



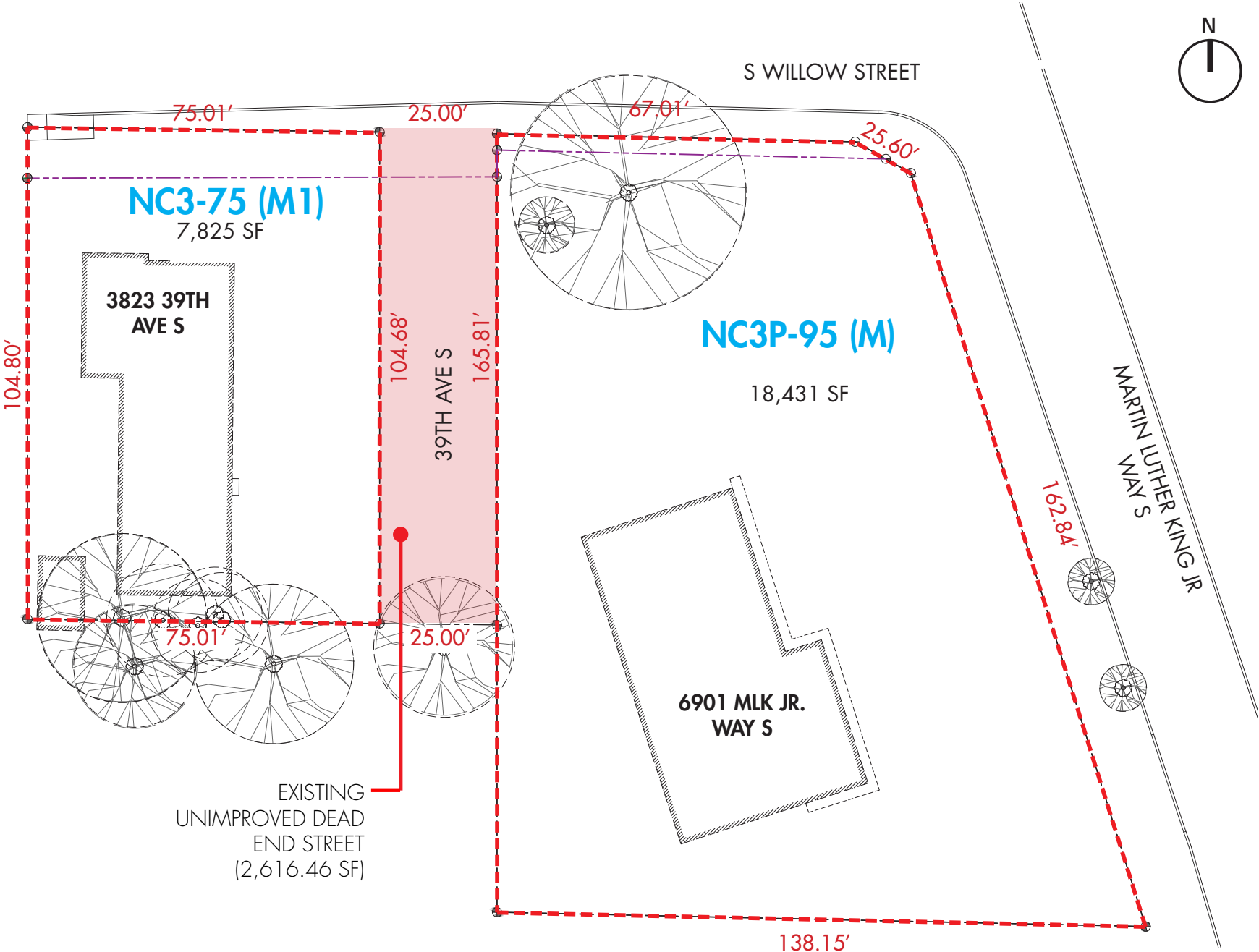
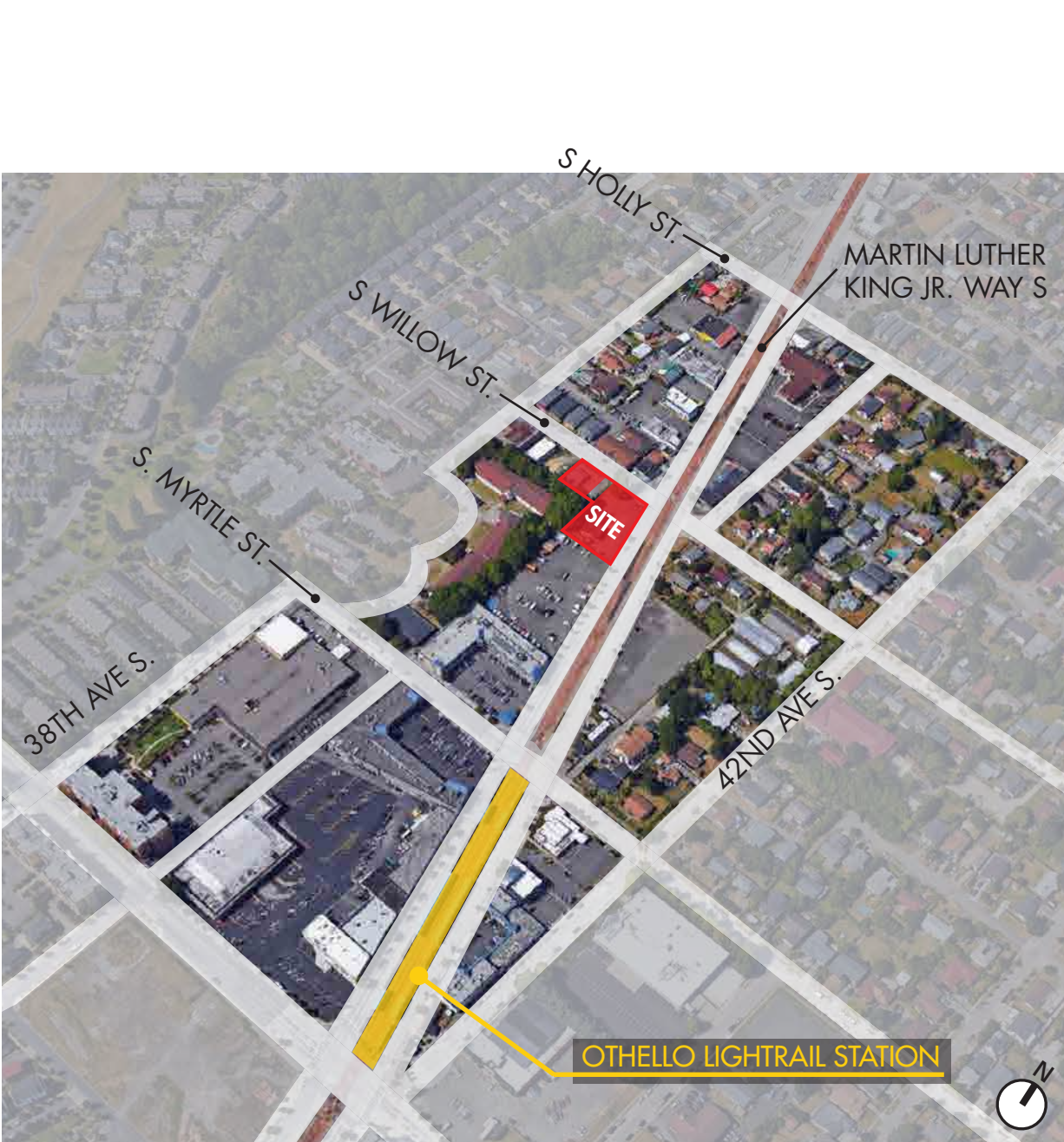
WILLOW CROSSING AFFORDABLE HOUSING 39TH AVE STREET VACATION

