

Site 1: 17828 Midvale Ave N and 17962 Midvale Ave N (Mr. Van Gard Storage/Interurban Offices)

The Mr. Van Gard site is a 4.2 acre site on Midvale Ave N, between N 178th Street and N 180th Street, that currently serves as a one-story self storage facility. Site access and primary frontage is along Midvale Avenue N (a Storefront Street), with additional frontage along N 180th Street and N 178th Street (Green Link Streets). Adjacent to that site, at the southeast corner of Midvale Avenue N and N 180th Street, is the Interurban Office Building, a two-story office building on 1.17 acres. In total, the two sites occupy about 5.4 acres, and are currently zoned MUZ. To the east of the site, along Stone Avenue N, are eight parcels totaling about 1.3 acres that are comprised of a mix of single family and duplex residences, and are zoned R-12.

The Town Center Subarea Plan, as well as long-term growth projections developed for the TMP (400 new housing units for this section of the Subarea), envisions this area as primarily multi-family residential development, with ground floor retail. As such, the model shows a cluster of buildings with four and five stories of multi-family residential units over ground-floor retail, consistent with the development and design standards established for the TC-3 district. As the site fronts primarily on Midvale Avenue N, a storefront street, the building is located right along the property line, with surface parking moved away from the right of way towards the middle of the site. Consistent with the vision and standards for the TC-4 district, the model shows a row of three story townhouses along Stone Avenue N, to help serve as a buffer between the project and the surrounding single family neighborhood. Figures 3-1, 3-2, and 3-3 show aerial views of the site, looking east from Aurora Ave N (across the Interurban Trail), north from N 178th Street, and south from N 180th Street.



Figure 3-1: Looking East towards Midvale Avenue N and N 178th Street



Figure 3-2: Looking North towards Midvale Avenue N and N 178th Street

As can be seen from the aerial views, the site provides pedestrian and vehicular entries and walkways from all three sides (178th, 180th, and Midvale), improving access and connections to the site from throughout Town Center. In addition, the aerials illustrate a site design that has been developed to help protect the character of existing single family neighborhoods, by placing the tallest buildings along Midvale Avenue N (six stories- five stories of residential over ground floor retail), and gradually stepping the building height down for the buildings along the eastern edge of the site (five stories-four stories of residential over ground floor retail). To the east of the complex, the model illustrates three story townhouse developments along Stone Avenue N, which is consistent with the vision and standards for the TC-4 district, and provides an added buffer for the properties across Stone Avenue N.

