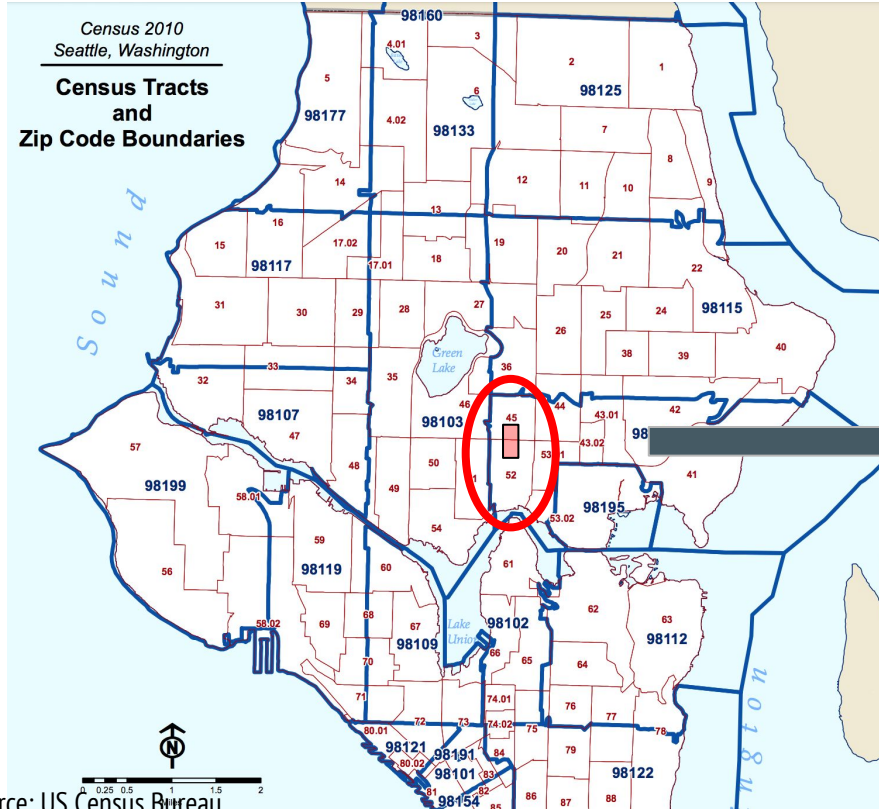


# Study Area: Demographics





# Study Area: Census Tracts 52 & 45





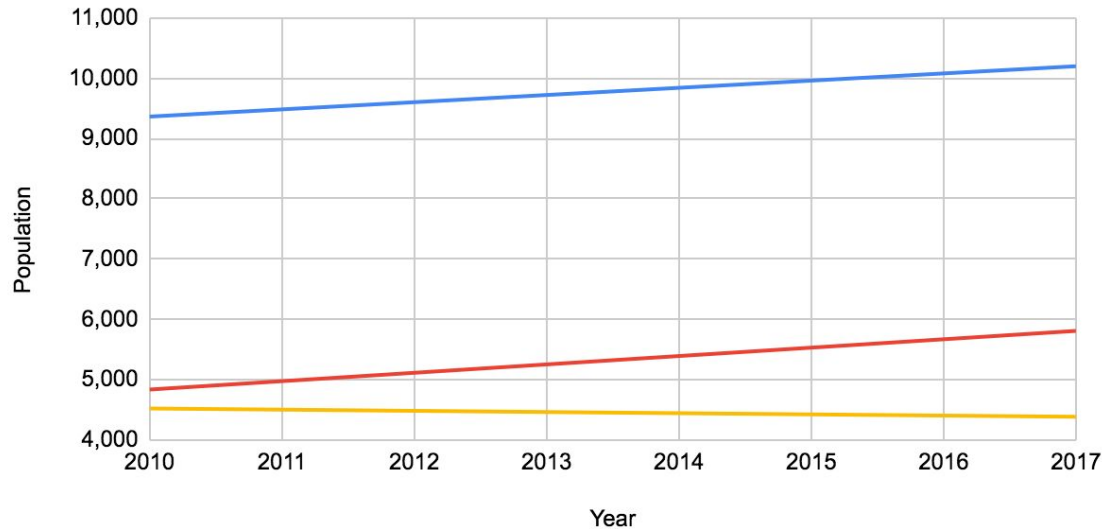
# Study Area: Demographic Trends



# Study Area: Demographic Trends 2010-2017

Population Trends 2010-2017

— Total — Male — Female



## Population (2010)

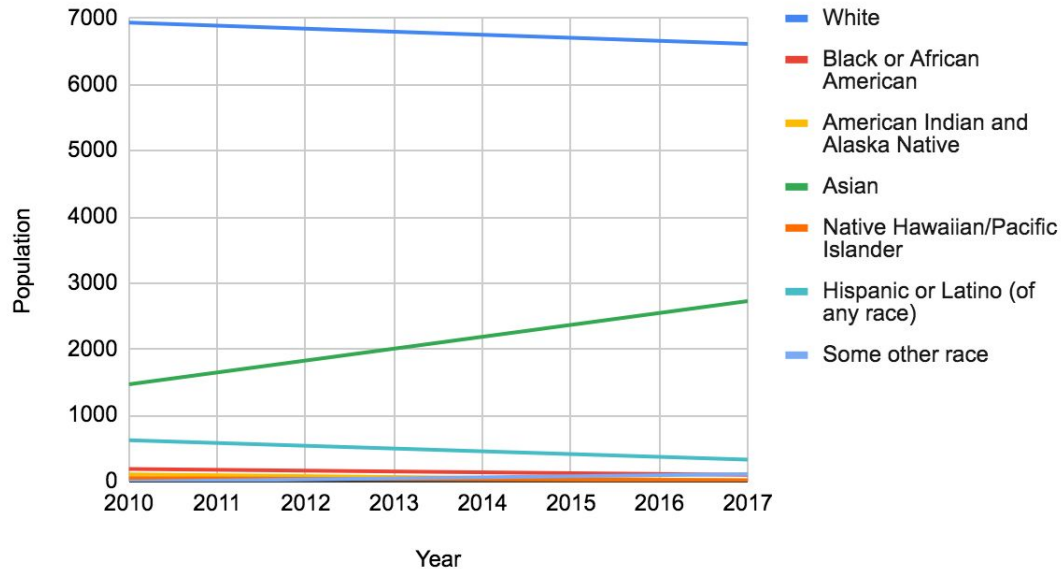
- Total: 9,361
- Male: 4,839
- Female: 4,522

## Population (2017)

- Total: 10,198
- Male: 5,811
- Female: 4,387

# Study Area: Demographic Trends 2010-2017

Race Trends 2010-2017



## Race (2010)

- White: 74.10%
- Asian: 15.70%
- Hispanic/Latino: 6.80%
- Black/African American: 2%
- American Indian/Alaskan Native: 1.20%
- Native Hawaiian/Pacific Islander: 0.50%
- Some Other Race: 0%

