



# **WILLOW CROSSING AFFORDABLE HOUSING 39TH AVE STREET VACATION**

SEATTLE CITY COUNCIL | SUSTAINABILITY & TRANSPORTATION COMMITTEE BRIEFING  
DPD Project #3019452  
April 16, 2019

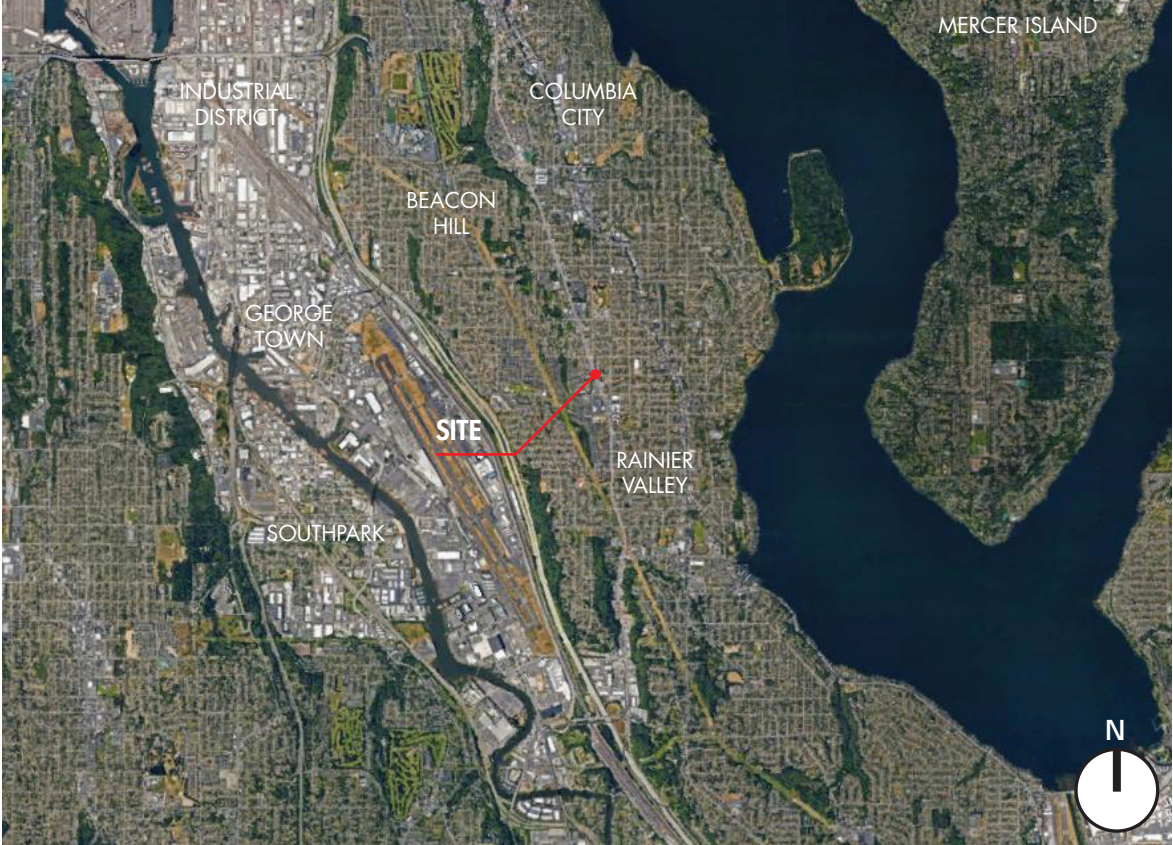
# PROJECT INFORMATION

## PROJECT LOCATION:

6901 MLK Jr. Way S, Seattle WA  
3823 S Willow St, Seattle WA

## CITY COUNCIL DISTRICT:

City Council District 2



# PROJECTS SPONSOR

## GMD DEVELOPMENT LLC AND AOF PACIFIC AFFORDABLE HOUSING CORPORATION

- Private Company & Non-Profit Partnership
- Partners each with 25+ years work in affordable housing development
- Together opened Linden Flats, 170 units of affordable housing (without any City OH funding) in June 2018
- Long term owners, not build and sell
- GMD is managing general partner of the partnership

## ABOUT GMD

- Locally based in Seattle
- Focus on Pacific Northwest affordable housing
- Deep commitment to sustainable projects and use of renewal energy
- “Hands on” approach to development



# PROJECT OVERVIEW

## PROJECT HISTORY

- Originally obtained a MUP for the 6901 MLK Jr Way South site.
- GMD Development purchased the site and the adjacent site at 3823 S Willow St, and has proposed to vacate 39th Ave S between the two sites in order to develop a larger affordable housing project.
- MUP modification drawings have been submitted to SDCI for Administrative Design Review because it is an affordable housing project.
- The current ROW is not in use and is actually used by the 3823 S Willow site for parking.



