

GRAND STREET COMMONS - ALLEY VACATION REQUEST

2201 S Grand Street
SDCI Project # 3035070
FALL 2021



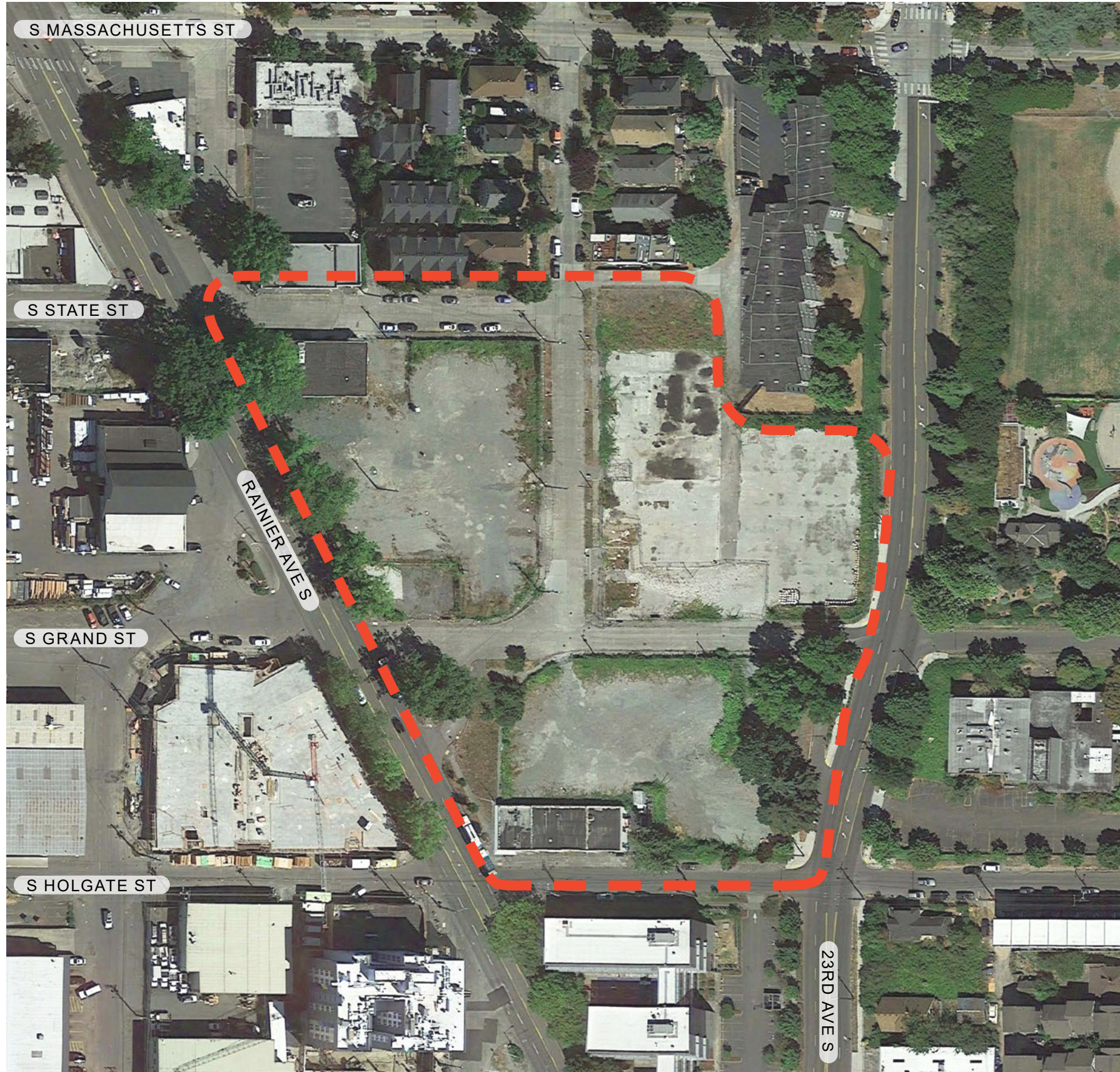
A JOINT VENTURE DEVELOPMENT



PROJECT INFORMATION | SITE LOCATION

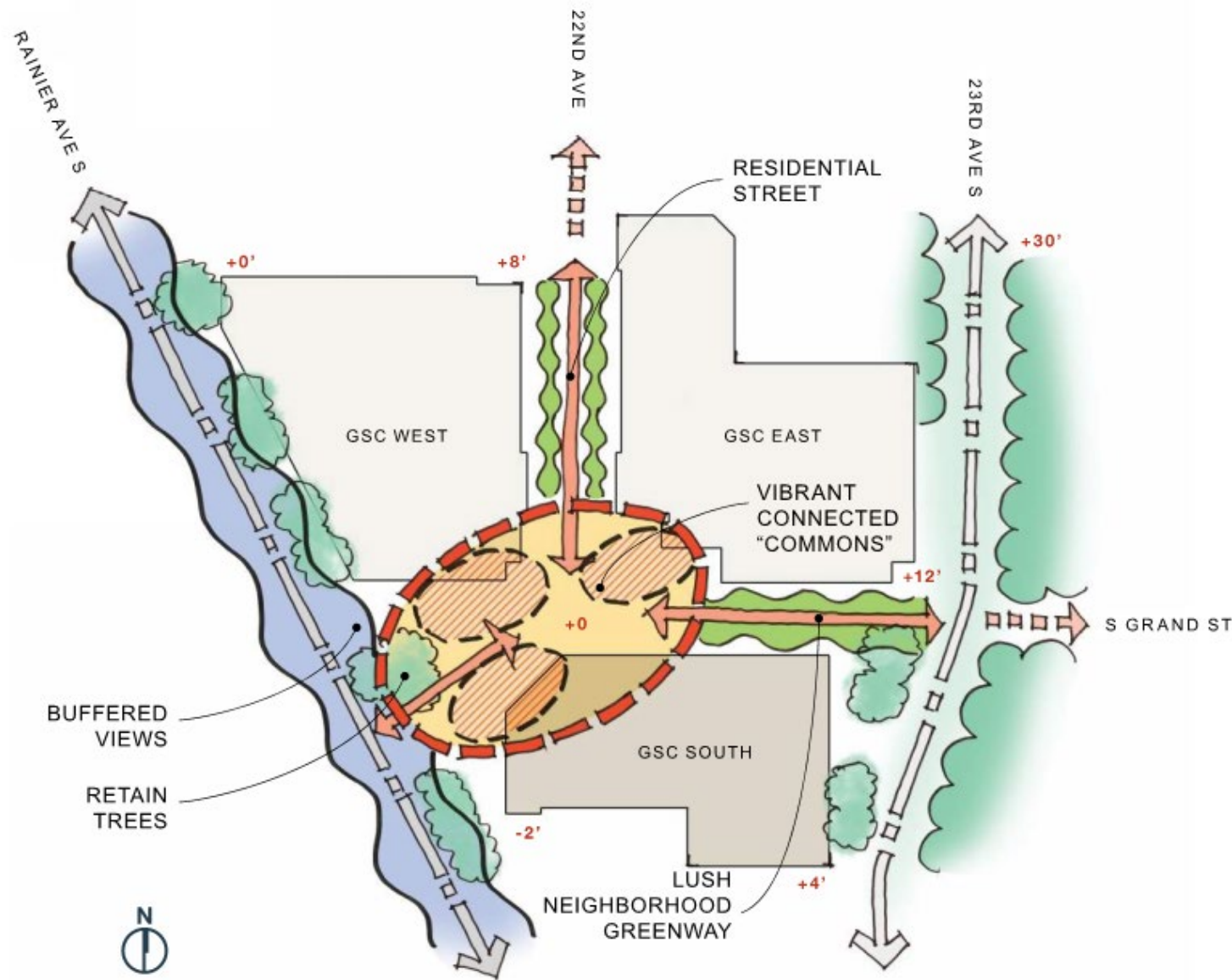


PROJECT INFORMATION | SITE LOCATION



PROJECT INFORMATION | GRAND STREET COMMONS VISION

Grand Street Commons will transform three brownfield sites into a true mixed-use, **mixed-income, transit-oriented neighborhood center** with nearly 50% affordable units, including more than 40 three-bedroom and eight two-bedroom apartment homes.



GRAND STREET COMMONS AFFORDABLE HOUSING SUMMARY

	# OF RESIDENTIAL UNITS	# OF AFFORDABLE UNITS
GSC WEST	282	78 (28%)
GSC EAST	287	80 (28%)
GSC SOUTH	206	206 (100%)
TOTAL	775	364 (47%)

PROJECT INFORMATION



VIEW OF THE NORTH EAST CORNER OF THE SOUTH BLOCK FROM 23RD AVE S



VIEW OF THE SOUTH BLOCK LOOKING EAST ACROSS GRAND STREET COMMONS PLAZA

PROPOSAL SUMMARY

- Total Gross Floor Area: 200,422 SF
- Residential Floor Area: 140,943 SF
- Office/Retail Floor Area: 4,546 SF
- Building Height: 76'-8"
- Number of Residential Units: 206
- Number of Parking Stalls: 30
- Number of Bike Stalls: 80
- Uses: Affordable Multifamily Apartments, Retail

AFFORDABLE HOUSING

- High percentage of family-sized apartments (2 and 3 bedrooms)
- Income limited to 60% Area Median Income