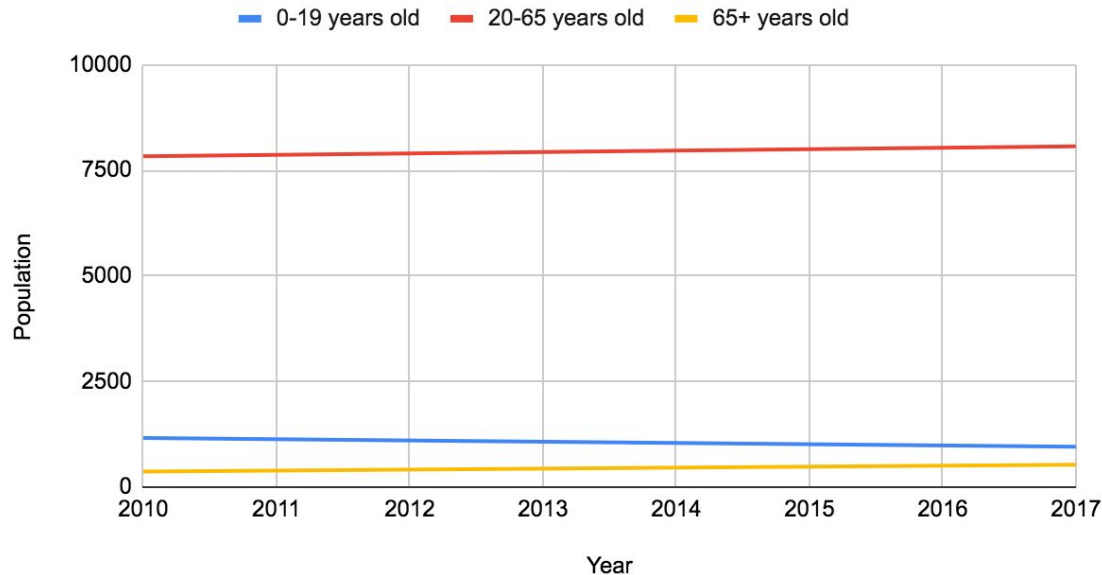
## Race (2017)

- White: 64.90%
- Asian: 26.70%
- Hispanic/Latino: 3.30%
- Black/African American: 1%
- American Indian/Alaskan Native: 0.20%
- Native Hawaiian/Pacific Islander: 0.30%
- Some Other Race: 1.10%



# Study Area: Demographic Trends 2010-2017

Age Trends 2010-2017



## Age (2010)

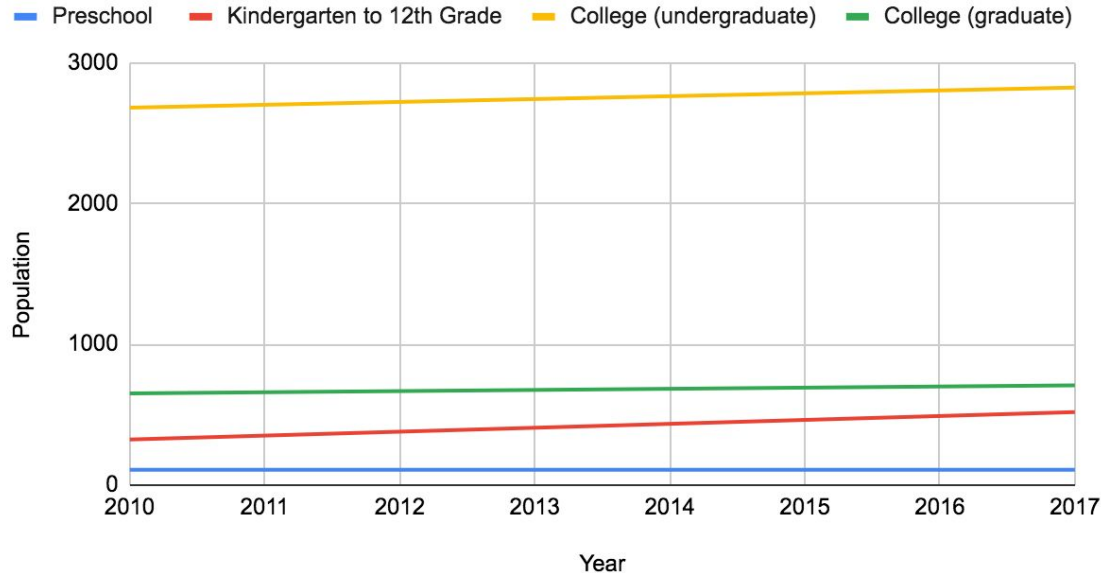
- Median Age: 25.95 years
- 0-19 Years: 12.40%
- 20-65 Years: 83.70%
- 65+ Years: 3.40%

## Age (2017)

- Median Age: 26.50 years
- 0-19 Years: 9.40%
- 20-65 Years: 75.10%
- 65+ Years: 5.20%

# Study Area: Demographic Trends 2010-2017

School Enrollment Trends 2010-2017



## School Enrollment (2010)

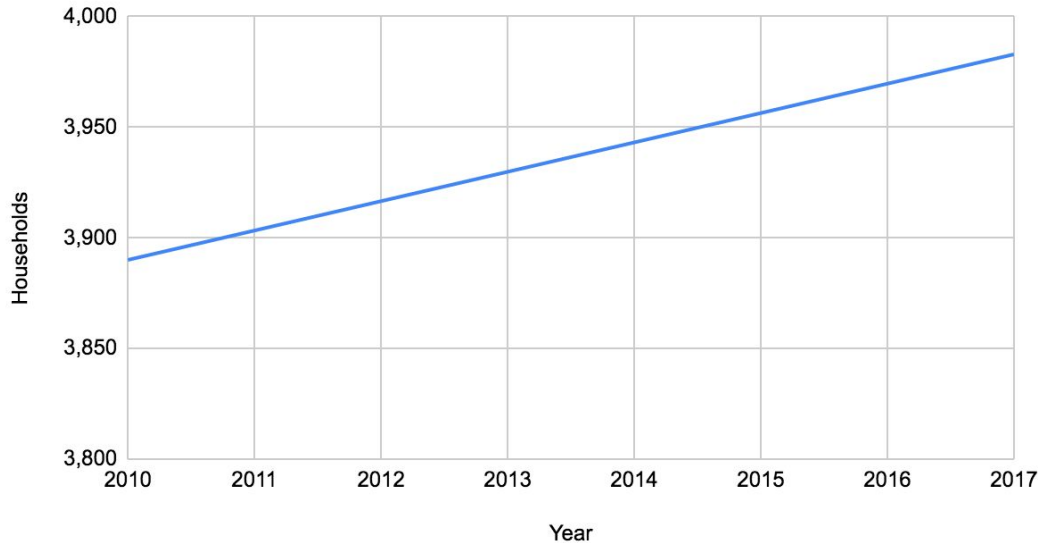
- Pre-School: 1.20%
- Kindergarten-12th Grade: 3.50%
- Undergraduate: 28.60%
- Graduate: 7%