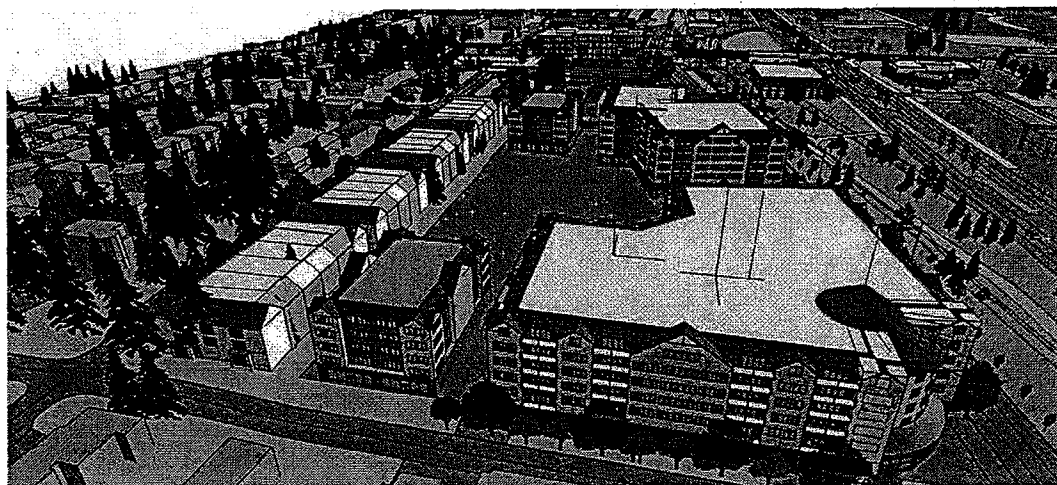


Figure 3-3: Looking South from N 180th Street



Figure 3-4: Corner of Midvale Avenue N and N 180th Street looking South

As noted above, the renderings illustrate many of the Town Center design standards. Figure 3-4 illustrates the corner of Midvale Avenue N (a Storefront Street) and N 180th Street (a Greenlink Street). Both have wide sidewalks (10 and 8 feet, respectively), with street trees every 30 feet. Although difficult to see in Figure 3-4, the curb bulbs out at the street corner, which creates room for on-street parking on the north side of N 180th Street (a similar bulb-out at N 178th Street can be seen at the bottom of Figure 3-2) and functions as a traffic calming device. On-street parking on Midvale Avenue N is shown, a requirement for both sides of Storefront Streets. The west side of Midvale is planned to have back-in angled parking within the Seattle City Light right-of-way (see Figure 8-4 in the Transportation Chapter).

Consistent with the Town Center Code, the building is located on the property line (back of sidewalk), within 15 feet of the street corner. As required for Street Corner properties, the building has a distinctive façade and roofline design from the rest of the building at the intersection of N 180th Street and Midvale Ave N. The building provides façade articulation at a minimum of every 80 feet, through such measures as façade offsets, balconies, and distinctive ground floor façades and window treatments, as well as roofline modulation at a minimum of every 120 feet. Parking is prohibited at the street corner and surface parking lots (conceptually shown, but not striped, in the model) have been placed internal to the site in order to maximum building street frontage.

As mentioned briefly above, the renderings show a 3-story townhouse development along Stone Avenue N, which provides a buffer between the larger multi-family project and the single family residential neighborhoods to the east. Figures 3-5 and 3-6 illustrate what Stone Avenue N may look like, with 8 foot sidewalks, street trees within amenity zones, and porches, balconies, awnings, and roofline modulation breaking up the mass and scale of the townhouse buildings.