SEATTLE CITY COUNCIL | SUSTAINABILITY & TRANSPORTATION COMMITTEE MEETING
November 20th, 2019

PROJECT INFORMATION

PROJECT LOCATION:

The Othello Neighborhood at the intersection of Martin Luther King Jr. Way S and S Willow St.



PROJECT LEAD

GMD DEVELOPMENT LLC

- Private Company
- Locally based in Seattle
- 25+ years work in affordable housing development
- Focus on Pacific Northwest affordable housing
- Opened Linden Flats, 170 units of affordable housing (without any City OH funding) in June 2018
- Deep commitment to sustainable projects and use of renewal energy
- “Hands on” approach to development
- Long term owners, not build and sell



VACATION - NO VACATION COMPARISON

#	ELEMENT	NO VACATION	VACATION
1	Units	178 Units	211 Units
2	Open Space	2,925 SF	3,920 SF
3	Parking	88 Stalls (2 Levels Below Grade)	32 Stalls (1 Level Below Grade)
4	Affordable Housing	0 Affordable Units Required	211 Affordable Units (60% AMI or less)
5	Sustainability	Market Driven/None Required	Evergreen Sustainability Development Standard
6	Public Art	None Required	Implemented within both Public Plazas
7	Offsite Contribution	None Required	\$25,000

COMMUNITY ENGAGEMENT PLAN

6901 MLK JR. WAY S PRIOR TO VACATION (PREVIOUS OUTREACH DURING MUP PROCESS)

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

COMBINED SITES STREET VACATION OUTREACH (DURING VACATION PROCESS)

- **Othello Station Community Action Team (OSCAT) Monthly Meeting (presentation)**
 - Public art
 - Opportunities for off-site public benefits
 - Group was generally supportive of the project, and that it was going to be affordable housing.
- **Call with Selam Misgano, UW Othello Common**
 - Off-site public benefits suggestion of street safety adjacent to Othello Park.
- **On Board Othello Monthly Meeting**
 - Strong support for off-site public benefit opportunity to contribute funding to the “Places for People” public art project.

GROUPS CONTACTED

- Homesight – represented at OnBoard Othello Meeting
- Puget Sound Sage – represented at Focus Group
- Rainier Valley Community Development Fund – represented at Othello Station Community Action Team meeting
- Posted public meeting notices around the community in 10 locations, hosted online survey
- All materials translated in multiple languages to reach diverse neighborhood population

PROJECT SUMMARY

PROPOSAL

Total Gross Floor Area: 163,203 SF
 Residential Floor Area: 142,643 SF
 Commercial Floor Area: 3,990 SF
 Building Height: 70 FT / 7 Stories
 Number of Residential Units: 211
 Number of Parking Stalls: 32
 Number of Bike Stalls: 172
 Uses: Apartments, Retail

PROJECT DESCRIPTION

- 211 affordable apartments, street level retail and 1 level of below grade parking.
- The project will qualify for the Evergreen Sustainability Development Standard. (All LED lighting, low flow plumbing, native plantings, solar PV & solar thermal systems.)



PUBLIC BENEFIT OVERVIEW

WILLOW WALKWAY 2

Public Plaza that includes seating, landscape planters, decorative paving, and artwork.



3 OFF-SITE DONATION

\$25,000 Donation to HOSTED for a Right of Way Improvement Project in the Othello Neighborhood.