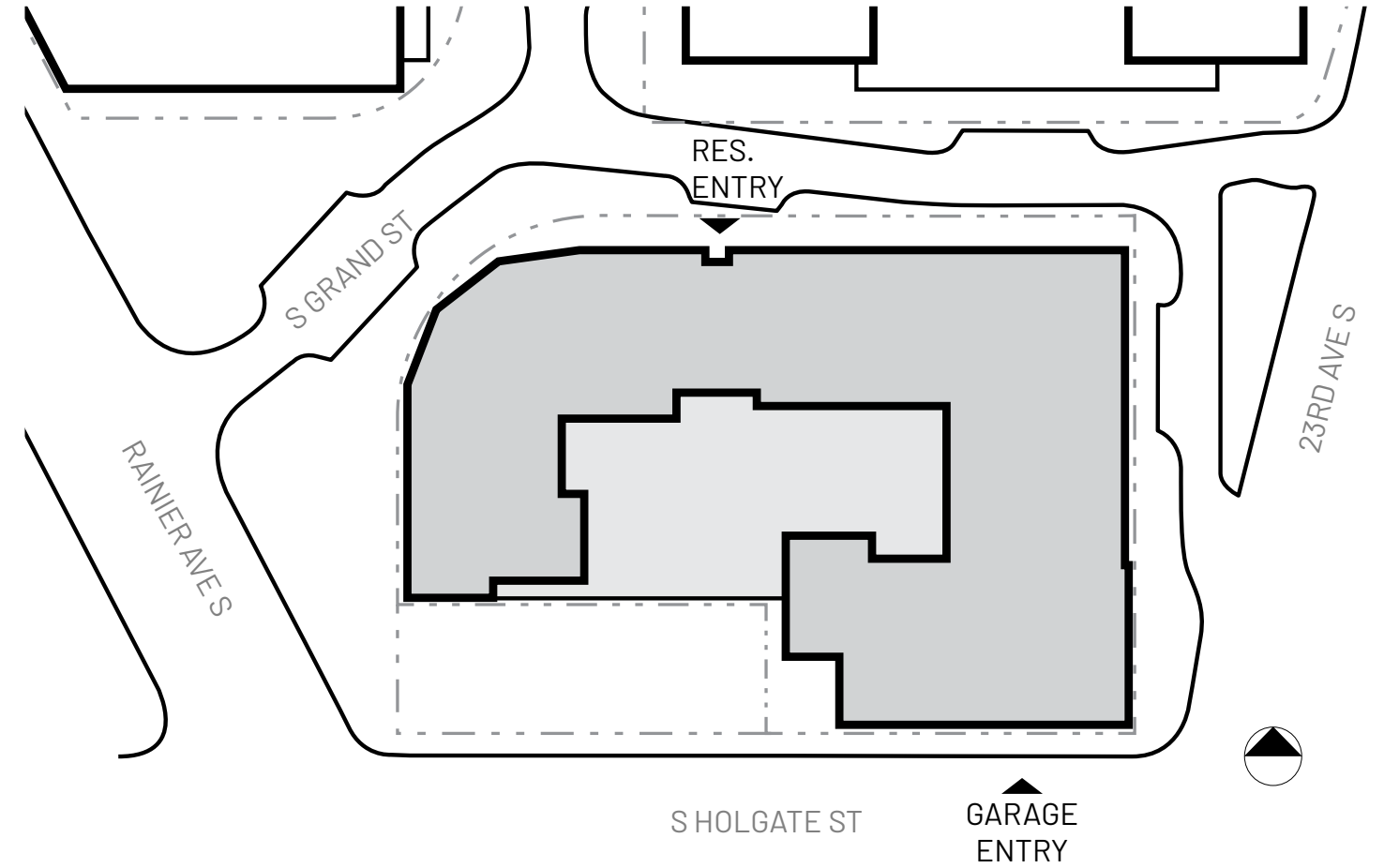
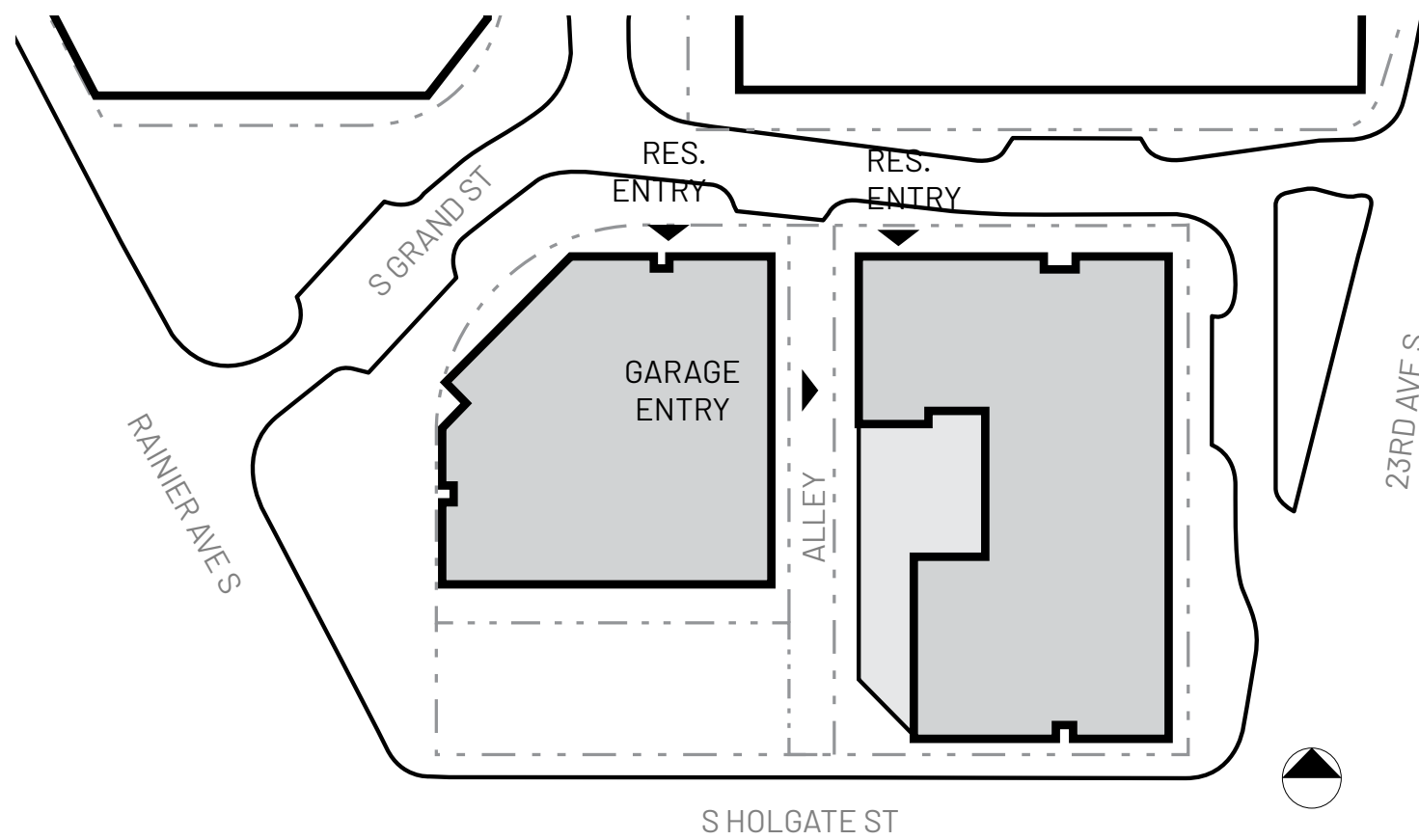
SUSTAINABLE FEATURES

The project is designed to meet the **Evergreen Sustainable Development Standard**.

Highlights:

- Heat Pump Water Heating
- Solar Panels on Roof
- High performing windows
- Reduced power lighting controls
- Improved envelope performance
- Onsite bioretention at grade and on the podium deck

PROJECT INFORMATION | ALLEY VACATION IMPACT



	WITHOUT ALLEY VACATION	WITH ALLEY VACATION
# OF BUILDINGS	2	1
COST OF CONSTRUCTION	\$77,198,455	
# OF APARTMENTS	157	206
OH / COST PER UNIT	\$137,345	\$83,309

COMMUNITY ENGAGEMENT PLAN

With DON's guidance, Mt. Baker Housing (MBH) and LUP conducted outreach throughout 2020 by mailing translated letters and flyers to residents and businesses within 500 feet of the site.

More than 3,273 website visitors and more than 340 comments.

Outreached to more than 50 neighborhood organizations and held more than 20 individual meetings.

