



WILLOW CROSSING AFFORDABLE HOUSING 39TH AVE STREET VACATION

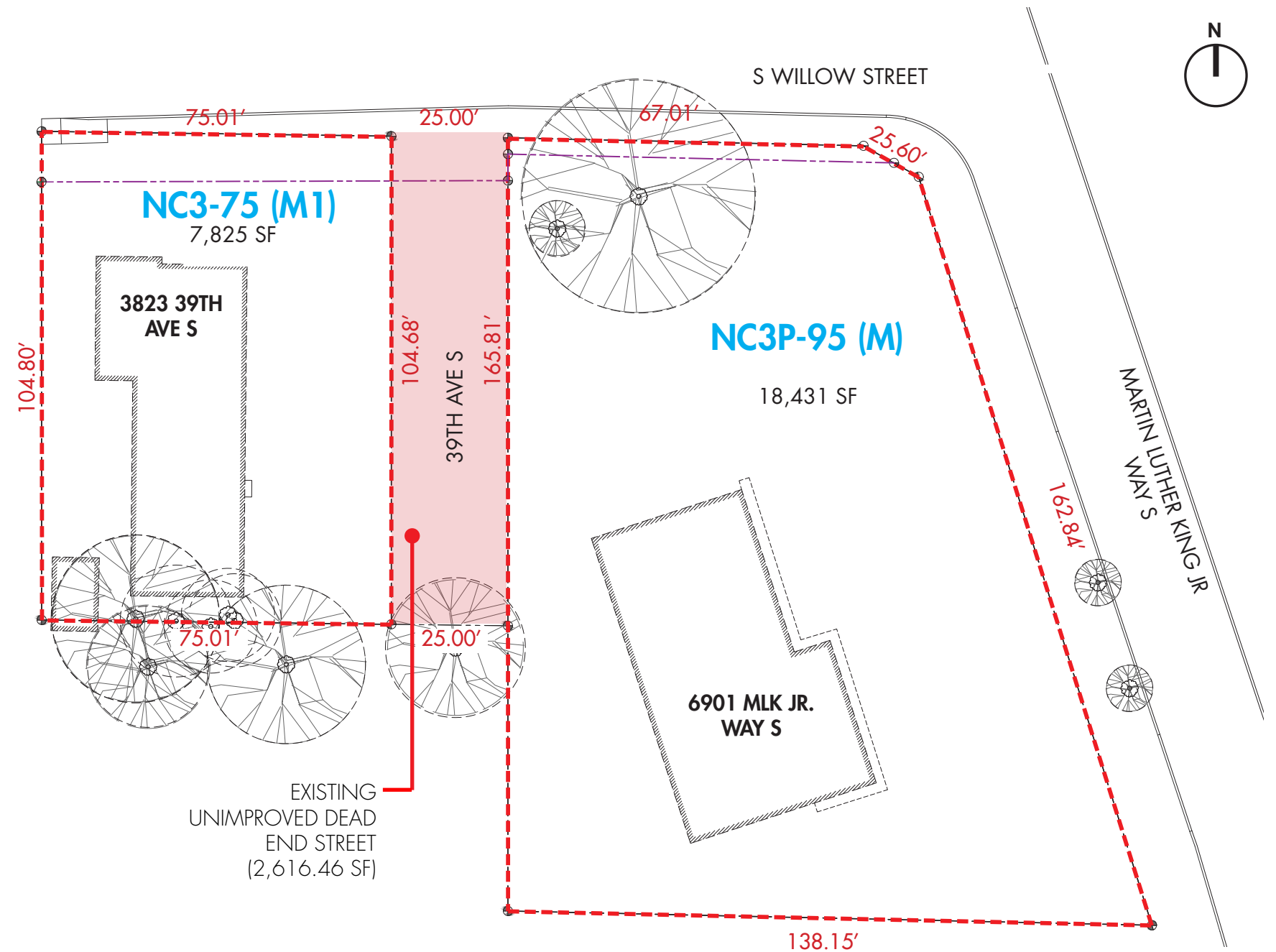
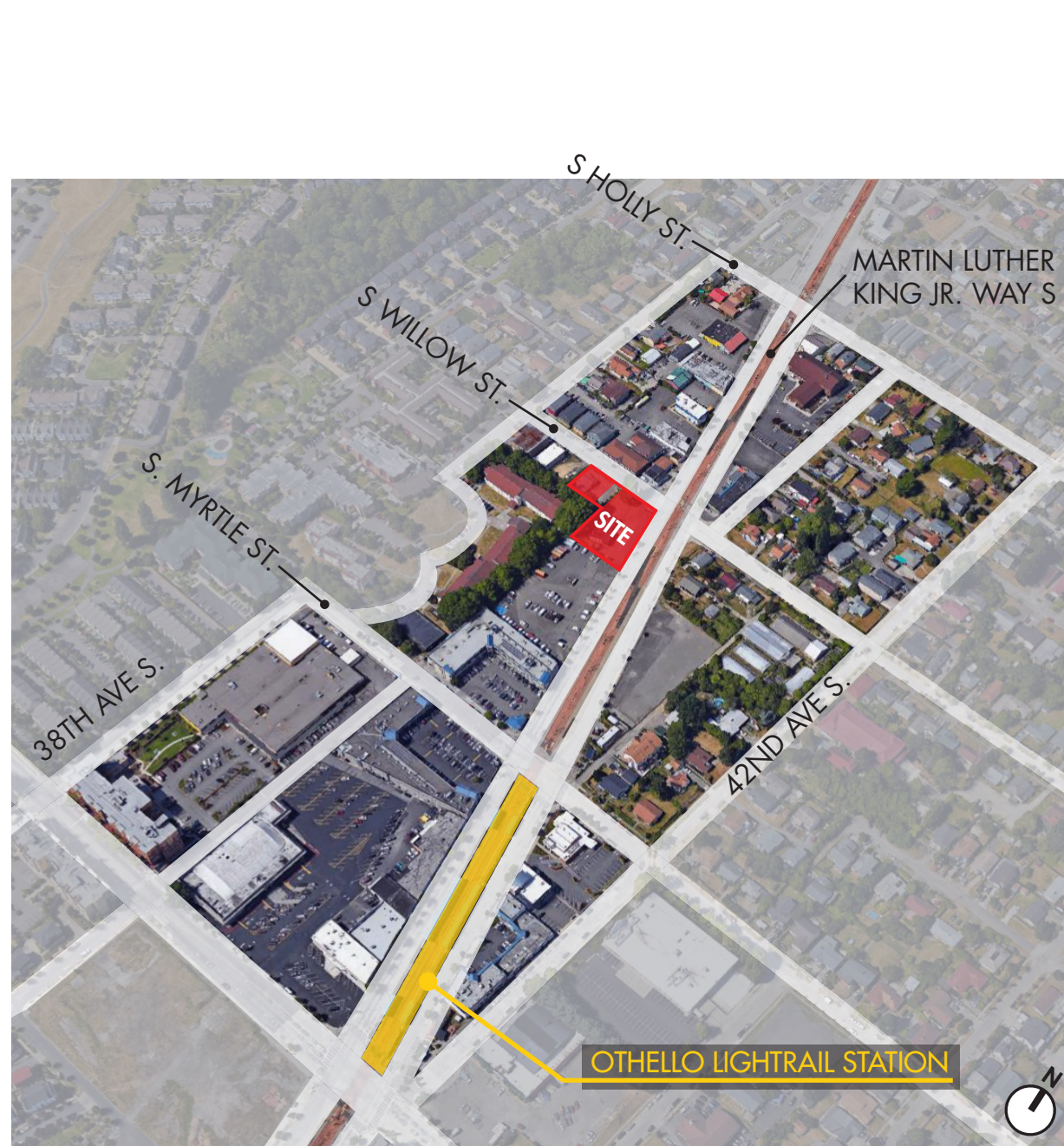
**Transportation & Seattle Public Utilities Committee Briefing
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GMD Development
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PROJECT INFORMATION