# AFFORDABLE HOUSING

## **BOTH PARCELS ADJACENT TO 39TH PURCHASED WITH A CITY OF SEATTLE LAND ACQUISITION LOAN FOR AFFORDABLE HOUSING.**

- 20 year land use restriction put in place

### **BUSINESS PLAN WITH VACATION:**

- 211 units of affordable housing at 60% AMI or less.
- WSHFC 4% bonds + permanent financing
- No City of Seattle OH Permanent loan
- Repay City of Seattle land acquisition loan in full
- New 37 year land use restriction

### **BUSINESS PLAN WITHOUT VACATION:**

- Sites not financially feasible for development without re-design and additional permanent funding from City
- GMD Development would turn control of site over to City of Seattle OH
- OH could find another developer to separately develop each parcel, requiring permanent loan from City
- If OH cannot find a suitable alternative developer, land use restriction could be removed and one or both sites sold
- Control for future options will be within City OH discretion, but unknown cost and timing



# VISION AND GOALS

- 1.** Create a vibrant and affordable housing community.
- 2.** Create an active pedestrian experience and create a public plaza along MLK.
- 3.** Integrate with the neighborhood.
- 4.** Activate uses at the street.
- 5.** Activate street corner with consistent street front identity.
- 6.** Strengthen the Othello neighborhood gateway.

# PROJECT OVERVIEW

## MUP RE-DESIGN

- The design reprograms the first floor of the 6901 MLK Jr Way S site by adding a larger residential lobby and amenity spaces, while maintaining retail space along most of MLK Jr Way S and the previously designed courtyard space in the middle of the building that is open to the public.
- The exterior design is the same as the previous design.
- Parking now direct access off Willow
- Multiple meetings have been held with the community and they are in favor of the project, especially with regards to it being an affordable housing project.
- Additional open space has been designed with the addition of the new site and street vacation along S Willow Street as well as an expansion of the internal courtyard.



# PROJECT INFORMATION STREET VACATION PROPOSAL

**LOT SIZE:**

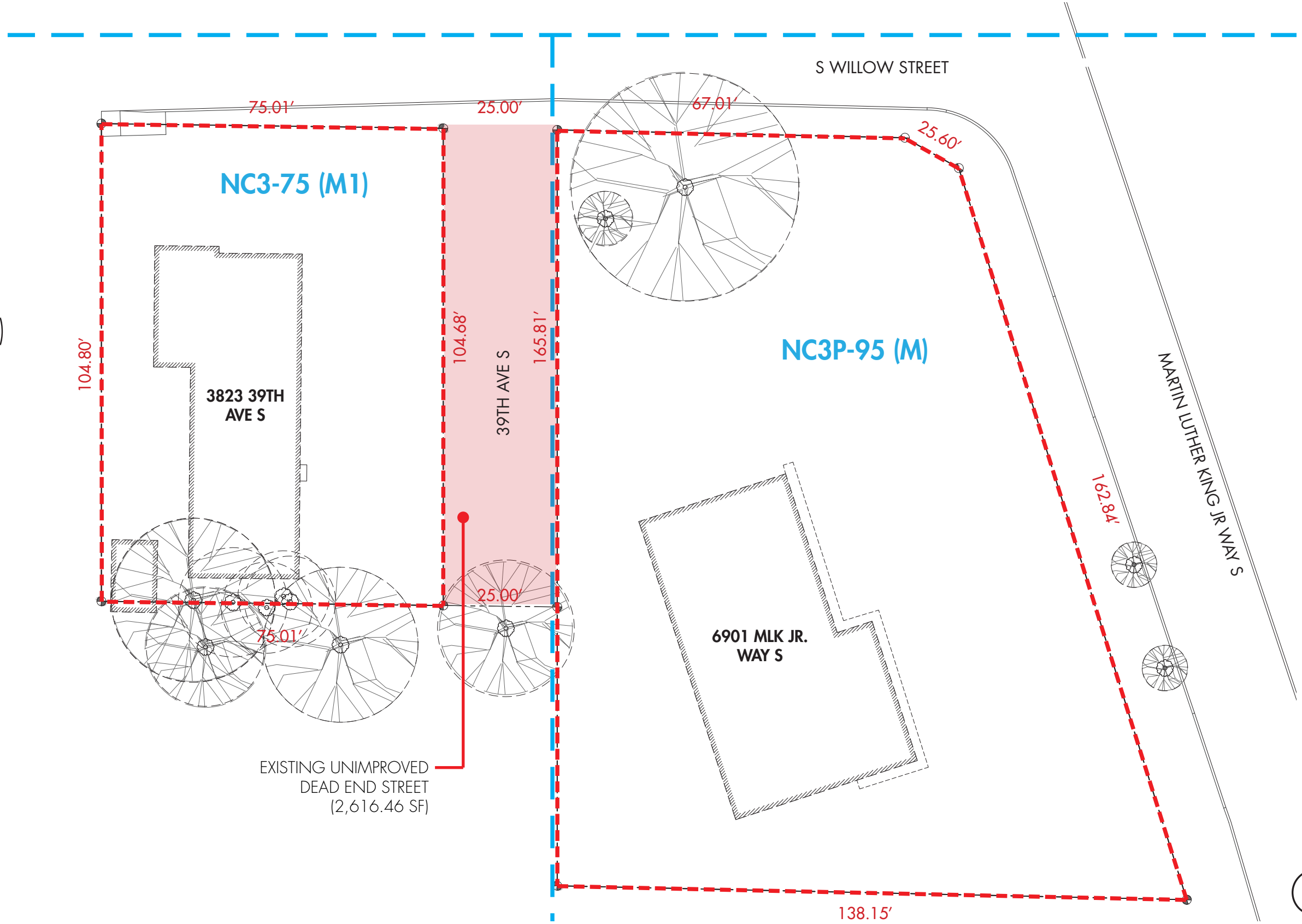
6901: 18,431 SF  
 3823: 7,825 SF  
 39th Ave S: 2,616 SF