## School Enrollment (2017)

- Pre-School: 1.10%
- Kindergarten-12th Grade: 5.10%
- Undergraduate: 27.70%
- Graduate: 6.9%

# Study Area: Demographic Trends 2010-2017

Total Households Trend 2010-2017



## Housing (2010)

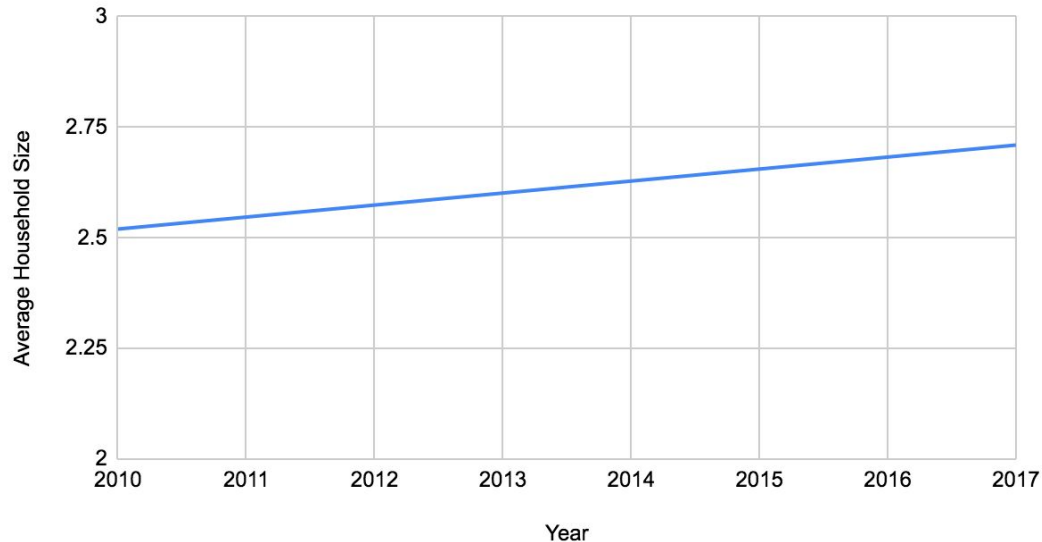
- **Total Households: 3,890**
- Average Household Size (People): 2.52
- Owner-Occupied Housing: 42.25%
- Renter-Occupied Housing: 57.75%

## Housing (2017)

- **Total Households: 3,983**
- Average Household Size (People): 2.71
- Owner-Occupied Housing: 40.85%
- Renter-Occupied Housing: 59.14%

# Study Area: Demographic Trends 2010-2017

Average Household Size Trend 2010-2017



## Housing (2010)

- Total Households: 3,890
- **Average Household Size (People): 2.52**
- Owner-Occupied Housing: 42.25%
- Renter-Occupied Housing: 57.75%

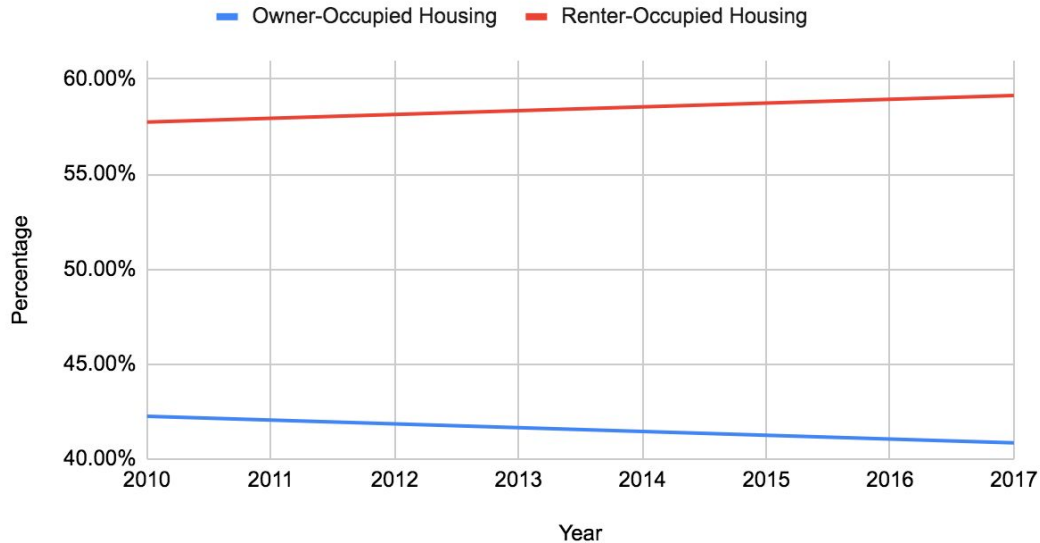
## Housing (2017)

- Total Households: 3,983
- **Average Household Size (People): 2.71**
- Owner-Occupied Housing: 40.85%
- Renter-Occupied Housing: 59.14%



# Study Area: Demographic Trends 2010-2017

Homeowner Trends 2010-2017



## Housing (2010)

- Total Households: 3,890
- Average Household Size (People): 2.52
- **Owner-Occupied Housing: 42.25%**
- **Renter-Occupied Housing: 57.75%**

## Housing (2017)

- Total Households: 3,983
- Average Household Size (People): 2.71
- **Owner-Occupied Housing: 40.85%**
- **Renter-Occupied Housing: 59.14%**

# Study Area: Demographic Trends 2010-2017

- The median rent in the 98105 ZIP code, which includes the U-District, increased 33% between November 2010 and April 2019.
- Recent tax structure changes caused King County property taxes to rise 43% in just four years.

Compared to City of Seattle:

- There is a 22% population increase in the city from 2010-2017.
- The city is still mostly white (66.3%). The next largest group is Asian (13.7%).
- People of color have increased from 33.7% to 34.3%.
- Renter-Occupied housing increased from 51%-54%. Owner-occupied housing decreased from 49%-46%.



# Study Area: Opportunity for Partnership With The University of Washington





# Case Studies: University and Private Partnership





# University of Pennsylvania

Partnership with JNA Capital to develop the building pictured to the right.