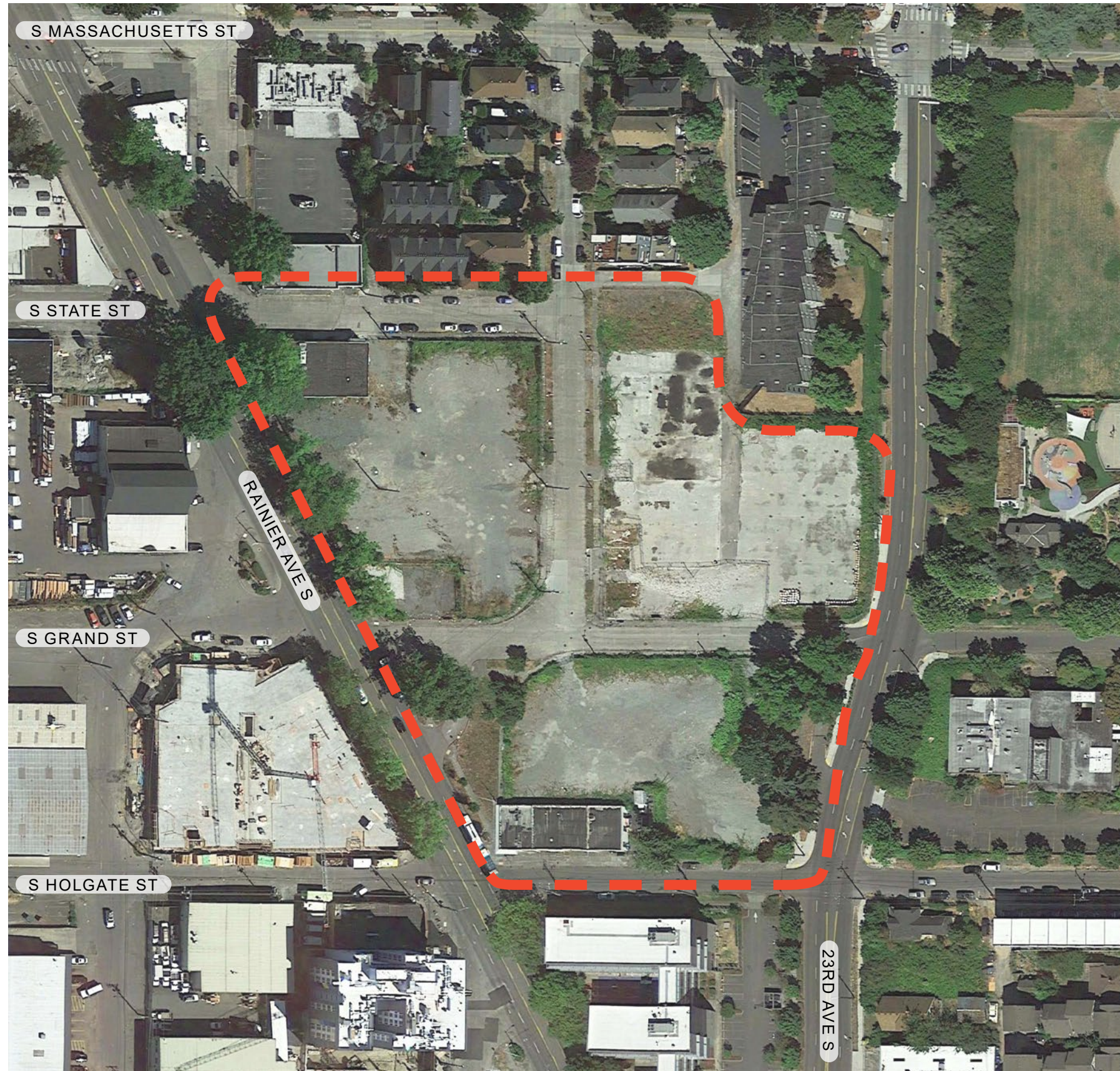


KEY QUESTIONS:	FEED BACK
DO YOU SUPPORT USING THE ALLEY TO PROVIDE ADDITIONAL AFFORDABLE HOUSING?	YES UNDERUTILIZED
WHAT TYPES OF SHOPS OR BUSINESSES WOULD BENEFIT THIS NEIGHBORHOOD?	CLIMBING GYM COFFEE SHOP GYM GROCERY STORE BAKERY RESTAURANT BARS DAYCARE
WHAT SORT OF PUBLIC SPACES ARE NEEDED IN THE NEIGHBORHOOD?	WALKABLE STREETS NO SLEEPING SPACES
WHAT USES (HOUSING, SHOPS, OPEN SPACE) WILL BRING YOU TO THIS PROJECT WHEN IT IS COMPLETE?	SHOPS
HOW MUCH INFLUENCE SHOULD BIKES AND CARS HAVE ON THE DESIGN OF THE OPEN SPACE? IS PARKING IMPORTANT TO THIS NEIGHBORHOOD?	BETTER STREET NAVIGATION CONTROLLED PARKING
WHAT WILL MAKE THIS A SUCCESSFUL PROJECT FOR YOUR NEIGHBORHOOD?	

PUBLIC BENEFIT PROPOSAL

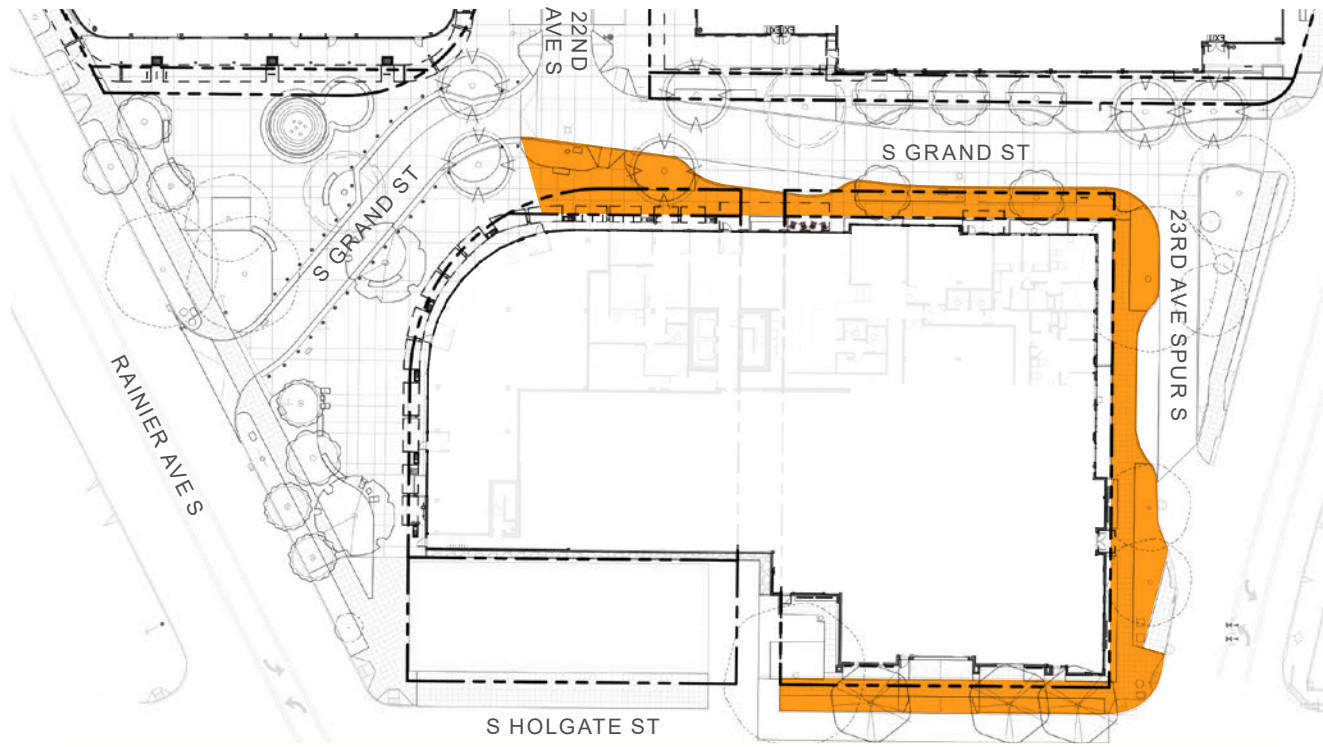
PUBLIC BENEFIT	DESCRIPTION	CODE REQUIRED	APPROXIMATE VALUE	RESPONSIBLE PARTY (IMPLEMENTATION AND COST)
ROW ENHANCEMENTS	<p>Added 12,124 SF of new ROW, for a total of 33,800 SF</p> <ul style="list-style-type: none"> 2 new street lights Pre-construction work (surveying, clearing, fencing, staking, erosion control) 	NONE	\$391,000	Mt. Baker Housing
ONSITE ART & CULTURAL OPPORTUNITIES	<p>Hired local BIPOC art consultant to oversee, manage and implement opportunities for onsite Cultural and Artistic Expression (\$50,000)</p> <p>Budget for hiring local artists (BIPOC priority) and materials to create art (\$190,000)</p> <p>Cultural and Artistic Expression elements in the public plaza that are part of the artists' scope of work:</p> <ul style="list-style-type: none"> 150 SF water feature (\$250,000) 29 artistic plaza pole lights, 12 seats / benches (\$205,000) 	NONE	\$695,000	<p>\$240,000 (Mt. Baker Housing)</p> <p>\$455,000 (Lake Union Partners)</p>
ARTS & CULTURE COMMUNITY SPACE FRONTING THE PLAZA	Contract executed with the Office of Arts and Culture's Cultural Space Agency (CSA) as year-round programming for the plaza, as well as community-focused opportunities and events	NONE	N/A	Mt. Baker Housing
ARTS & CULTURE IMPLEMENTATION	Dedicating 1,500 SF of commercial space fronting the public plaza to the CSA for the life of the use	NONE	\$250,000	Mt. Baker Housing
SOUTH PUBLIC PLAZA, WOONERF & LANDSCAPING	<p>11,601 SF of New Plaza and 10,075 SF of woonerf. (\$250,000)</p> <p>14 new trees, 412 new plants and groundcover plantings (\$47,000)</p>	NONE	\$297,000	Mt. Baker Housing
NORTH PUBLIC PLAZA	Additional 9,100 SF of extended plaza and special paving within the plaza	NONE	\$307,000	Lake Union Partners
TOTAL COST FOR PUBLIC BENEFITS:			\$1,940,000	