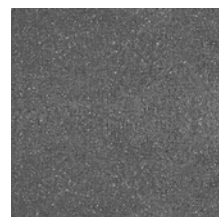
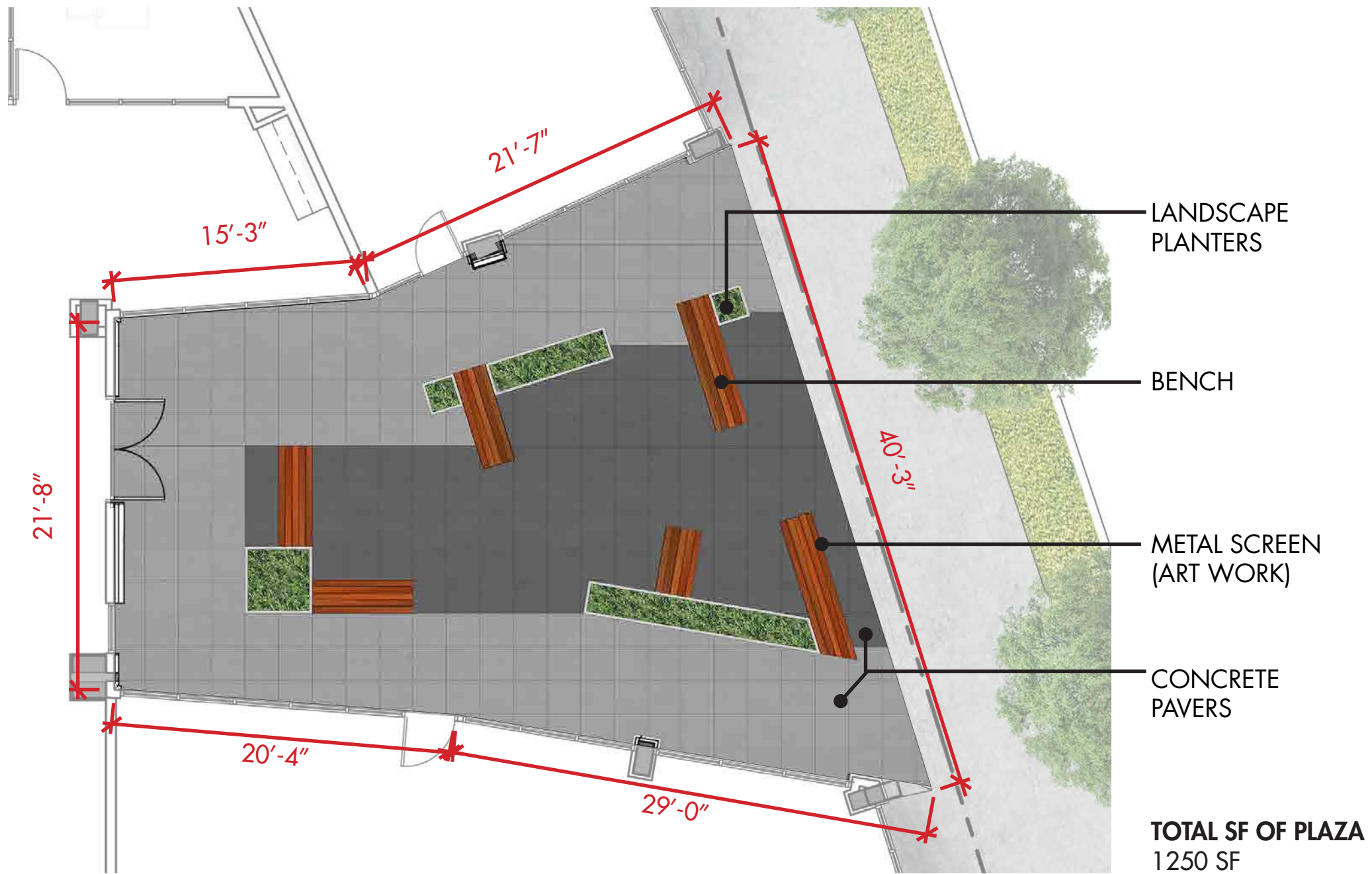
1 MLK JR WAY PLAZA

Public plaza that includes seating, landscape planters, decorative paving, and artwork.

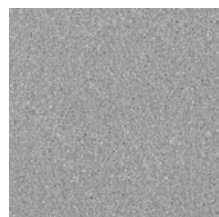
- Amenity
- Residential
- Utility
- Retail
- Office
- Circulation



1. MLK JR WAY PLAZA



Mutual Materials
24 X 24
Vancouver bay slab
Charcoal



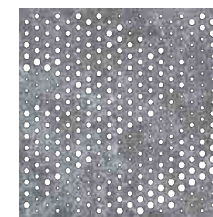
Mutual Materials
24 X 24
Vancouver bay slab
Charcoal