Completed Project Contains:

- Mixed-use 7 story building finished in 2015
- Retail on first and second floor
- 64 apartment units in remainder of building

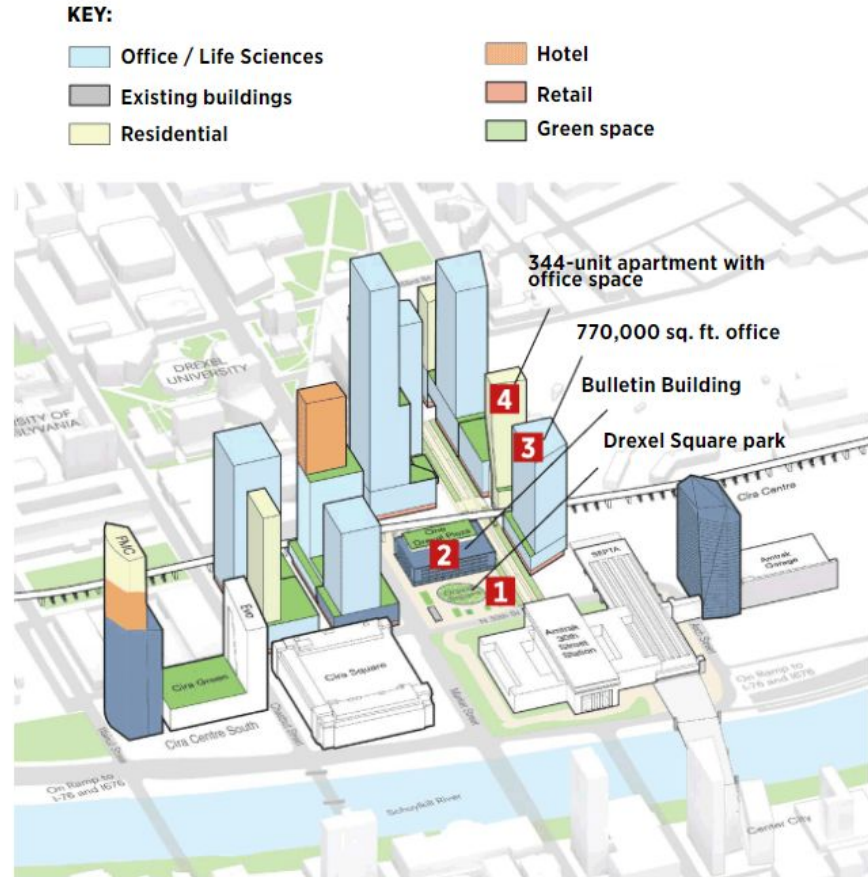


Source: University of Penn

# Drexel University

- Mixed-use development in the heart of Philadelphia that includes:
  - Drexel Square Park (opened in June 2019)
  - Redevelopment of historic Bulletin Building
  - Additional new apartments and office space

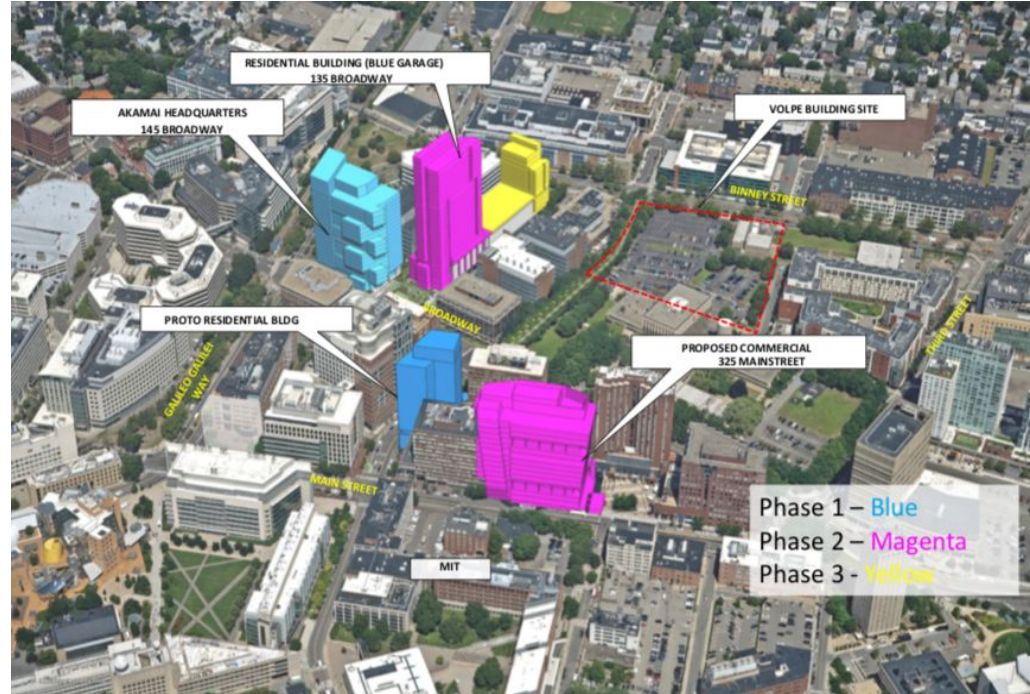
Source: Brandywine Realty Trust,  
Philadelphia Inquirer



# Massachusetts Institute of Technology (MIT)

Completed Project Will Provide:

- **425** Units of new housing ranging in size and affordability.
- **627,134** Gross Floor Area (GFA) of new commercial space
- **105,200** GFA of new ground floor retail/active use spaces
- **633** new covered, long-term bicycle parking
- **102** short-term bicycle parking
- **809** new vehicle parking spaces

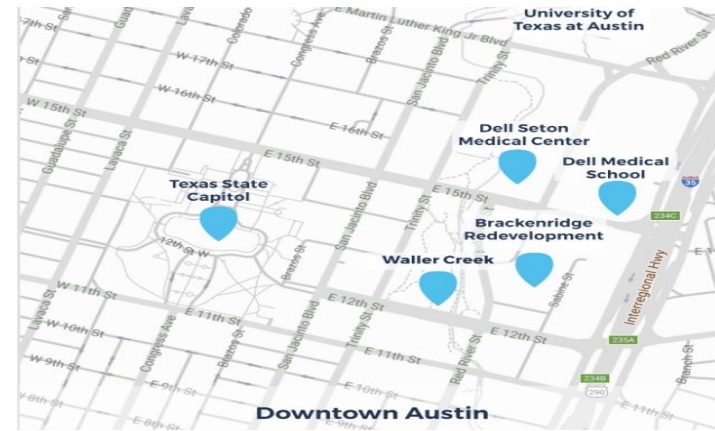


Source: Cambridge Redevelopment



# University of Texas at Austin

- The Innovation District connects communities, business, and healthcare providers and systems.
- Partnership between the university and the region's network of innovators, companies, entrepreneurs, investors, and non-profits for the benefit of the community.





# Study Area: UW Partnership Potential

- After examining development projects associated with the University of Pennsylvania, Drexel University, MIT in Cambridge, and University of Texas at Austin we believe the development of the lid on I-5 provides great opportunities for the University of Washington to begin modeling similar successful trends.