PROJECT INFORMATION | SITE LOCATION

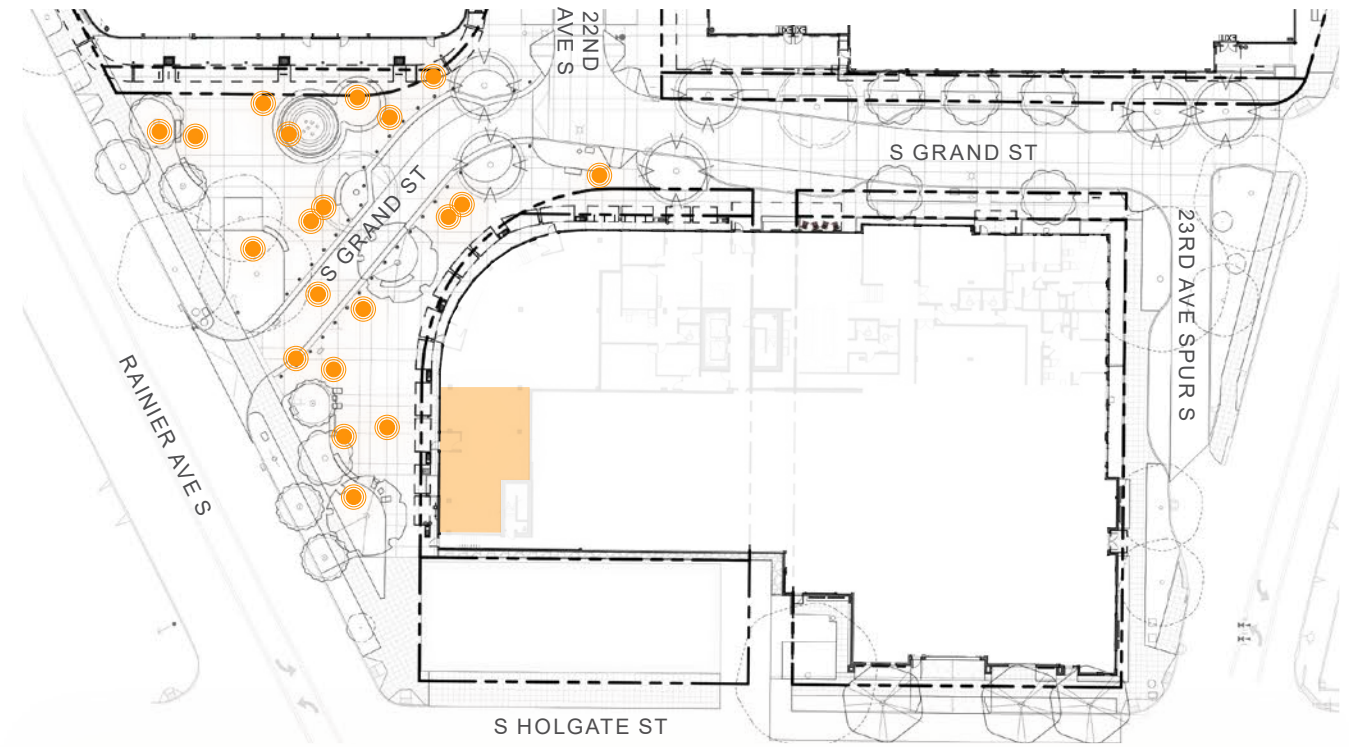


Grand Street Commons | Alley Vacation Proposal

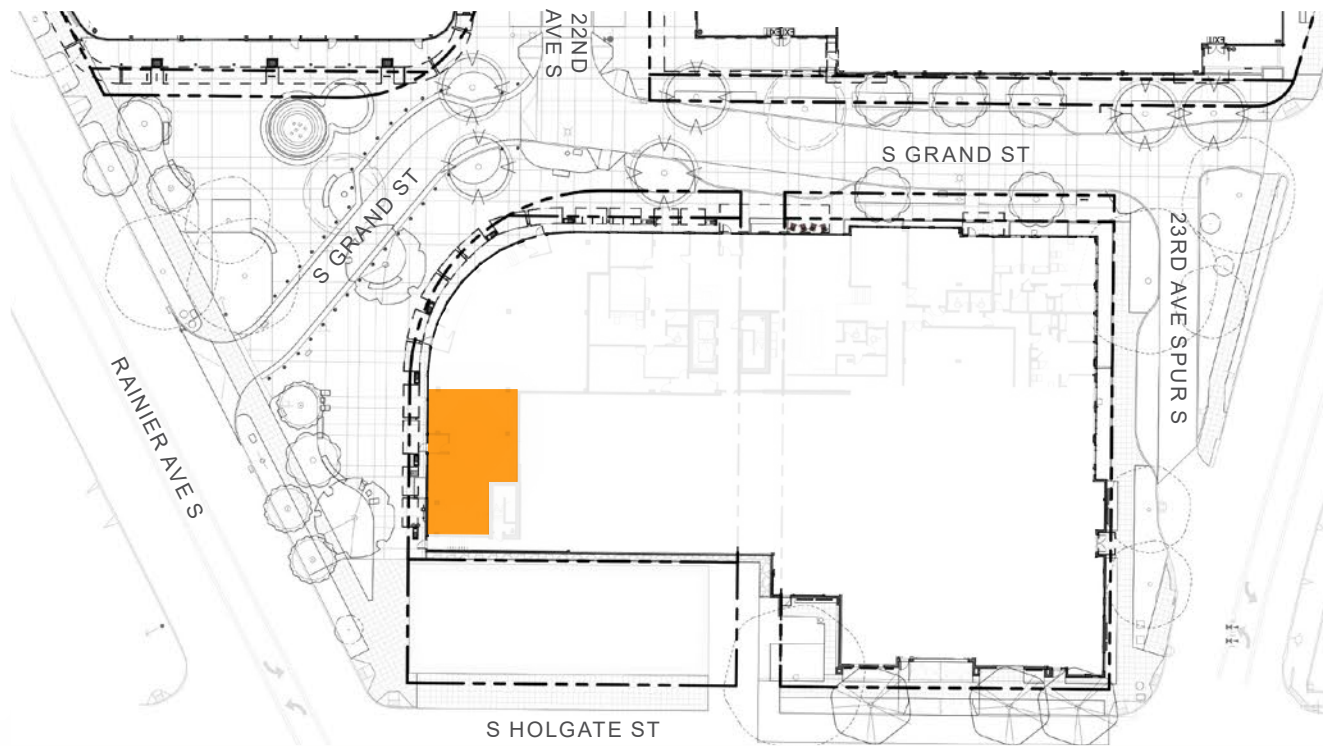
PUBLIC BENEFIT SUMMARY



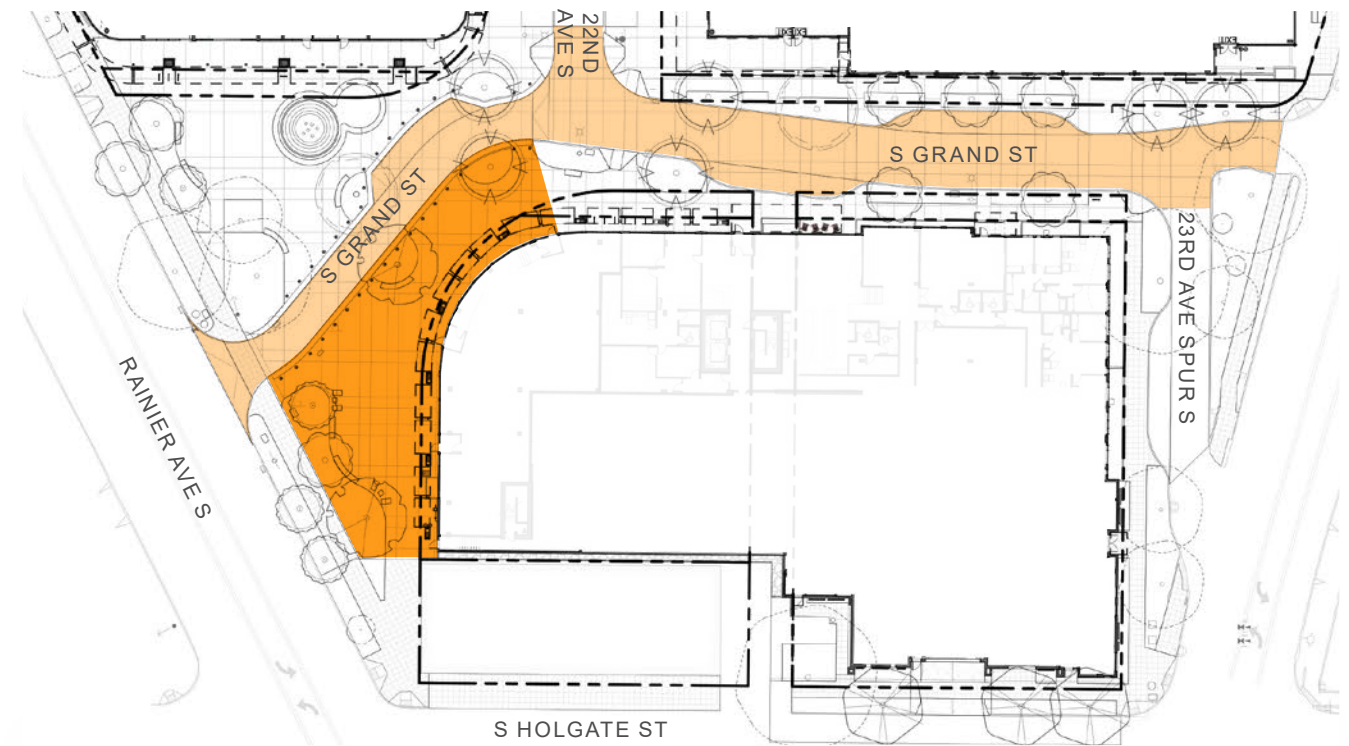
ROW ENHANCEMENTS



ONSITE ART & CULTURAL OPPORTUNITIES



ARTS & CULTURE COMMUNITY SPACE FRONTING THE PLAZA

