



**PROPERTY LOCATION:** 11057 8<sup>th</sup> Ave NE, Seattle, WA 98125; 13,046 sf parcel  
**ZONING:** NC2-75(M1) – Neighborhood Commercial, 75 ft. height  
**PROPOSED PROJECT:**

Use Type	Approx. Use	Approx. Total SF
Residential (6 floors)	80-90 units, 515 sf avg	60,000
Retail (1 floor)	Childcare Facility	10,000
Parking – 1 level underground	40 spaces	13,000

**Project Description**

Gaard Development intends to support the Northaven Senior Living vision of developing a multi-generational campus on which residents will comingle in common spaces, including green space, and is seeking an early childhood education provider for the commercial first floor.

There will be a community meeting on July 30, 2019 from 5:30-6:45pm at the Northgate Community Center. (Spanish interpretation will be made available).



**Proposed Apartments:**

The proposed residential units will serve individuals and families with incomes between 50-100% of Area Median Income (AMI), which is approximately \$35,000-\$85,000 in household income. The proposed residential project is for approximately 85 units with a mix of Studio, 1-Bedroom, and 2-Bedroom apartments. The project plans to provide approximately 15 affordable units with the following rents: small studios not to exceed 40% of AMI, regular studio not to exceed 65% of AMI, 1-Bedroom apartments not to exceed 75% of AMI, and 2-Bedroom apartments not to exceed 85% of AMI.

The proposed apartments will have well designed contemporary finishes designed to offer a quality home without the expense of high-end finishes.

Amenity areas for use by all the residents may include roof deck with gathering spaces that include BBQ grills and seating areas. Residents will also be able to access existing green space owned by Northaven Senior Living as well as their other common area spaces such as (library, dining room, and community room).

The property owner will be Gaard Development, with their development partner barrientos RYAN; the architect is Third Place Design Co-operative.

**Additional Contact / Feedback:**

Please contact Matthew Gee ([MGee@GaardDevelopment.com](mailto:MGee@GaardDevelopment.com)) to provide feedback on this proposed project before or after the community meeting. Please note that any information collected may be made public. Additional information can be found online using the project address at: [www.seattle.gov/dpd/documentlibrary](http://www.seattle.gov/dpd/documentlibrary)