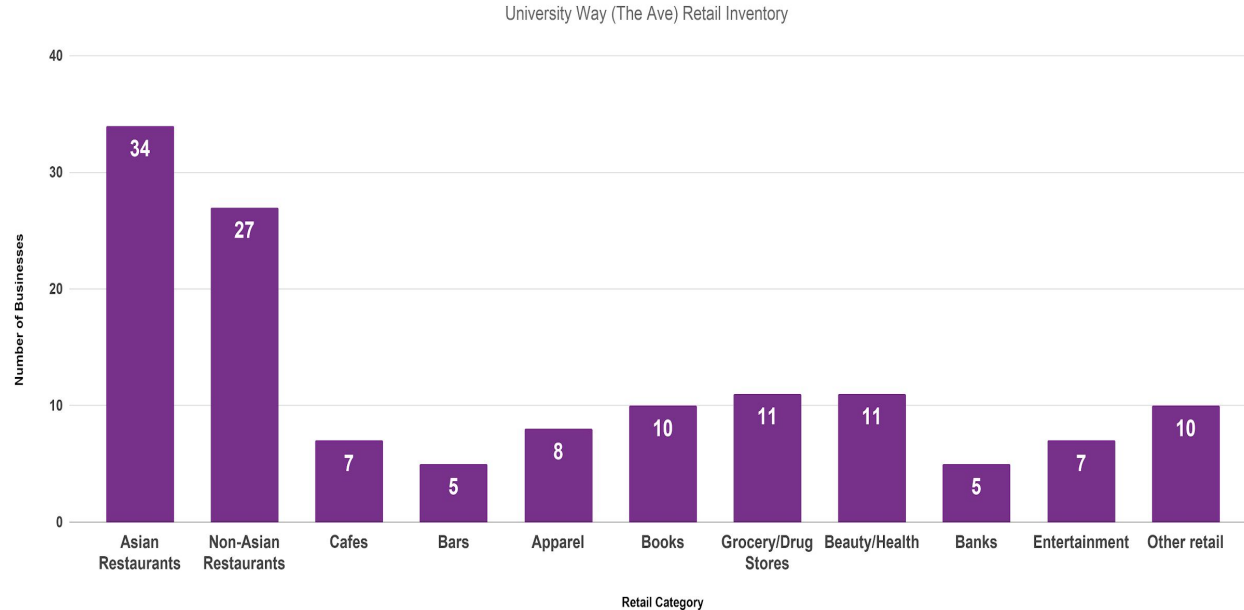
# Site Development



# Study Area: Market Research of Three Sub-Markets

1. University Way (The Ave) Retail Inventory
2. NE 45th Ave Retail Inventory in Wallingford
3. University Village Retail Inventory