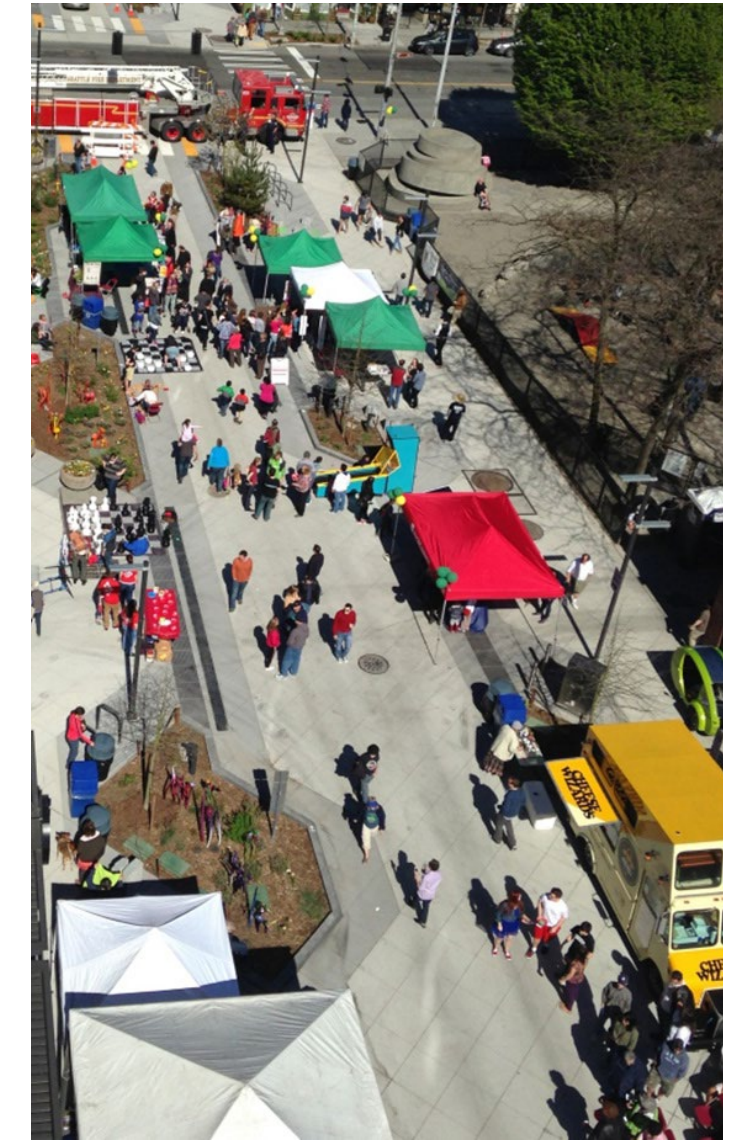
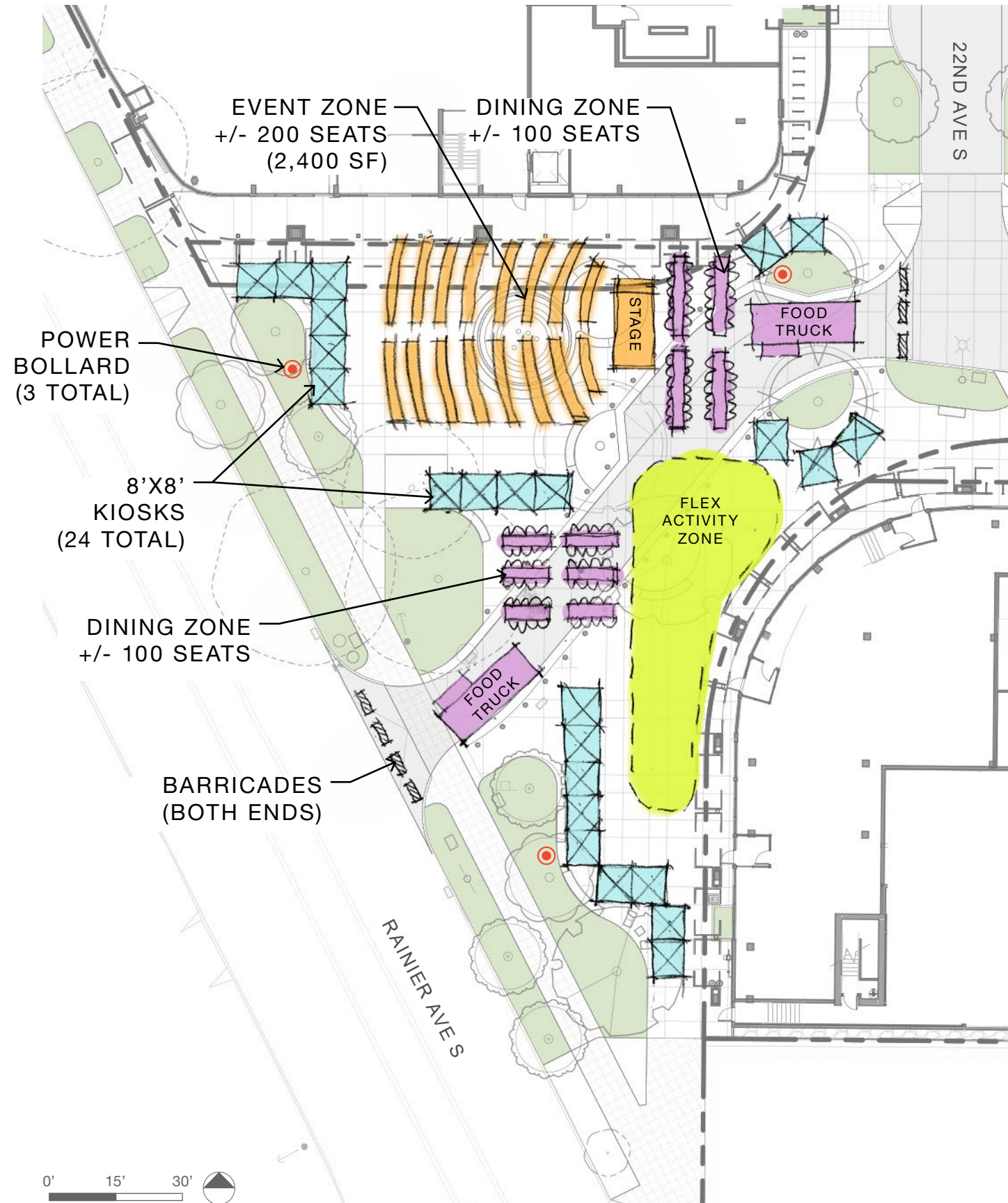


PUBLIC PLAZA & ROW

PUBLIC BENEFIT #3 PLAZA | ALLEY VACATION PLAZA DESIGN



PUBLIC BENEFIT #3 PLAZA | CONTIGUOUS AND SEPARATE OPEN SPACES - WITH ROAD CLOSURE



ART PLAN | OPPORTUNITIES FOR ARTISTIC & CULTURAL EXPRESSION

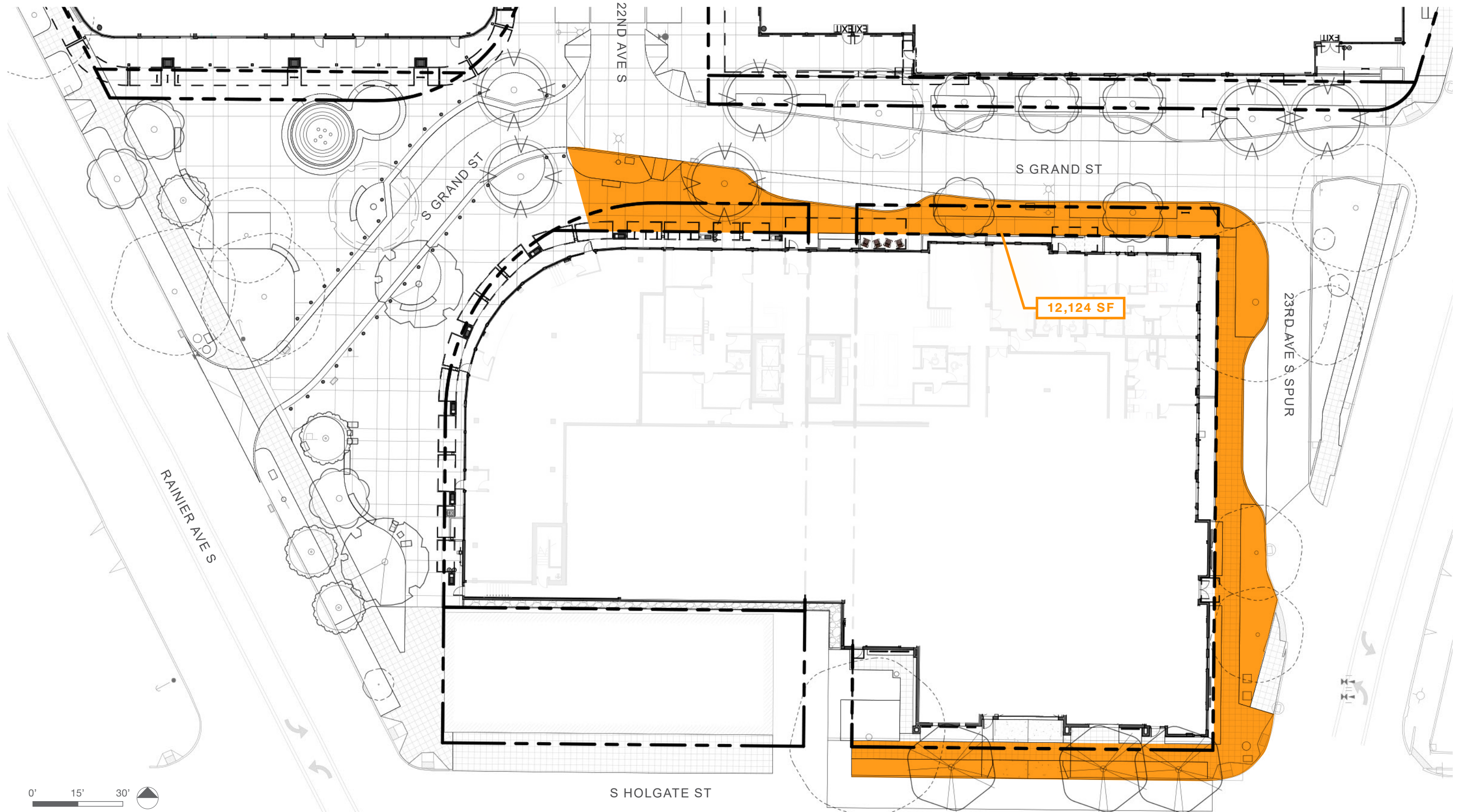


THANK YOU!