PROJECT LOCATION:

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



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.)



CONDITIONS OF STREET VACATION

- UTILITY ISSUES RESOLVED
- DEVELOPMENT ACTIVITIES COMPLETED WITHIN 5 YEARS
- PROJECT SUBJECT TO REVIEW OF ALL CODES
- WORK WITH THE OFFICE OF HOUSING TO GIVE PREFERENCE TO RENTERS ALREADY IN THE NEIGHBORHOOD
- INSTALL SIGNAGE IDENTIFYING PUBLIC SPACE AND ALLOWING FREE SPEECH ACTIVITIES
- RECORD PUDA OUTLINING PUBLIC BENEFIT
- PUBLIC BENEFIT ELEMENTS REVIEWED BY SDOT

PUBLIC BENEFIT OVERVIEW

2 WILLOW WALKWAY

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.

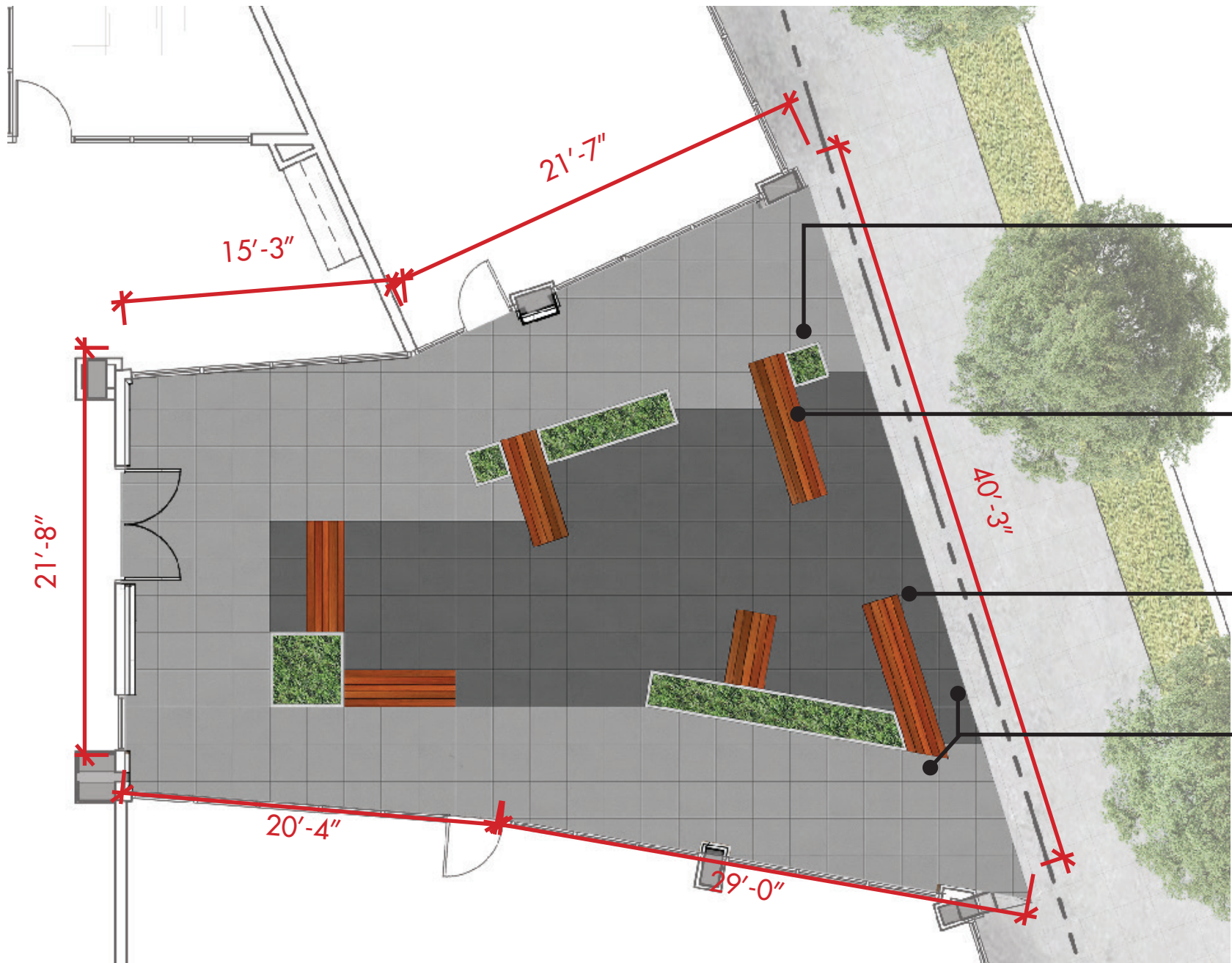
1 MLK JR WAY PLAZA

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

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



1. MLK JR WAY PLAZA



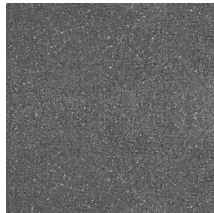
LANDSCAPE PLANTERS

BENCH

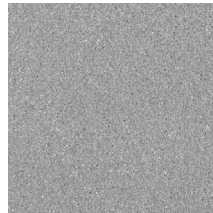
METAL SCREEN (ART WORK)