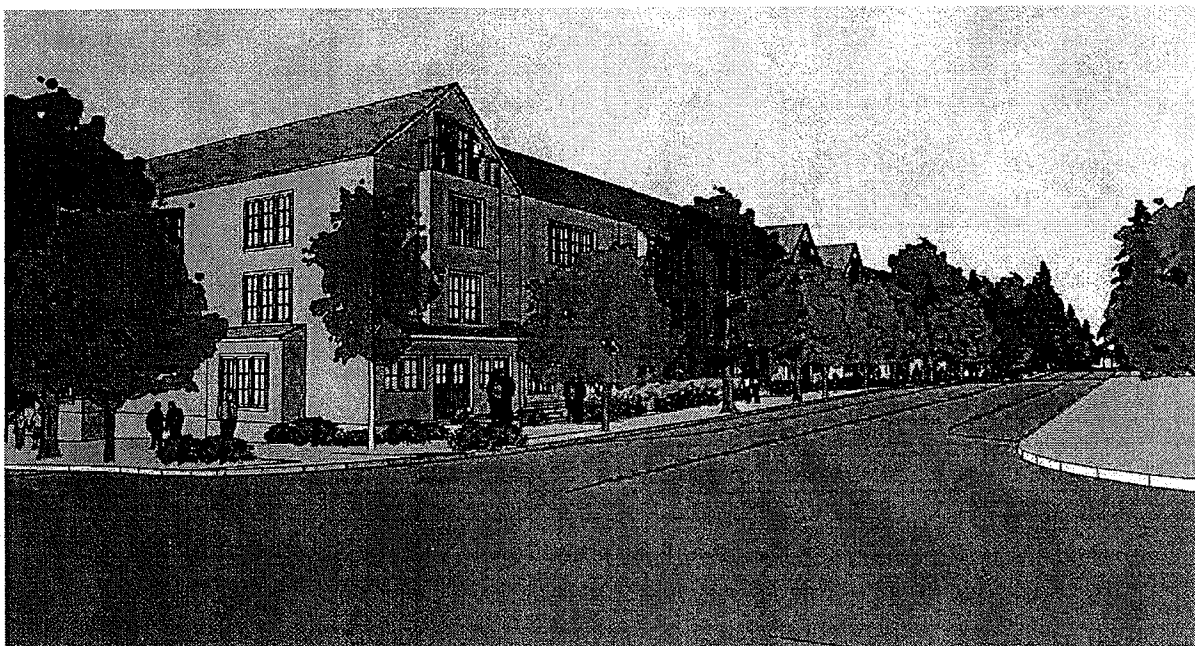


Figure 3-5: Looking Northwest towards Townhouses on Stone Avenue N

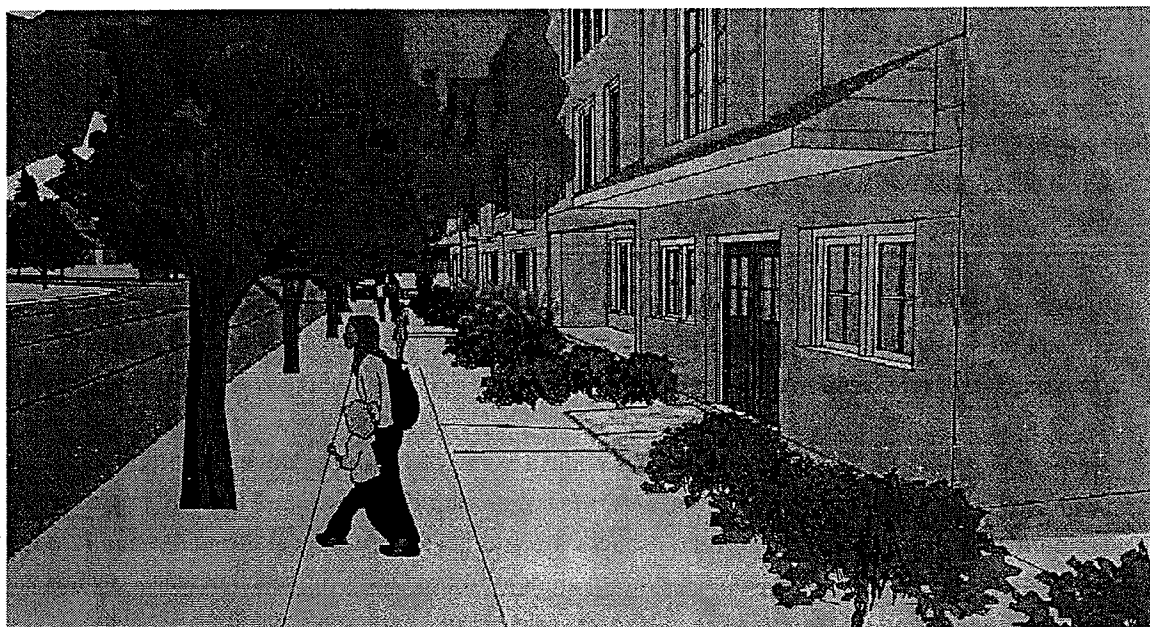


Figure 3-6: Stone Avenue N Streetscape

Site 2: 18325 Aurora Avenue N (Fred Meyer) and 18005 Aurora Avenue N (Highland Ice Arena)

Demonstration Site 2 consists of several parcels (zoned MUZ and R-48), totaling approximately 13 acres, which are bounded by N 185th Street on the north, Aurora Avenue N on the east (both Boulevard Streets), N 180th Street on the south, and Linden Avenue N on the west (both Greenlink Streets). Current uses on the site include a Fred Meyer (retail and grocery store), large surface parking lots, fast food restaurants, auto parts store, one-story strip mall development, and the Highland Ice Arena. N 182nd currently runs from Aurora Avenue N to Fremont Ave N, and separates the Ice Arena and parking lot from the rest of the demonstration site. However, consistent with the Town Center Subarea Plan, the model created for Demonstration Site 2 illustrates the vacation of N 182nd Street west of Aurora, and its replacement with the proposed extension of N 180th Street.

As discussed, given its frontage along the west side of Aurora Avenue N, the City envisions primarily commercial redevelopment in this area of the Town Center (District TC-2). As Fred Meyer has expressed a general interest in redeveloping and expanding their store in the future (the building is now 50 years old), a new, larger Fred Meyer makes up a majority of the site model. The building design incorporates Northwest architectural design elements consistent with the Town Center Code (discussed in further detail below), with an L-shaped design that extends from the corner of Aurora Avenue N and N 185th Street, west along N 185th Street, and then south along Linden Avenue N (Figure 3-7). To the south of the new Fred Meyer, a 3-story multifamily residential development is located along Linden Avenue, while a small cluster of retail fronts along Aurora Avenue N in the middle of the site, and another large building (potentially a redeveloped Highland Ice Arena with additional retail uses) is located on the northwest corner of Aurora Ave N and N 180th Street.