**ZONING:**

6901: NC3P-95 (M)  
 3823: NC3-75 (M1)  
 39th Ave S: NC3-75 (M1)

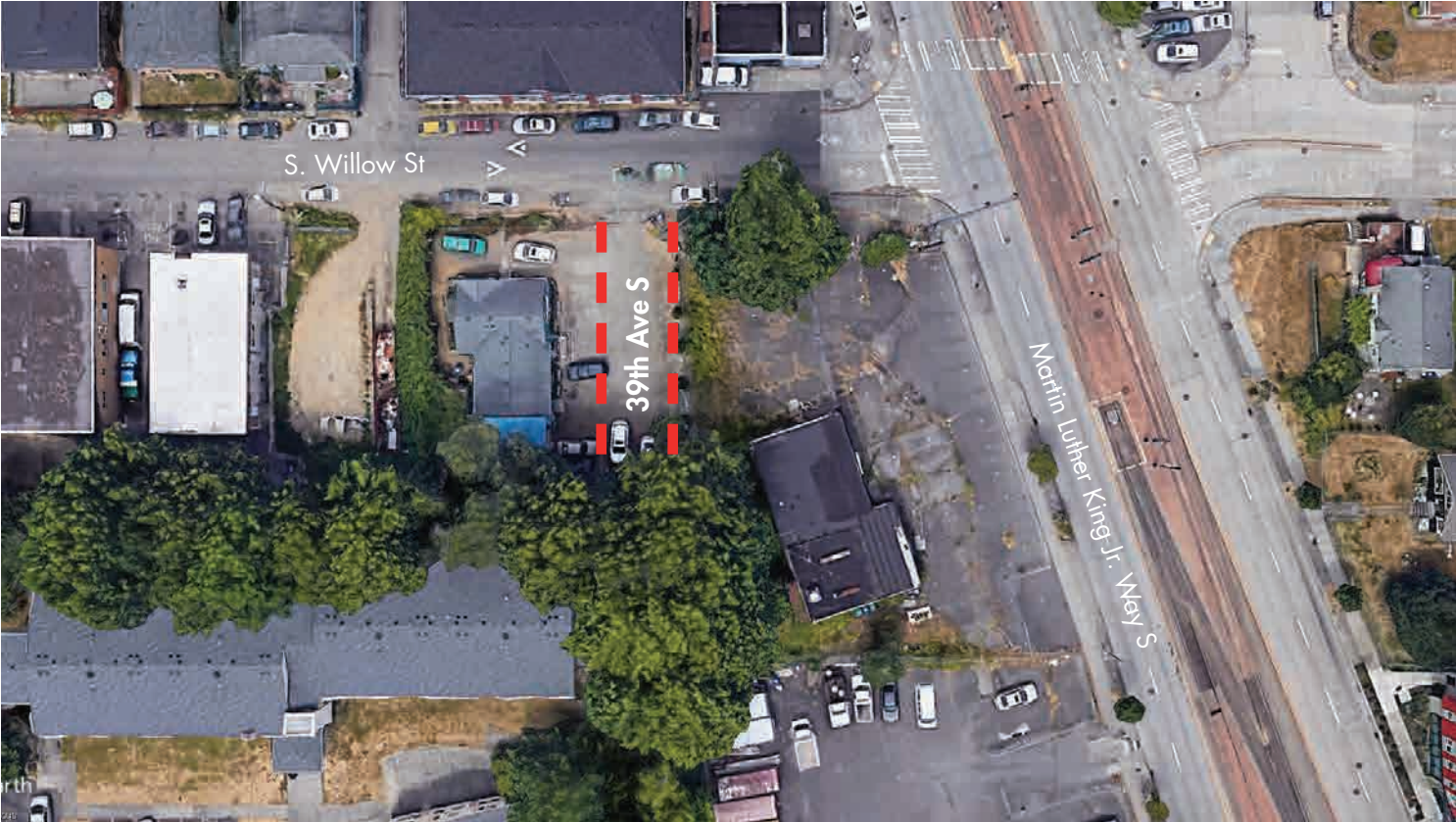
**OVERLAY ZONES:**

Othello Residential  
 Urban Village





# EXISTING USE OF STREET



# PROJECT SUMMARY

## PROPOSAL

Total Gross Floor Area: 163,500 SF  
 Residential Floor Area: 90,550 SF  
 Commercial Floor Area: 3,600 SF  
 Building Height: 70 FT / 7 Stories  