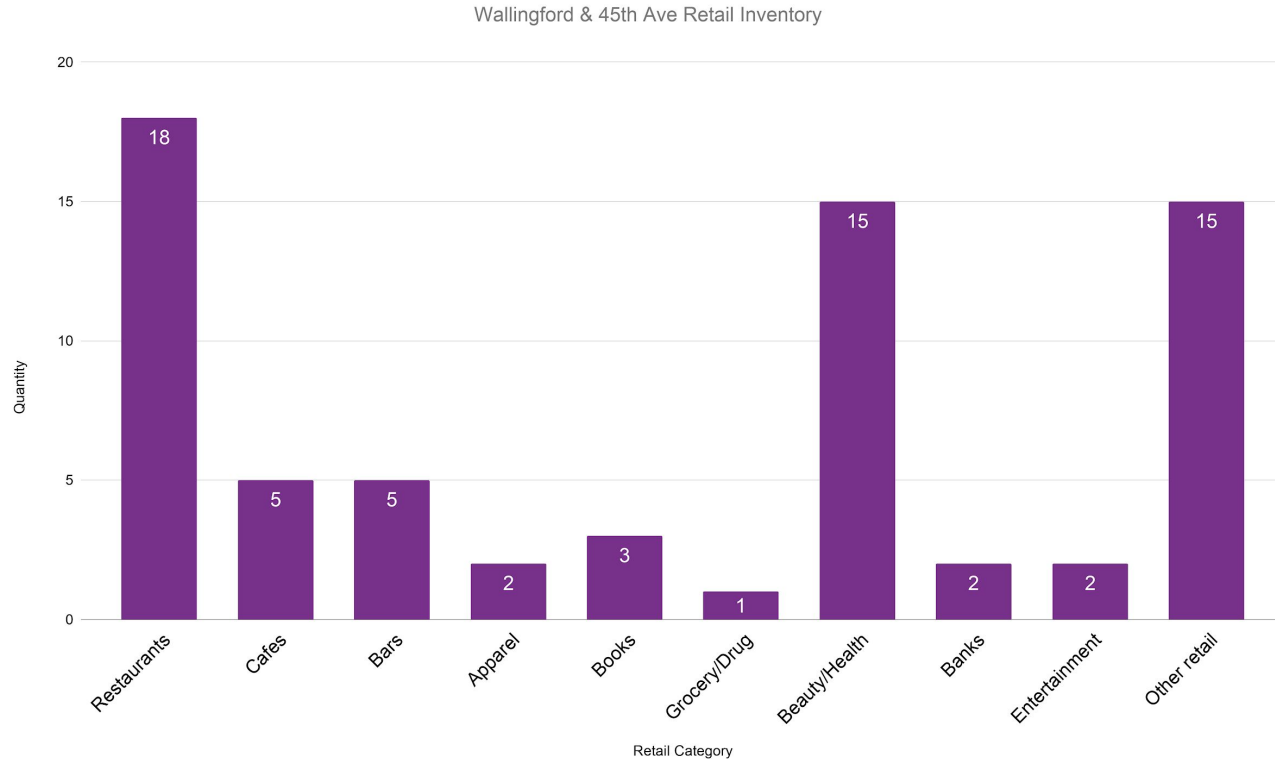
# Market Research: University Way



From NE 40th St to  
NE 47th St

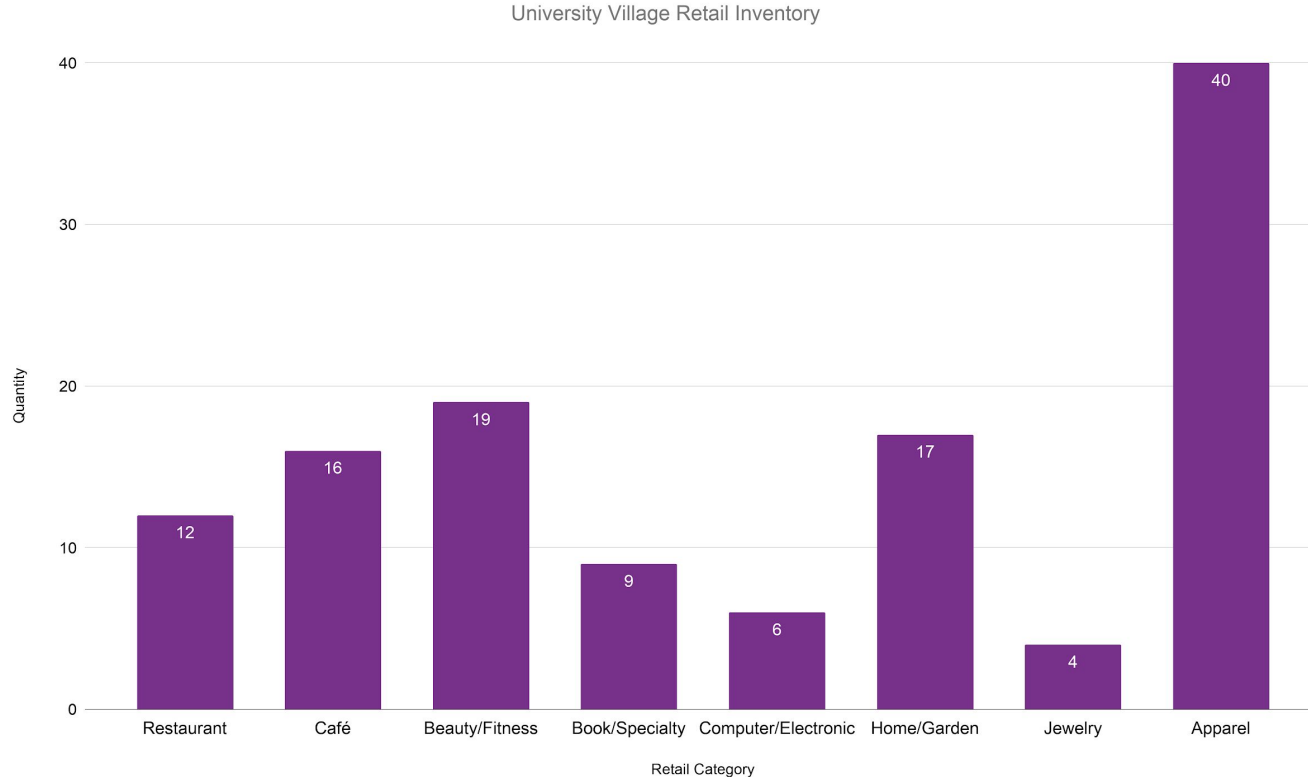


# Market Research: Wallingford



From 5th Ave NE  
to Meridian Ave N

# Market Research: University Village



# Summary of Market Research

## Market Differentiation

- University Village is the main mid/high end restaurant and retail space available to the two neighborhoods of the study area.
- The area with the highest foot traffic (The Ave) has the largest presence of homelessness.

## Barriers to Success

- Broken window effect on The Ave forces businesses to relocate.
- Commuting to University Village from anywhere in the study area is inconvenient due to traffic, misrouted public transit, and steep walking conditions.
- Limited mid and high end restaurants and retail currently located within study area.
- Limited open space to relax/eat at all three submarket sites.



# Programming the Site





NE 50th St

6 Acre Park/Open Space



NE 47th St

47th Pedestrian/Bike Bridge

NE 47th St

1 Acre Courtyard

WALLINGFORD

UNIVERSITY  
DISTRICT

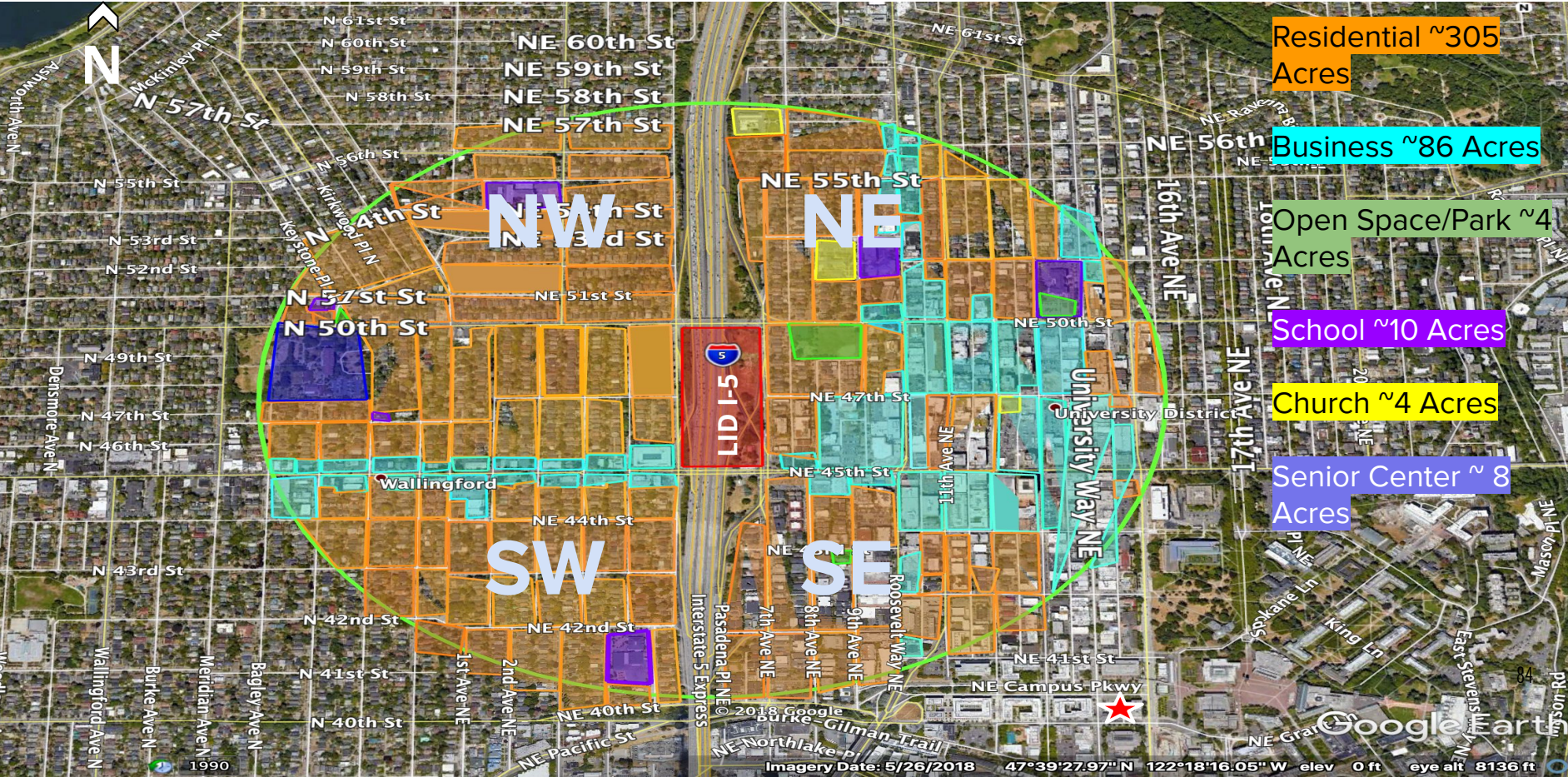
6 Acre  
Mid-High End  
Retail Space

NE 45th St

5th Ave NE

7th Ave NE

## Study Area: Land Use





What is Next?



# Winter Quarter 2020

1. Understand and analyze community input via surveying or canvassing.
2. Conduct case study research, focusing on livability on lid and what other projects have been put on lid developments.
3. Continue site programming by conducting a thorough market research.
  - a. What is successful and what is failing in the study area?
  - b. Identify needs for certain types of development.
  - c. Propose additional programming designs.