CONCRETE PAVERS

TOTAL SF OF PLAZA
1250 SF



Mutual Materials
24 X 24
Vancouver bay slab
Charcoal



Mutual Materials
24 X 24
Vancouver bay slab
Charcoal



Concrete
Planter Boxes



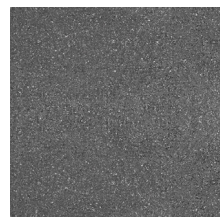
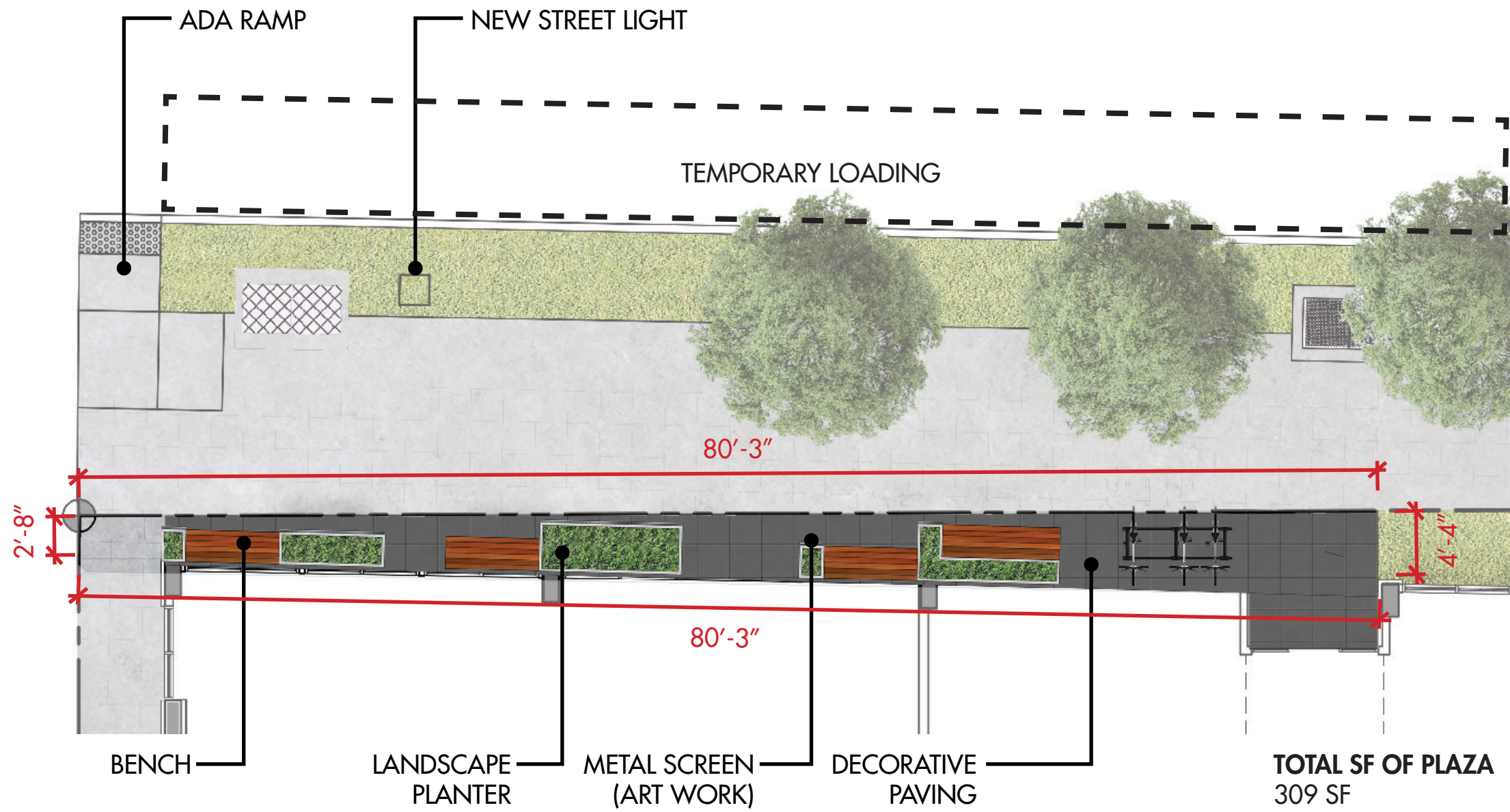
Wooden Bench
on Concrete



Metal Screen
(Art work)



2. WILLOW WALKWAY PLAN



Decorative Paving



Concrete Planter Boxes



Wooden Bench on Concrete



Metal Screen (Art Work)



3. OFF-SITE DONATION | COMMUNITY CROSSWALK PROJECT (HOSTED)

PROJECT DESCRIPTION

- With a \$25,000 donation matched by the Department of Neighborhoods, GMD supported Healthy Othello Safer Through Environmental Design (HOSTED) execute their community crosswalk project in summer 2022.
- The community solicited designs from Othello Neighborhood artists and selected two designs; "Swirl" and "House Flower" to be installed at two neighborhood crosswalk locations.
- Crosswalk designs are located at 32nd Ave S & S Myrtle, and 38th Ave S & S Othello St.



THANK YOU