 Number of Residential Units: 211  
 Number of Parking Stalls: 41  
 Number of Bike Stalls: 60  
 Uses: Affordable Multifamily, Apartments, Retail

## PROJECT DESCRIPTION

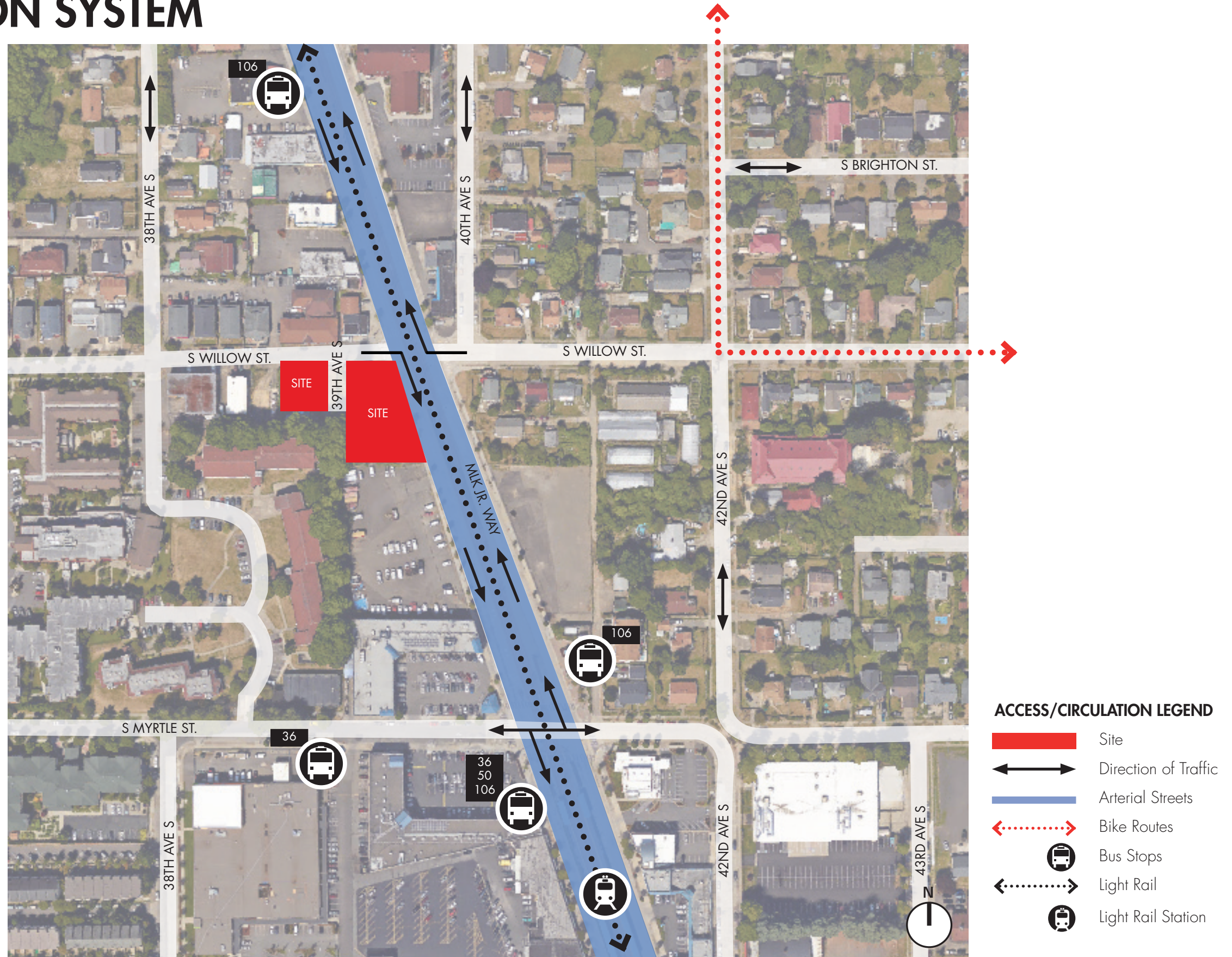
- 211 affordable housing apartments, street level retail and 1 level of below grade parking.
- Retail spaces will be accessed from MLK Jr Way S on the street level.
- Othello light rail station access.