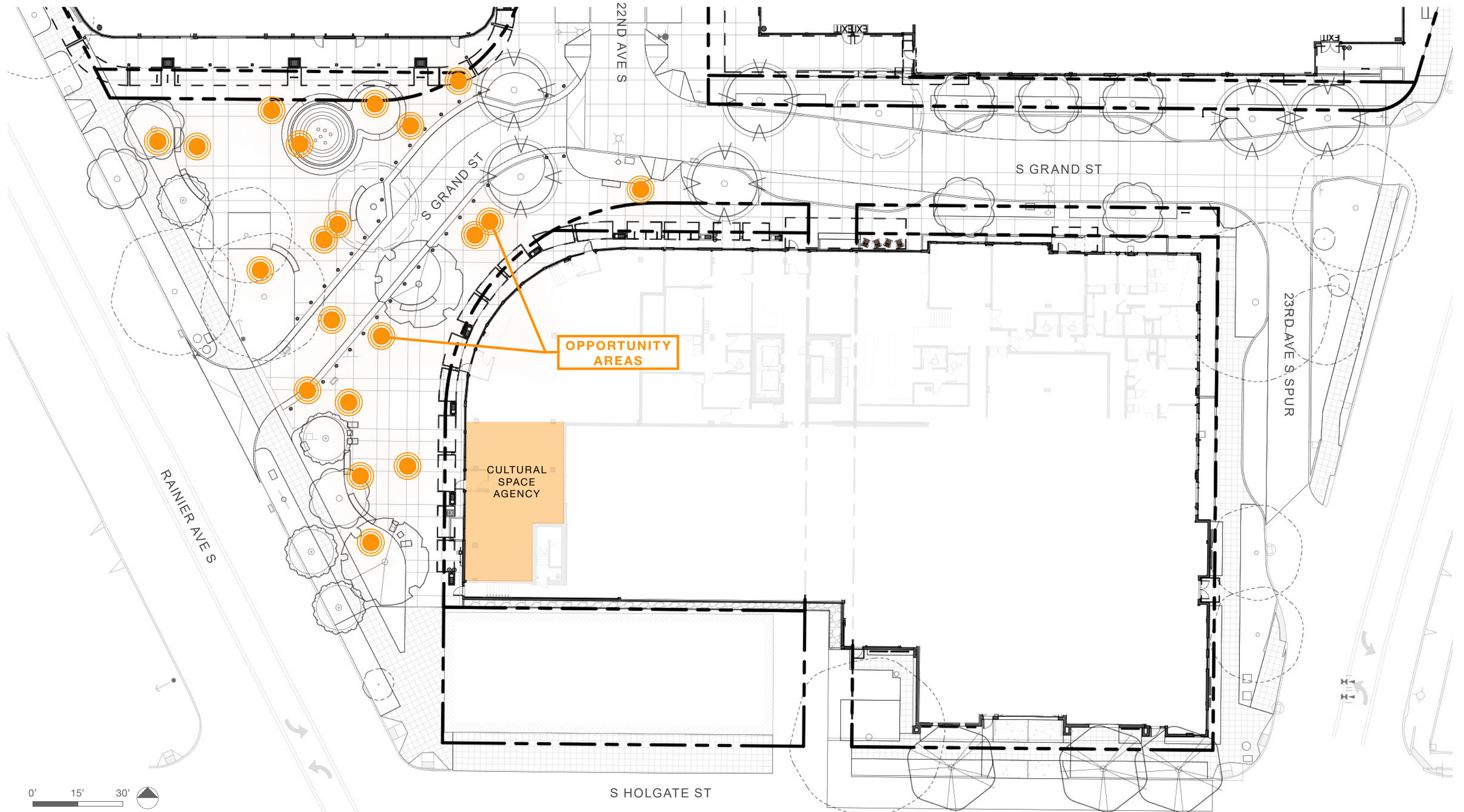
QUESTIONS?