Concrete
Planter Boxes



Wooden Bench
on Concrete

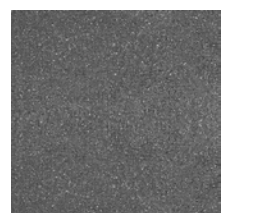
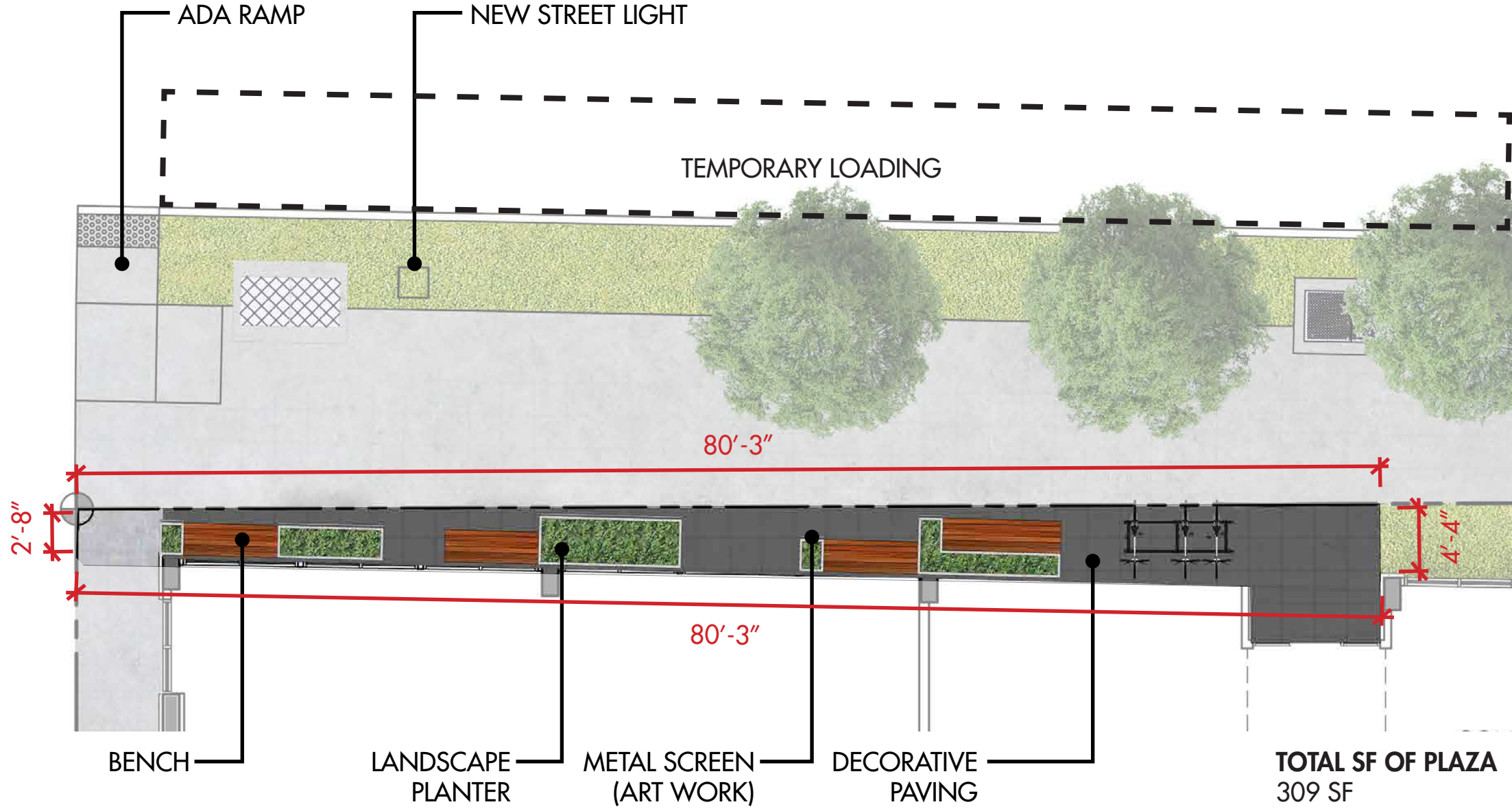


Metal Screen
(Art work)