## SUSTAINABLE FEATURES

- The project will qualify for the Evergreen Standard Sustainability program. (All LED lighting, low flow plumbing, native plantings, solar PV & solar thermal systems.)

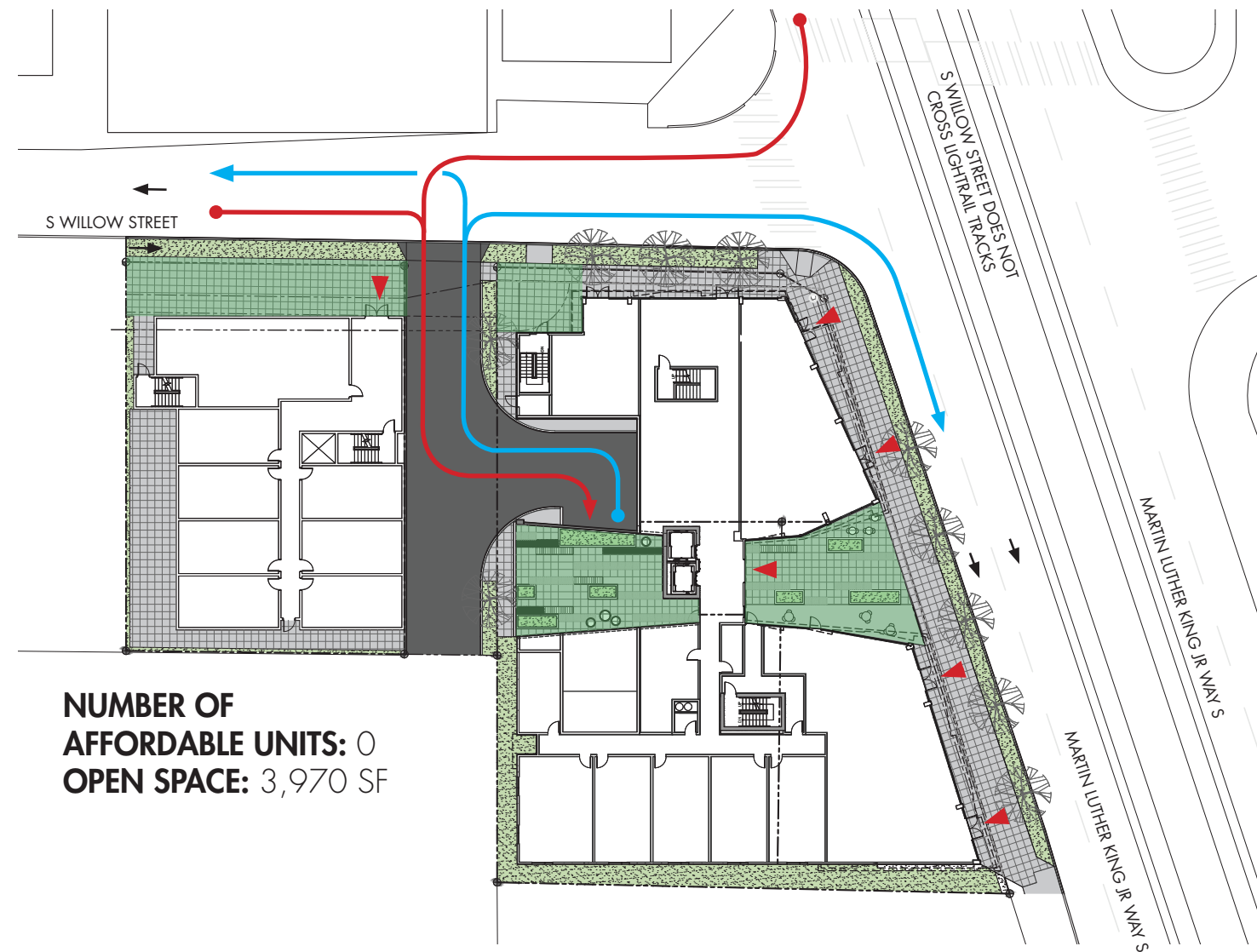


# TRANSPORTATION SYSTEM

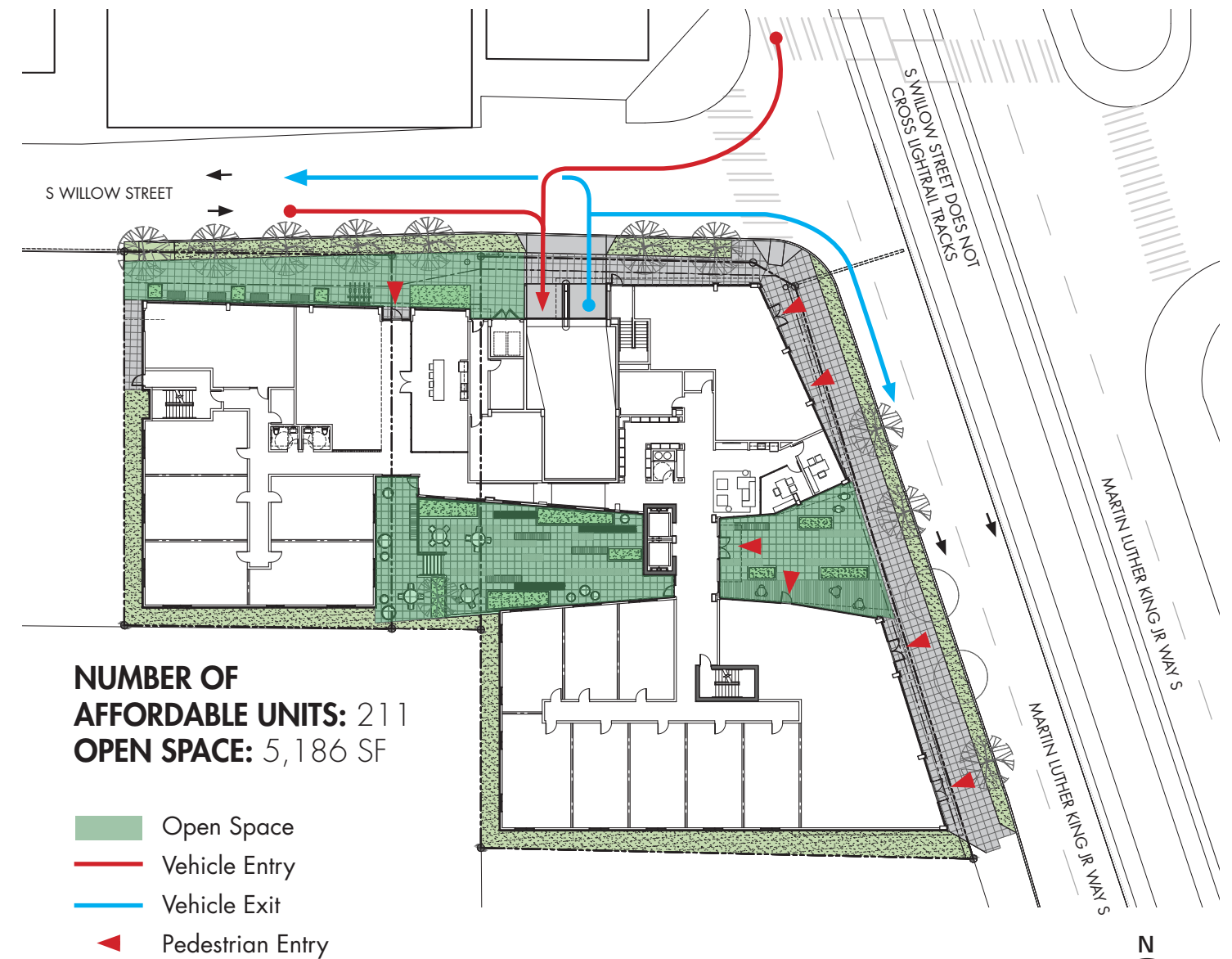


# VACATION / NO-VACATION BENEFITS

## WITHOUT STREET VACATION



## WITH STREET VACATION



## STREET VACATION BENEFITS:

- Provides more private and public open space for residents.
- Provides more entries and amenities at ground level. This proposal also enhances pedestrian safety by preventing pedestrian traffic from intersecting with vehicle circulation.
- Keeps vehicle circulation at perimeter of the building to prevent pedestrian traffic from intersecting. Also provides safer entries by not having service trucks in between buildings.