APPENDIX

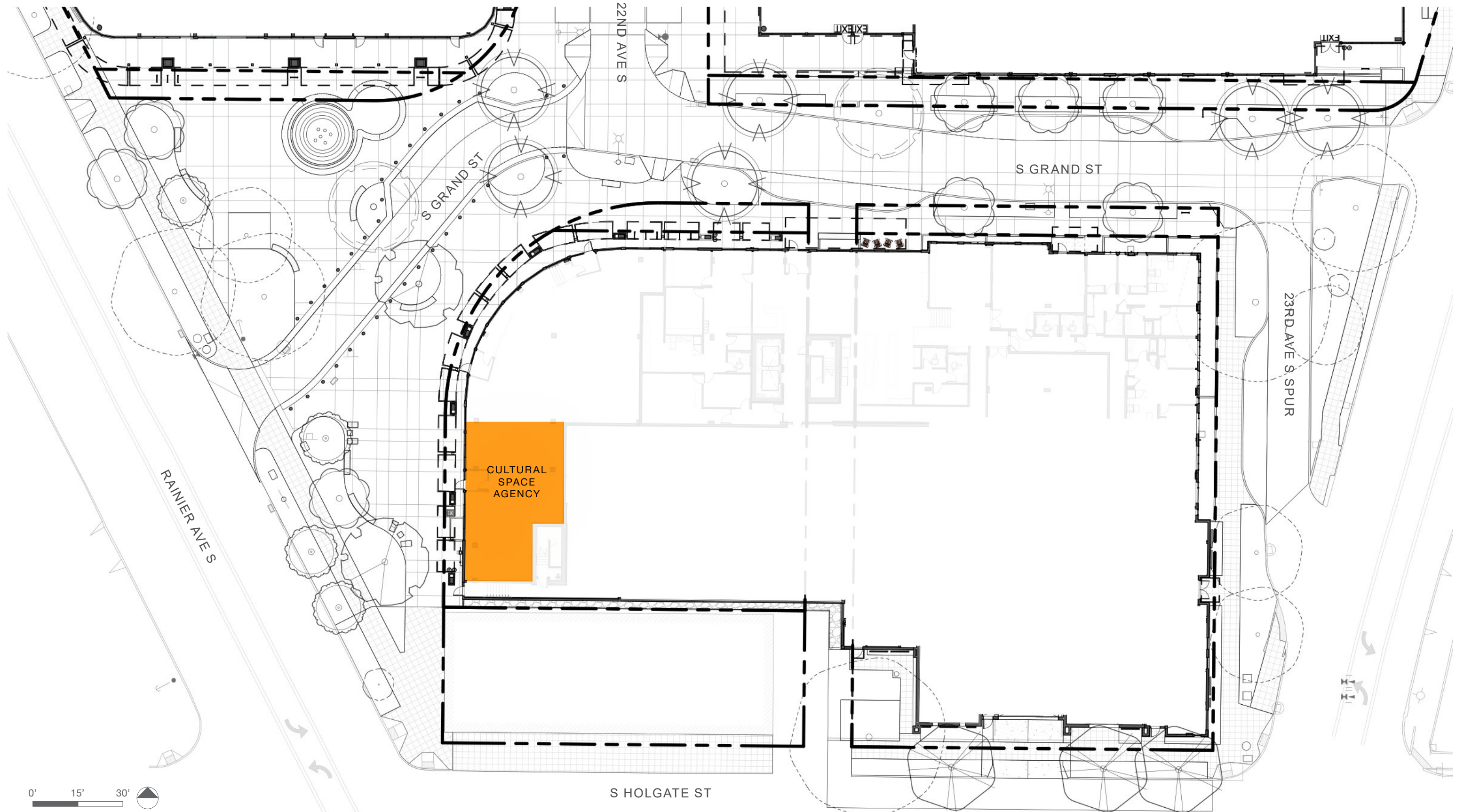
PUBLIC BENEFIT SUMMARY | ROW EXPANSION



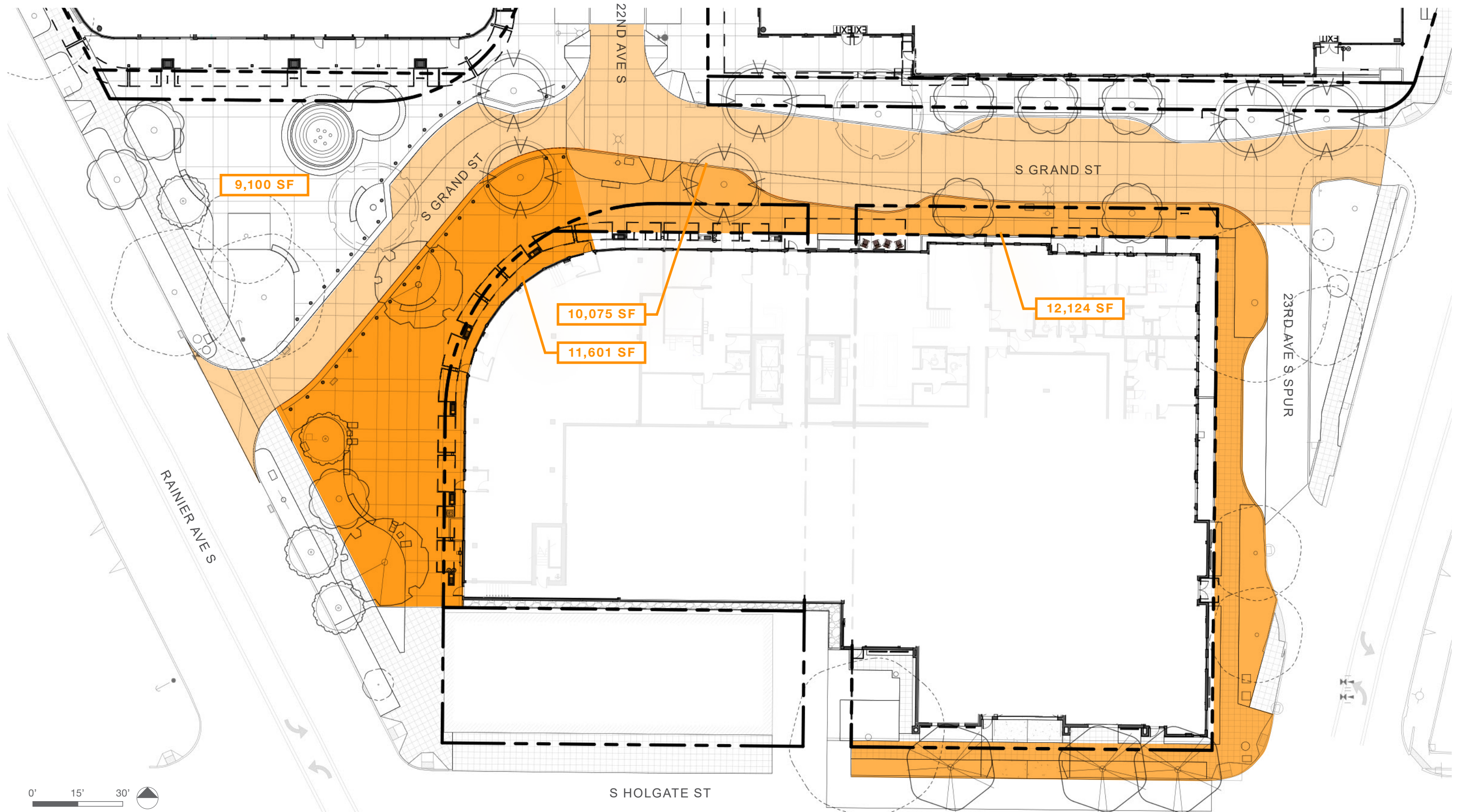
PUBLIC BENEFIT SUMMARY | ONSITE CULTURAL AND ARTISTIC EXPRESSION



PUBLIC BENEFIT SUMMARY | CULTURAL SPACE AGENCY LOCATION



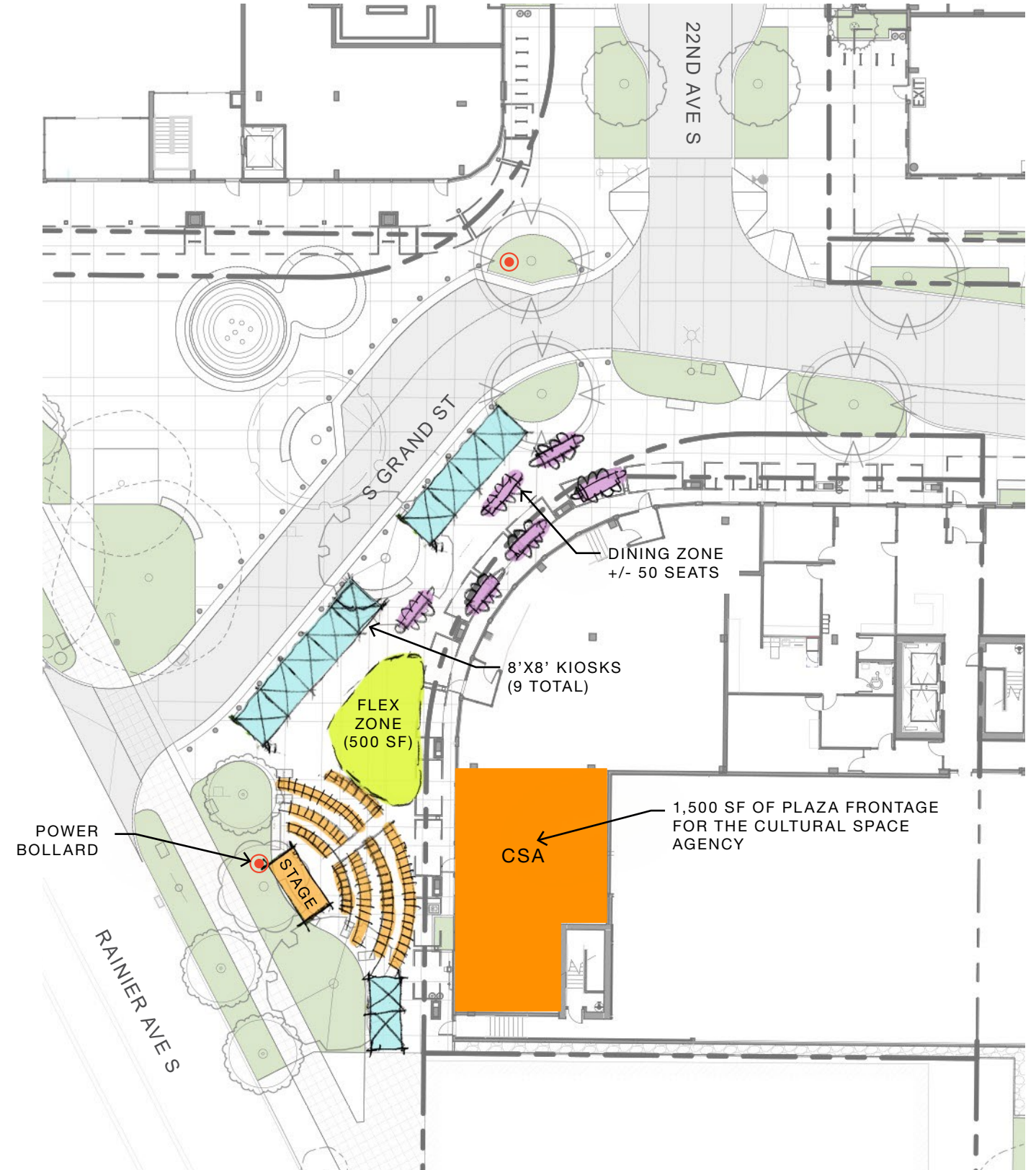
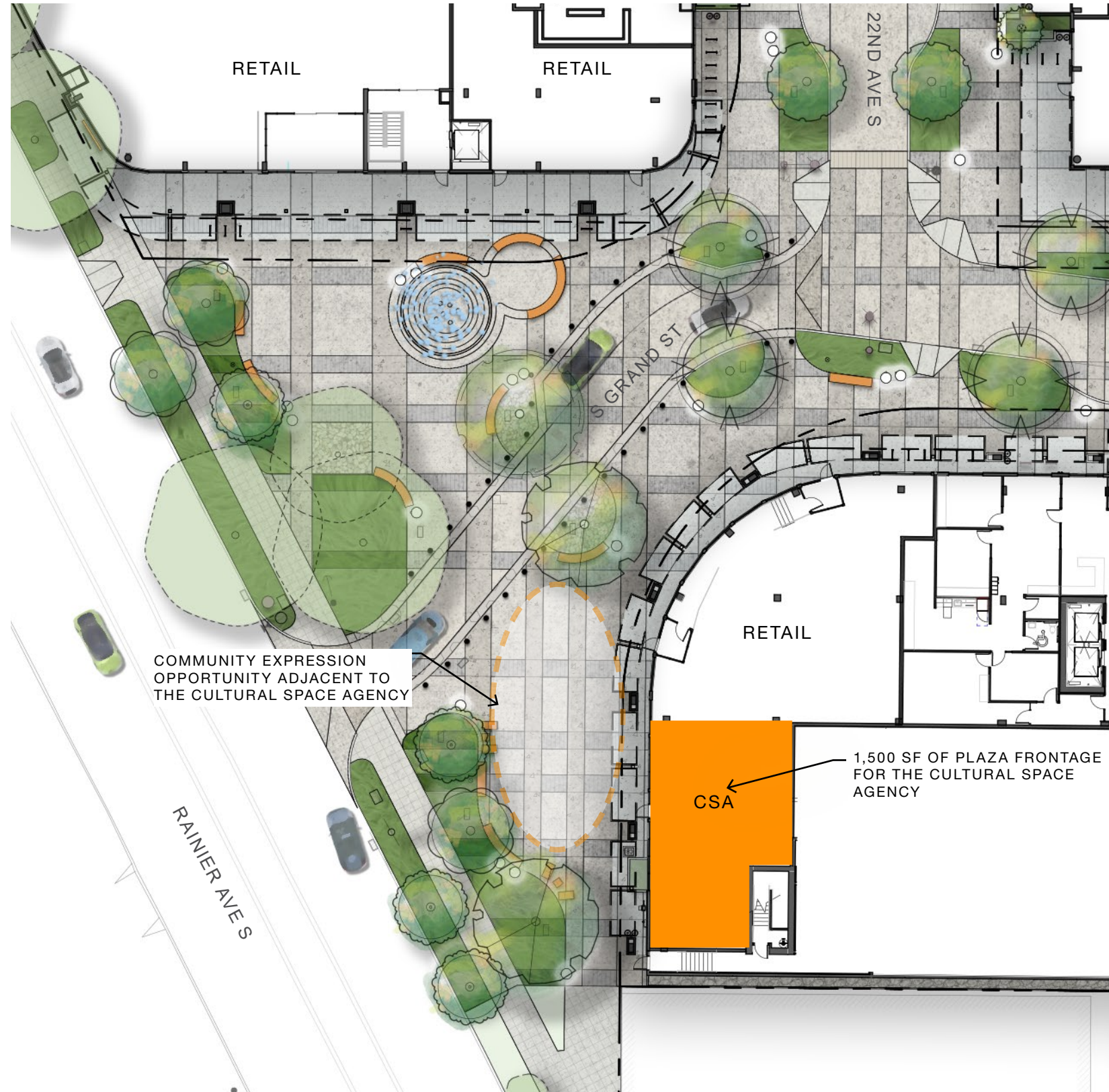
PUBLIC BENEFIT SUMMARY | PUBLIC PLAZA