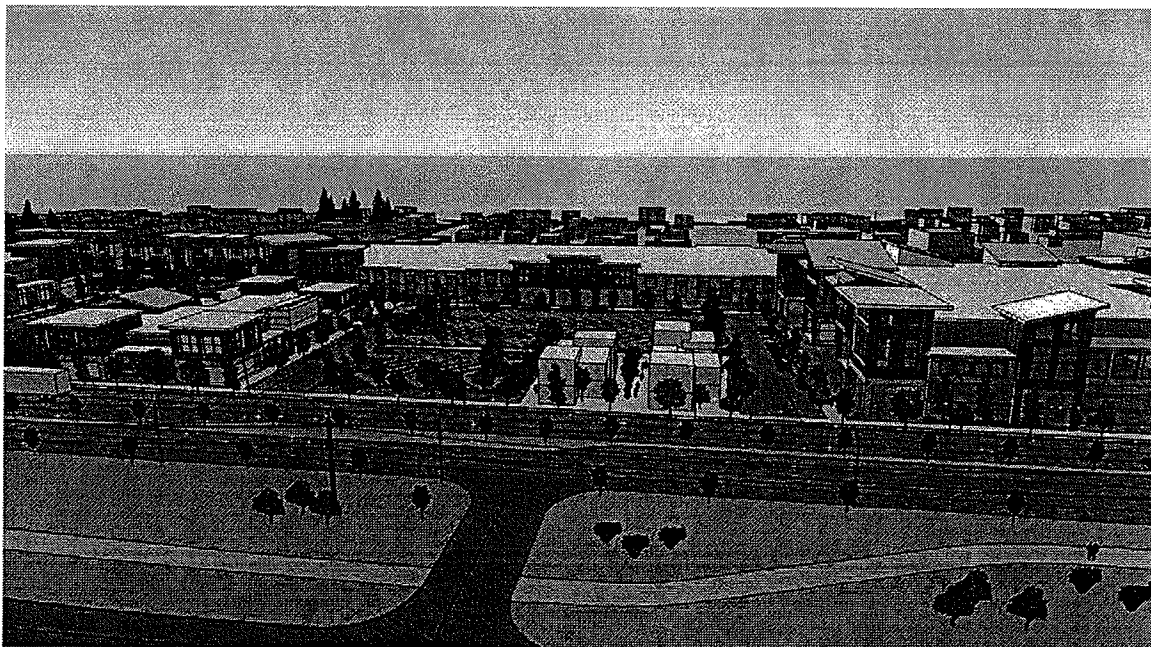


Figure 3-7: Looking West across the Interurban Trail and Aurora Avenue N

The model design illustrates numerous Town Center development and design standards. Surface parking is landscaped and placed internal to the site (much less than 50% of the total site frontage), providing easy access to all portions of the site and maximizing storefront street frontages. Vehicular access is available from Aurora Avenue N and N 180th Street but not from Linden Avenue N, which is consistent with the Town Center Code's Neighborhood Protection Standards. There are a network of pathways and sidewalks internal to the site to facilitate easy pedestrian and bicycle access, which also connect to Aurora Avenue N, across Aurora to the Interurban Trail, and to the single family neighborhood to the west.

Figure 3-8 shows the northeast corner of the property, located at the corner of Aurora Avenue N and N 185th Street (both Boulevard Streets). The building has been placed right along the property line (back of sidewalk), with the exception of the large public plaza and gathering space along N 185th Street that has been designed to maximize pedestrian and bicycle use of the property and provide adequate hard surface area for tables and chairs. Pedestrians and bicyclists using the Interurban Trail would be able to access the site by crossing Aurora Avenue N at N 185th Street or N 180th Street, and utilize the wide sidewalks installed as part of the Aurora Corridor Project.