# COMMUNITY ENGAGEMENT PLAN

## 6901 MLK JR. WAY S (PREVIOUS OUTREACH DURING MUP PROCESS)

- Several meetings held with local community groups
- All groups supported project
- Community preferred smaller retail spaces
- Community asked if project could have affordable housing



# COMMUNITY ENGAGEMENT PLAN

## COMBINED SITES STREET VACATION OUTREACH

(IN PERSON, DIGITAL & PRINTED OUTREACH)

- **OSCAT Monthly Meeting (presentation)**  
September 6, 2018
  - Lighting on 39th
  - Public art (off-site or on-site)
  - Existing neighborhood art project – “Places for People”
  - Opportunities for off-site public benefits
  - Group was generally supportive of the project, and was happy it was going to be affordable housing.
- **Call with Selam Misgano, UW Othello Common**  
September 26th, 2018
  - Off-site public benefits suggestion of street safety adjacent to Othello Park.
- **On Board Othello Monthly Meeting (short presentation)**  
October 2, 2018
  - Strong support for off-site public benefit opportunity to contribute funding to the “Places for People” public art project.
- **Homesight – represented at OnBoard Othello Meeting**
- **Puget Sound Sage – represented at 9/26 Focus Group**
- **Rain Valley Community Development Fund – represented at OSCAT meeting 9/6**
- **Posted public meeting notices around the community in 10 locations, hosted online survey**
- **All materials translated multiple languages to reach diverse neighborhood population**

# OFFSITE PUBLIC BENEFIT

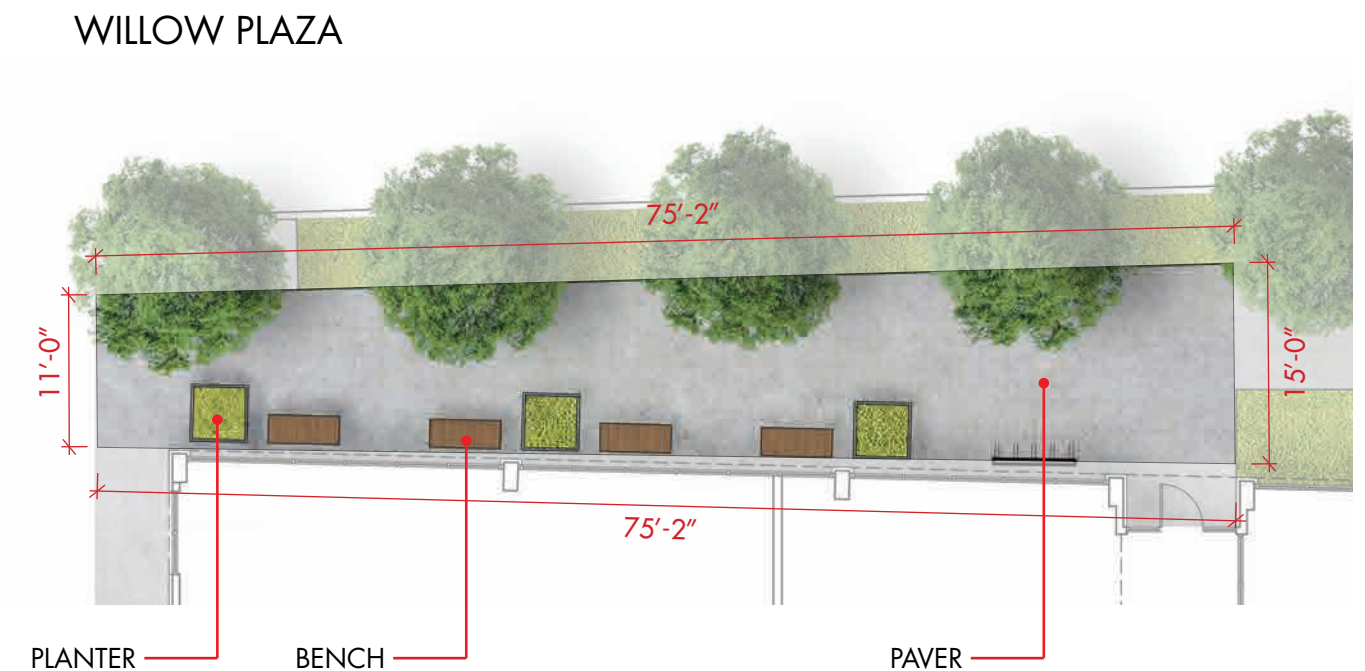
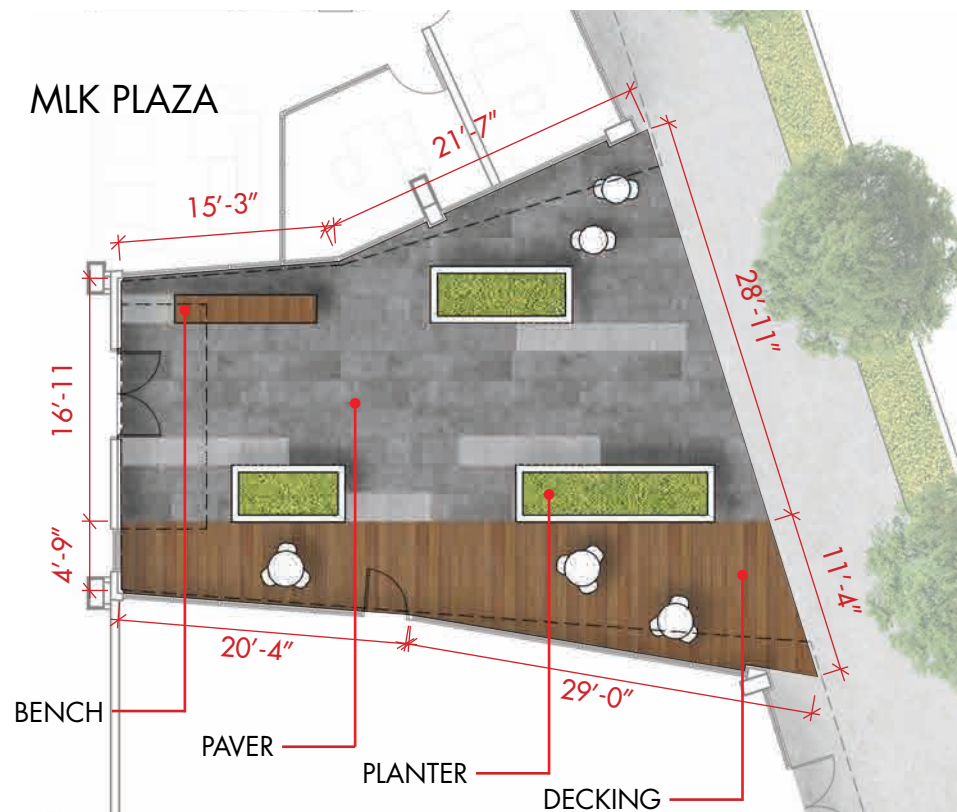
In recognition that the opportunities for on-site benefits were limited in order to maximize the production of affordable housing, the Owners propose providing financial support of \$25,000 for off-site community-based art called "Places for People", by HOSTED