1. MLK JR. WAY PLAZA



2. WILLOW WALKWAY PLAN



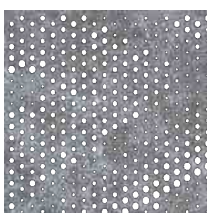
Decorative Paving



Concrete Planter Boxes

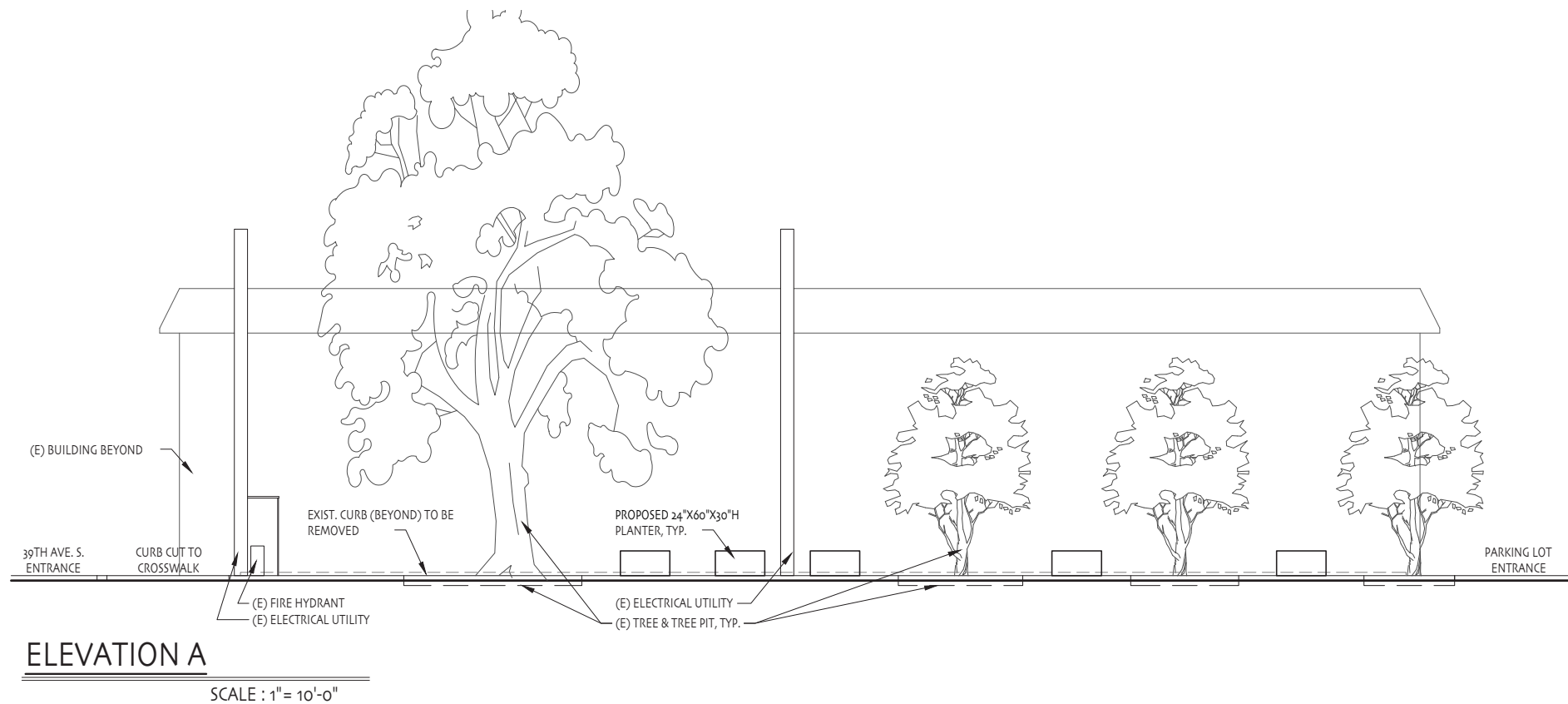


Wooden Bench on Concrete



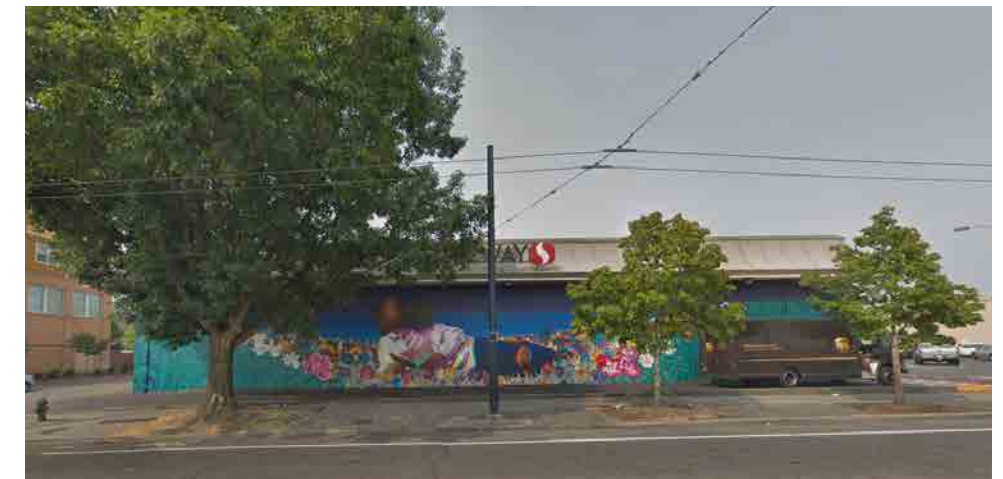
Metal Screen (Art Work)

3. OFF-SITE DONATION | HEALTHY OTHELLO SAFER THROUGH ENVIRONMENTAL DESIGN (HOSTED)



PROJECT DESCRIPTION

- Inflorescence Park project improves a busy section of sidewalk adjacent to the Othello Safeway, adding planters, seating, street trees and an enlarged pedestrian area. This project, on public and private property, enhances the pedestrian safety using the principles of Crime Prevention Through Environmental Design (CPTED).
- Project is sponsored by Healthy Othello Safer Through Environmental Design (HOSTED), a local community based non-profit, and was selected through an extensive outreach effort that revealed the highest priority public space enhancement projects in the neighborhood.
- Phase one of this project is fully funded by Kaiser Family Foundation, Rainier Beach Action Coalition and many others, and expected to be completed in 2020.



POTENTIAL PHASE 2 IMPROVEMENTS

- Flexi-pave in treewells.