# Spring Quarter 2020

1. Create a site proposal detailing types and brands of restaurants, retail stores, parks, office spaces, etc. to occupy the lid.
2. Define site accessibility through the lenses of pedestrian, bicycle, automobile, transit, parking, etc.
3. Identify additional partnerships and funding sources.
4. Develop a final report for submission to steering committee.





# Appendix



# 2010 Census Data (ACS 5-year estimates)

Study Area: Census Tract 52 & 45, King County, Seattle, WA

Data from United States Census Bureau; [census.gov/data](http://census.gov/data)

Category		Combined		Census Tract 52		Census Tract 45	
		Number (raw)	Percentage (%)	Number (raw)	Percentage (%)	Number (raw)	Percentage (%)
<b>Population</b>							
	Total	9,361	100%	6,347	100%	3,014	100%
	Male	4,839	51.70%	3,163	49.80%	1,676	55.60%
	Female	4,522	48.30%	3,184	50.20%	1,338	44.40%
<b>Race</b>							
	White	6,938	74.10%	4,209	66.30%	2,729	90.50%
	Black or African American	190	2%	181	2.90%	9	0.30%
	American Indian and Alaska Native	109	1.20%	100	1.60%	9	0.30%
	Asian	1,468	15.70%	1,320	20.80%	148	4.90%
	Native Hawaiian/Pacific Islander	51	0.50%	51	0.80%	0	0%
	Hispanic or Latino (of any race)	625	6.80%	560	8.80%	65	2.20%
	Some other race	0	0%	0	0%	0	0%
<b>Age</b>							
	Median age (years)	25.95	(X)	23.6	(X)	28.3	(X)
	0-19 (years)	1,163	12.40%	831	13%	332	11%
	20-65 (years)	7,832	83.70%	5,258	82.80%	2,574	85.40%
	65+ (years)	366	3.40%	258	4.10%	108	3.60%
<b>School Enrollment</b>							
	Preschool	108	1.20%	52	0.80%	56	8.30%
	Kindergarten to 12th Grade	323	3.50%	150	2.40%	173	25.70%
	College (undergraduate)	2,681	28.60%	2,290	36.10%	391	58.20%
	College (graduate)	651	7%	599	9.40%	52	7.80%
<b>Housing</b>							
	Total Households	3,890	100%	2,915	100.00%	975	100%
	Average Household Size	2.52	(X)	2.18	(X)	2.85	(X)
	Owner-Occupied Housing	(X)	42.25%	(X)	25.20%	(X)	59.30%
	Renter-Occupied Housing	(X)	57.75%	(X)	74.80%	(X)	40.70%

# 2017 Census Data (ACS 5-year estimates)

Study Area: Census Tract 52 & 45, King County, Seattle, WA

Data from United States Census Bureau; [census.gov/data](https://census.gov/data)

Category		Combined		Census Tract 52		Census Tract 45	
		Number (raw)	Percentage (%)	Number (raw)	Percentage (%)	Number (raw)	Percentage (%)
<b>Population</b>							
	Total	10,198	100%	7,041	100%	3,157	100%
	Male	5,811	57%	4,040	57.40%	1,771	56.10%
	Female	4387	43%	3,001	42.60%	1,386	43.90%
<b>Race</b>							
	White	6,615	64.90%	4,075	57.90%	2,540	80.50%
	Black or African American	101	1%	67	1%	34	1.10%
	American Indian and Alaska Native	16	0.20%	0	0%	16	0.50%
	Asian	2,726	26.70%	2,355	33.40%	371	11.80%
	Native Hawaiian/Pacific Islander	19	0.20%	19	0.30%	0	0%
	Hispanic or Latino (of any race)	332	3.30%	241	3.40%	91	2.90%
	Some other race	112	1.10%	69	1%	43	1.40%
<b>Age</b>							
	Median age (years)	26.5	(X)	23.8	(X)	29.1	(X)
	0-19 (years)	956	9.40%	495	7%	461	14.60%
	20-65 (years)	8,067	79.10%	5,568	79.20%	2,499	79.10%
	65+ (years)	531	5.20%	364	5.20%	167	5.30%
<b>School Enrollment</b>							
	Preschool	109	1.10%	47	1.40%	62	7.30%
	Kindergarten to 12th Grade	518	5.10%	280	8.50%	238	28%
	College (undergraduate)	2,824	27.70%	2,445	73.90%	379	44.60%
	College (graduate)	708	6.90%	537	16.20%	171	20.10%
<b>Housing</b>							
	Total Households	3,983	100%	2,959	100.00%	1,024	100%
	Average Household Size	2.71	(X)	2.36	(X)	3.06	(X)
	Owner-Occupied Housing	(X)	40.85%	(X)	17.30%	(X)	64.40%
	Renter-Occupied Housing	(X)	59.14%	(X)	82.70%	(X)	35.60%

# Study Area: Demographic Summary 2010

## Population

- Total: 9,361
- Male: 4,839
- Female: 4,522

## Age

- Median Age: 25.95 years
- 0-19 Years: 12.40%
- 20-65 Years: 83.70%
- 65+ Years: 3.40%

## Race

- White: 74.10%
- Asian: 15.70%
- Hispanic/Latino: 6.80%
- Black/African American: 2%
- American Indian/Alaskan Native: 1.20%
- Native Hawaiian/Pacific Islander: 0.50%
- Some Other Race: 0%

# Study Area: Demographic Summary 2010

## School Enrollment

- Pre-School: 1.20%
- Kindergarten-12th Grade: 3.50%
- Undergraduate: 28.60%
- Graduate: 7%

## Housing

- Total Households: 3,890
- Average Household Size (People): 2.52
- Owner-Occupied Housing: 42.25%
- Renter-Occupied Housing: 57.75%



# Study Area: Demographic Summary 2017

## Population

- Total: 10,198
- Male: 5,811
- Female: 4,387

## Age

- Median Age: 26.50 years
- 0-19 Years: 9.40%
- 20-65 Years: 75.10%
- 65+ Years: 5.20%

## Race

- White: 64.90%
- Asian: 26.70%
- Hispanic/Latino: 3.30%
- Black/African American: 1%
- American Indian/Alaskan Native: 0.20%
- Native Hawaiian/Pacific Islander: 0.30%
- Some Other Race: 1.10%

# Study Area: Demographic Summary 2017


## School Enrollment





















- Pre-School: 1.10%
- Kindergarten-12th Grade: 5.10%
- Undergraduate: 27.70%
- Graduate: 6.9%

## Housing

- Total Households: 3,983
- Average Household Size (People): 2.71
- Owner-Occupied Housing: 40.85%
- Renter-Occupied Housing: 59.14%

# Types of Development in University Partnerships

Key: Yes:  No: 

	Residential	Commercial	Mixed Use	Research	Open Space/Parks
<b>University of Pennsylvania</b>					
<b>MIT</b>					
<b>University of Texas - Austin</b>					
<b>Drexel University</b>					

# Northwest Photos















# Southwest Photos











Seattle  
GO Center



**Bedrooms & More**

OPEN

MATTRESSES

TWO-SIDED • NATURAL • ORGANIC

ONE  
WAY











"NOTHING RESETS YOUR MOOD  
LIKE A GOOD NIGHT'S SLEEP"

- JEFF GARTHELD, FOUNDER

BEDROOMS & MORE

PARKING













A BEDROOM'S MORE

4th Ave NE

324

MATTRESS  
CLASS  
EVERY  
SAT 9:00  
THUR 12:00









**Golden Pines**

APARTMENTS

308 - 310 N.E. 45th Ave.

