The building includes a variety of façade articulation and roof modulation elements, including façade offsets and vertical piers (requirements for building frontages along Boulevard Streets), as well as distinctive windows, building materials, architectural elements, and enhanced landscaping at the northeast corner of the property. Project signage is appropriate in scale, internally illuminated, and building-mounted central to an architectural element, and does not include the use of billboards, electronic changing message signs, and pole signs, which are prohibited by the Town Center Code.



Figure 3-8: Looking South towards Aurora Avenue N and N 185th Street

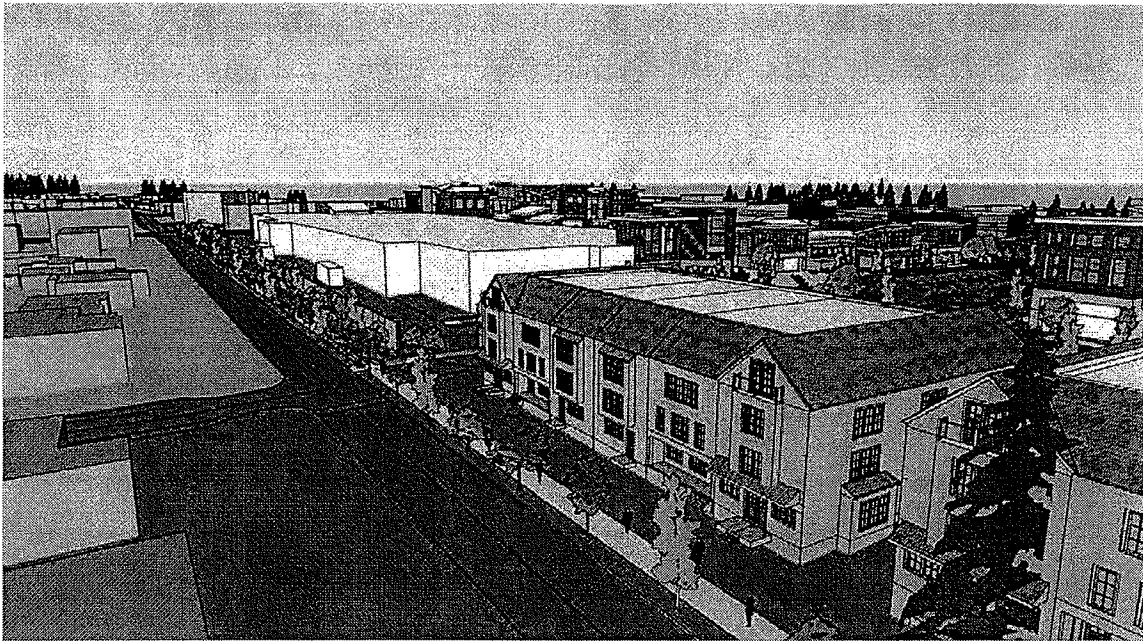


Figure 3-9: Linden Avenue N looking North towards N 182nd Street

Moving west to Linden Avenue N, Figure 3-9 illustrates what development within the Transition Overlay District may look like, with development standards established to protect the adjacent single family residential neighborhoods. As required by the Code, the Fred Meyer and townhouse buildings have been setback from Linden Avenue N a minimum of 15 feet (which is also required for developments along Greenlink Streets), and are limited to a maximum height of 35 feet. Street trees and additional landscaping help to increase the buffer for properties to the west.

Figures 3-10 and 3-11 show two different perspectives of the southwest entrance to the Fred Meyer, which is located to the northeast of the townhouse development shown in Figure 3-9. The figures illustrate a large public plaza (a minimum of 5,000 square feet, 80% of it suitable for seating and gathering, is required for sites over 5 acres) with sitting areas, landscaping, and water features, which has been designed to encourage public gathering and attract pedestrian traffic. This area is connected to the Linden Avenue neighborhood via an internal pedestrian/bicycle only pathway that is just east of N 182nd Street, and connects to the parking lots and the rest of the site's buildings through a series of sidewalks and pathways.

Overall, the two sites illustrate a number of the development and design standards that have been included in the Town Center Code to create visually attractive and walkable development that respects and protects the adjacent single family neighborhoods, consistent with the vision of the Town Center Subarea Plan.