"HOSTED stands for **Healthy Othello Safer Through Environmental Design**. The project, started in 2016, identifies "hotspots": areas in the Othello neighborhood where there are high occurrences of person-on-person crime, injury, and people are feeling unsafe. These experiences have a negative impact on community members' health and well-being. A committee of residents and partners, led by community member Cynda Rochester, are working to create opportunities to make the environment safer through community driven solutions that are succeeding elsewhere."

The original public process associated with the MUP impacted the approved design of the building. Since the project has expanded to the 2nd lot and become greater in size, a City of Seattle approved community outreach plan was implanted in August and September of 2018. Through that outreach, owners heard that the community heavily supports the additional units and the transformation of the building to affordable housing. So community work didn't so much impact the project as it was already designed with their input, but rather reinforced the direction to seek the larger project with the street vacation.

# VACATION POLICIES PUBLIC BENEFIT PROPOSAL SUMMARY

#	Public Benefit Component	Costs	Required by Code	Timing of Implementation	Total Cost
1	MLK Plaza	Concrete Pavers: 893 SF x \$22/SF = \$19,646 Wood Decking: 354 SF x \$22/SF= \$7,788 Landscaping: 122 SF x \$5/SF= \$610 Site Furniture: 20 SF x = \$1,673.40	Not Required	Upon construction completion (see project schedule)	\$29,717.40
2	Willow Plaza	Concrete Pavers: 991 SF x \$22/SF = \$21,802 Landscaping: 48 SF x \$5/SF= \$240 Site Furniture: 40 SF x \$83.66= \$3,346.60	Not Required	Upon construction completion (see project schedule)	\$25,388.60
3	Offsite Donation	N/A	Not Required	TBD	\$25,000
<b>TOTAL COST</b>					<b>\$80,106.00</b>



NOTE: Plaza design to be further developed with SDOT during SIP process



# VIEW FROM MLK



# VIEW ALONG MLK JR. WAY & S WILLOW STREET



# PLAZA VIEW FROM MLK



**THANK YOU**

**COMMENTS OR QUESTIONS?**