**GOLDEN OLDIES**  
RECORDS & CDS

**WE PAY CASH FOR:**  
RECORDS (LPs & 45s) & CDS

[www.goldenoldies-records.com](http://www.goldenoldies-records.com)

PRIVATE  
PROPERTY











Seattle First Church  
of the NAZARENE  
Discovery House  
Parking



Patient Parking

PUGET SOUND EYE CARE  
OPTICAL SOLUTIONS  
WALLINGFORD SMILES





CLASSES



# Southeast Photos

NE 45 ST

1400  
University WY NE



AK



















**P PUBLIC PARKING**  
0-2 HOURS \$5.00  
2-4 HOURS \$7.00  
4-10 HOURS \$16.00  
EVENINGS \$7.00  
ABOVE PRICES PLUS TAXES  
MONTHLY PARKING AVAILABLE  
For More Information, Call  
206-728-8399

**PAY HERE**

**NE 43rd St**





preleasing inside  
COME ON IN







# Northeast Photos





















**LOW RISE 1 (LRI)** : Provides a transition between SF zoned areas and more intense multifamily and commercial areas. Most appropriate for out of Growth areas. Mix of housing types.

	Cottage Housing	Rowhouse	Townhouse	Apartments
FLOOR Area Ratio (FAR)	1.1	1.0 or 1.2	0.9 or 1.1	1.1
Density Limit	1 unit/1,600 SF lot	1 unit/1,600 SF lot < 3,000 SF All others: no limit	1 unit/2,200 SF or 1 unit/1,600 SF	1 unit /2,000 SF lot (duplexes & triplexes only)
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch
Building Setbacks	Front: 7' average, 5' minimum Rear: 0' w/ alley, 7' no alley Side: 5' minimum	Front: 5' minimum Rear: 0' w/ alley, 7' average, 5' minimum	Front: 7' average, 5' minimum Rear: 7' average, 5' minimum Side: 5' if building is 40' or L in length, or 7' average 5' minimum	Front: 5' minimum Rear: 10' minimum w/ alley, 15' w/ no alley Side: 5' if building is 40' or L in length, or 7' average 5' minimum
Building width limit	60'	60'	60'	45'
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a Rowhouse unit located within 15' of a lot line that abuts a lot in a SF zone.			
SDR	optional	optional	Required for 3 OR more units	optional
	Arranged around common open space. 950 SF is the maximum size allowed for each cottage.	Attached side by side along common walls. Each unit faces the street with no housing units behind it. occupy the space from the ground to the roof. units cannot be stacked.	Attached along common walls. occupy the space from the ground to the roof. units cannot be stacked. principle townhouse units may be located behind other townhouse units as seen from the street.	Multifamily housing that is not cottage, rowhouse, or townhouse, is considered apartments. units may be stacked.





**LOW RISE 2 (LR2)**: provides a variety of MF housing types in existing MF neighborhoods and along arterial streets. Most appropriate for areas within Growth Areas. Mix of housing scales & types.

	Cottage Housing	Rowhouse	Townhouse	Apartments
Floor Area Ratio (FAR)	1.1	1.1 or 1.3	1.1 or 1.2	1.1 or 1.3
Density Limit	1 unit/1,600 SF lot	no limit	1 unit/1,600 SF lot or no limit	1 unit/1,200 SF lot or no limit
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch
Building Setbacks	Front: 7' average, 5' minimum Rear: 0' w/ alley, 7' no alley Side: 5' minimum	Front: 5' minimum Rear: 0' w/ alley, 7' average, 5' minimum	Front: 7' average, 5' minimum Rear: 7' average, 5' minimum Side: 5' if building is 40' or less in length, or 7' average 5' minimum	Front: 5' minimum Rear: 10' minimum w/ alley, 15' w/ no alley Side: 5' if building is 40' or less in length, or 7' average 5' minimum
Building width limit	not applicable	No limit	90'	90'
Max. Facade Length	Applies to all: 65' of lot length for portions of facades within 15' of a lot that is not a rear, street, or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a SF zone.			
SDR	optional	optional	Required for 3 or more units	optional
	Arranged around common open space. 950 SF is the maximum size allowed for each cottage.	Attached side by side along common walls. Each unit faces the street with no housing units behind it. Occupy the space from the ground to the roof. Units cannot be stacked.	Attached along common walls. Occupy the space from the ground to the roof. Units cannot be stacked. Principle townhouse units may be located behind other townhouse units as seen from the street.	Multi-family housing that is not cottage, rowhouse, or townhouse, is considered apartments. Units may be stacked.

**LOW RISE 3 (LR3)** : Provides for a variety of MF housing types in existing MF neighborhoods to moderate scale.

Accommodates residential growth within growth areas. Mix of small-moderate scale housing is encouraged.

	cottage Housing	Rowhouse	Townhouse	Apartment
FLOOR Area Ratio (FAR)	1.1	1.2 or 1.4	1.2 or 1.4 1.1 or 1.3	1.5 or 2.0 1.3 or 1.5 (1.6 on a street with frequent transit)
Density Limit	1 unit / 1,600 SF lot	no limit	1 unit / 1,600 SF lot or no limit	1 unit / 800 SF lot or no limit
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch
Building Setbacks	Front: 7' average, 5' minimum Rear: 0' w/ alley, 7' no alley Side: 5' minimum	Front: 5' minimum Rear: 0' w/ alley, 7' average, 5' minimum	Front: 7' average, 5' minimum Rear: 7' average, 5' minimum Side: 5' if building is 40' or less in length, or 7' average 5' minimum	Front: 5' minimum Rear: 10' minimum w/ alley, 15' w/ no alley Side: 5' if building is 40' or less in length, or 7' average 5' minimum
Building width Limit	no limit	no limit	120' 150'	120' 150'
Max. Facade Length	Applies to all : 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a Rowhouse unit located within 15' of a lot line that abuts a lot in a SF zone.			
SDR	optional	optional	Required for 3 or more units	optional
 Growth Areas  Outside Growth Areas	Arranged around common open space. 950 SF is the maximum size allowed for each cottage.	Attached side by side along common walls. Each unit faces the street with no housing units behind it. Occupy the space from the ground to the roof. Units cannot be stacked.	Attached along common walls. Occupy the space from the ground to the roof. Units cannot be stacked. Principle townhouse units may be located behind other townhouse units as seen from the street.	Multi-family housing that is not cottage, rowhouse, or townhouse, is considered apartments. Units may be stacked.