- Patching concrete at pedestrian crossing of 39th Ave S.
- Improved pedestrian safety through a community crosswalk project.
- Design, permitting and project management.

PUBLIC BENEFIT COST MATRIX

#	Public Benefit Component	Costs	Required by Code	Timing of Implementation	Total Value
1	MLK Plaza 1250 SF	Concrete Pavers: 1,110 SF @ \$22/SF=\$24,420 Concrete Planters: 80 LN FT @ \$75/LN FT=\$6,000 Benches: Concrete - 101 LN FT @ \$60/LN FT=\$6,060 Wood Bench - 78 SF @ \$40/SF = \$3,120 Metal Screens: 5 Screens=\$7,500 Landscaping: 53 SF @ \$10/SF=\$530	Not Required	During course of construction (See project schedule)	\$47,630
2	Willow Walkway 309 SF	Decorative Paving: 309 SF @ \$15/SF=\$4,635 Concrete Planters: 78 LN FT @ \$75/LN FT=\$5,850 Benches: Concrete - 65 LN FT @ \$60/LN FT=\$3,900 Wood Bench - 49 SF @ \$40/SF = \$1,960 Metal Screens: 5 Screens=\$5,000 Landscaping: 48 SF @ \$10/SF=\$480	Not Required	During course of construction (See project schedule)	\$21,825
3	Off-site Community Donation	Right of Way Improvement project through HOSTED	Not Required	Funds to HOSTED No Later than 12/31/2020	\$25,000
	TOTAL				\$94,455

THANK YOU

COMMENTS OR QUESTIONS?