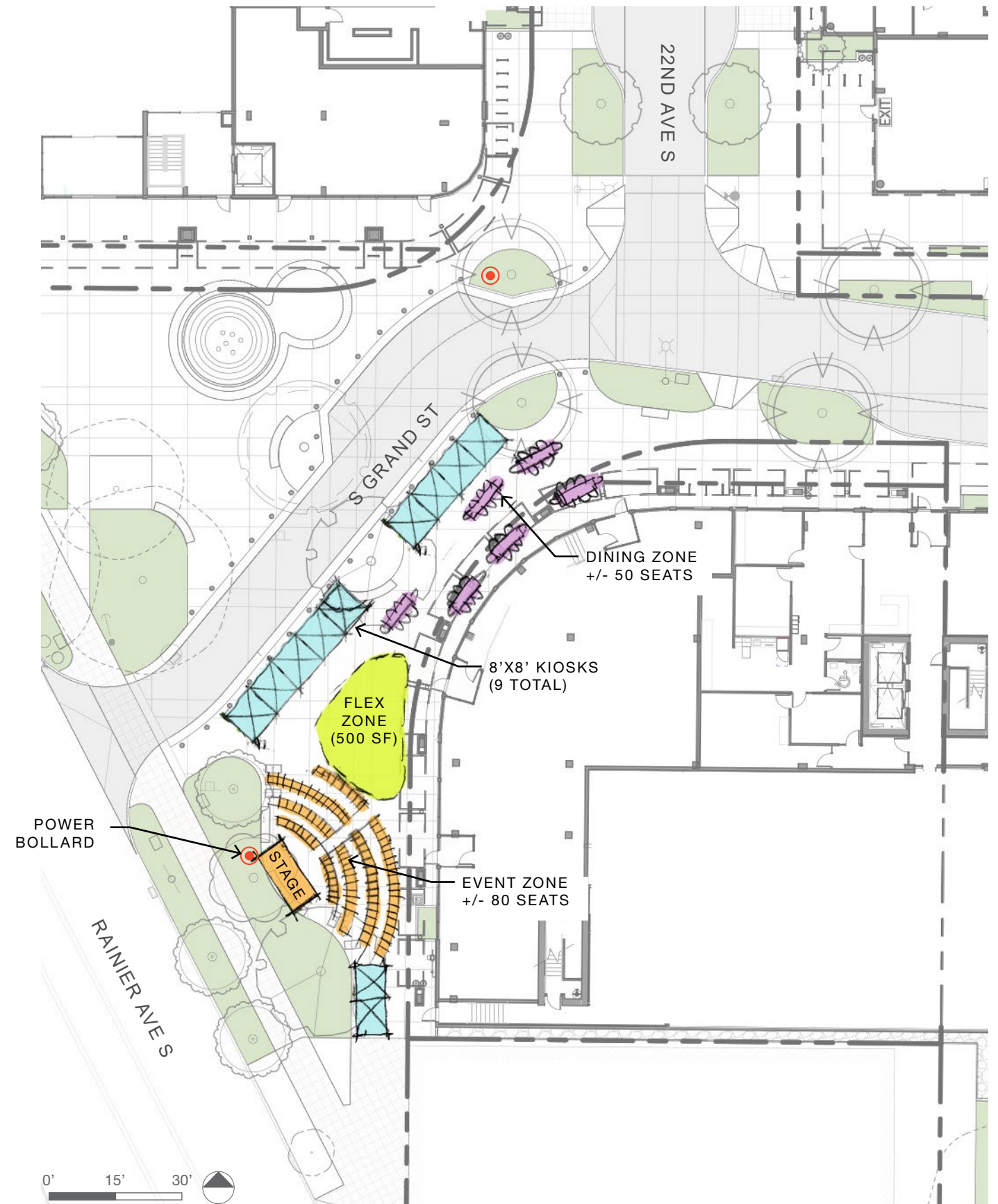
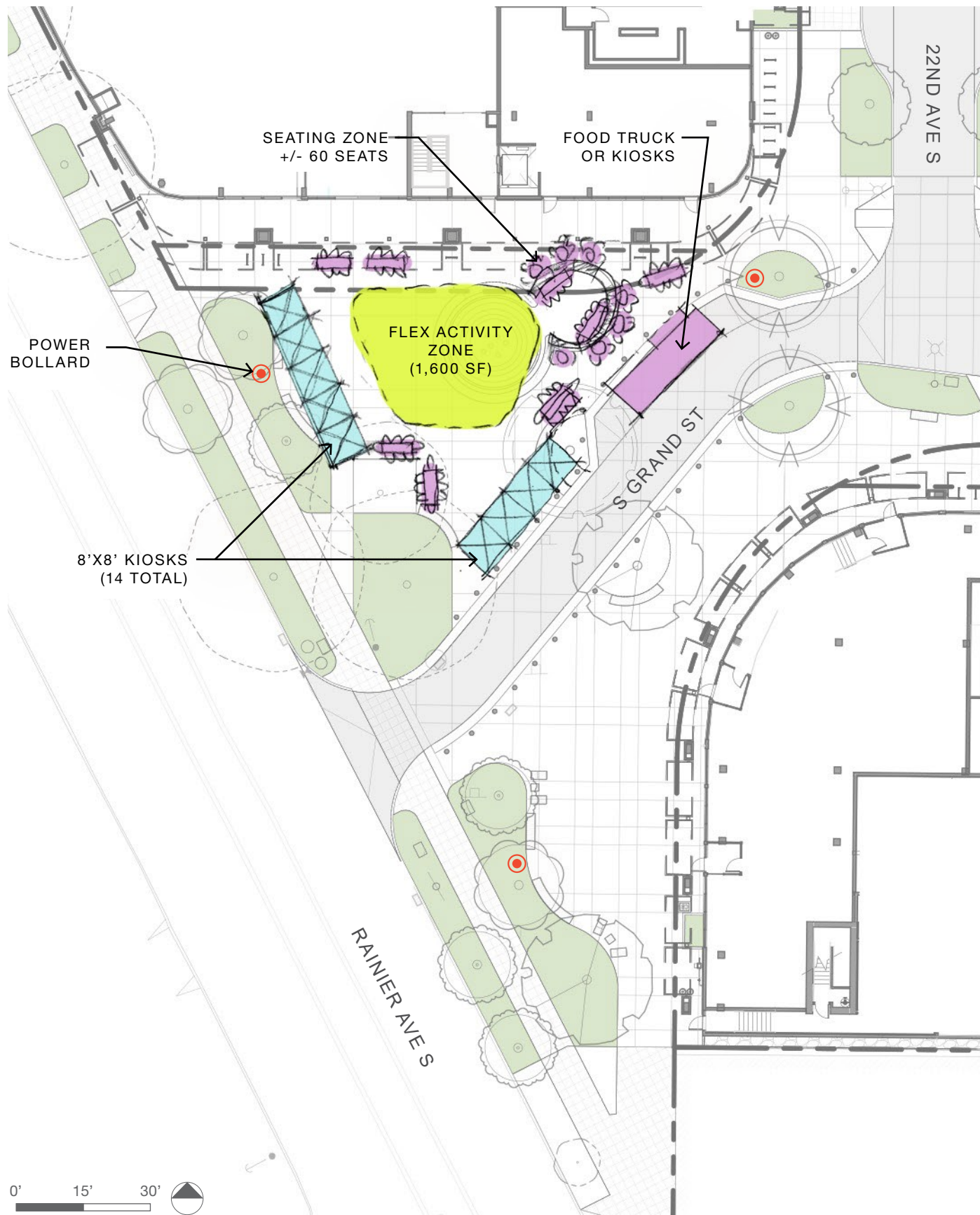
PUBLIC BENEFIT SUMMARY | TOTAL PUBLIC PLAZA SQUARE FOOTAGES

AREA	DESCRIPTION	LOCATION
12,124 SF	New ROW Improvement	Orange area surrounding the MBHA building on p. 16
11,601 SF	Plaza & ROW	Orange area at NW of MBHA building (between the MBHA building & the woonerf the the north) on p. 16
10,075 SF	Woonerf Area	Light orange area on p. 16
33,800 SF	Total Plaza area developed by MBHA. (Excludes the NE plaza area being built by Lake Union Partners)	
9,100 SF	Additional Plaza area developed by Lake Union Partners	
42,900 SF	Total New Plaza Area	

PUBLIC BENEFIT #5 CSA | CULTURAL SPACE AGENCY FACING PLAZA



PUBLIC BENEFIT #3 PLAZA | CONTIGUOUS AND SEPARATE OPEN SPACES (NO ROAD CLOSURE)





SDC COMMENT 2 | CURBLESS STREET



Figure 1: Existing Average Daily Traffic Volumes and Future Daily Project Trips

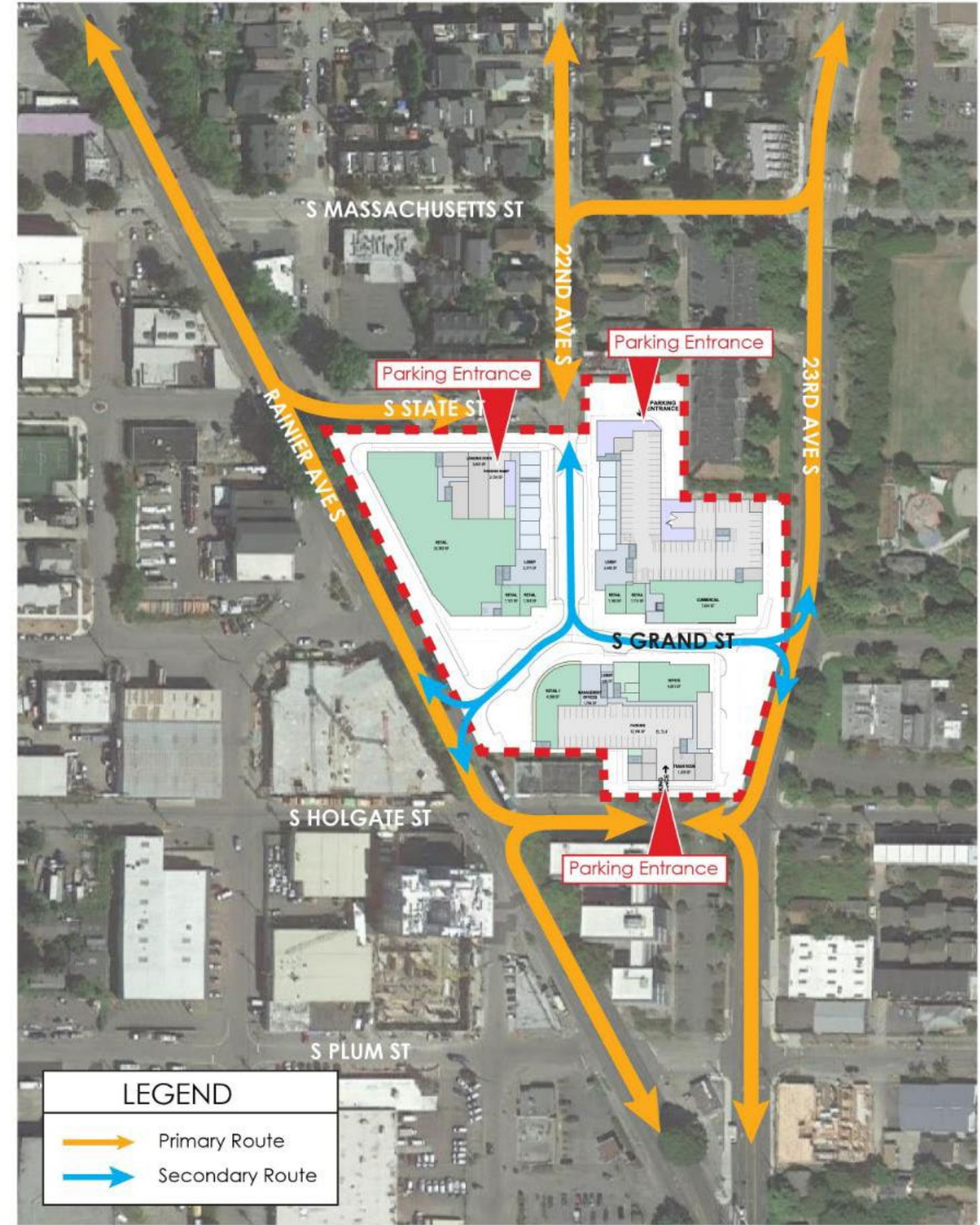


Figure 2: Travel Routes for Grand Street Commons

