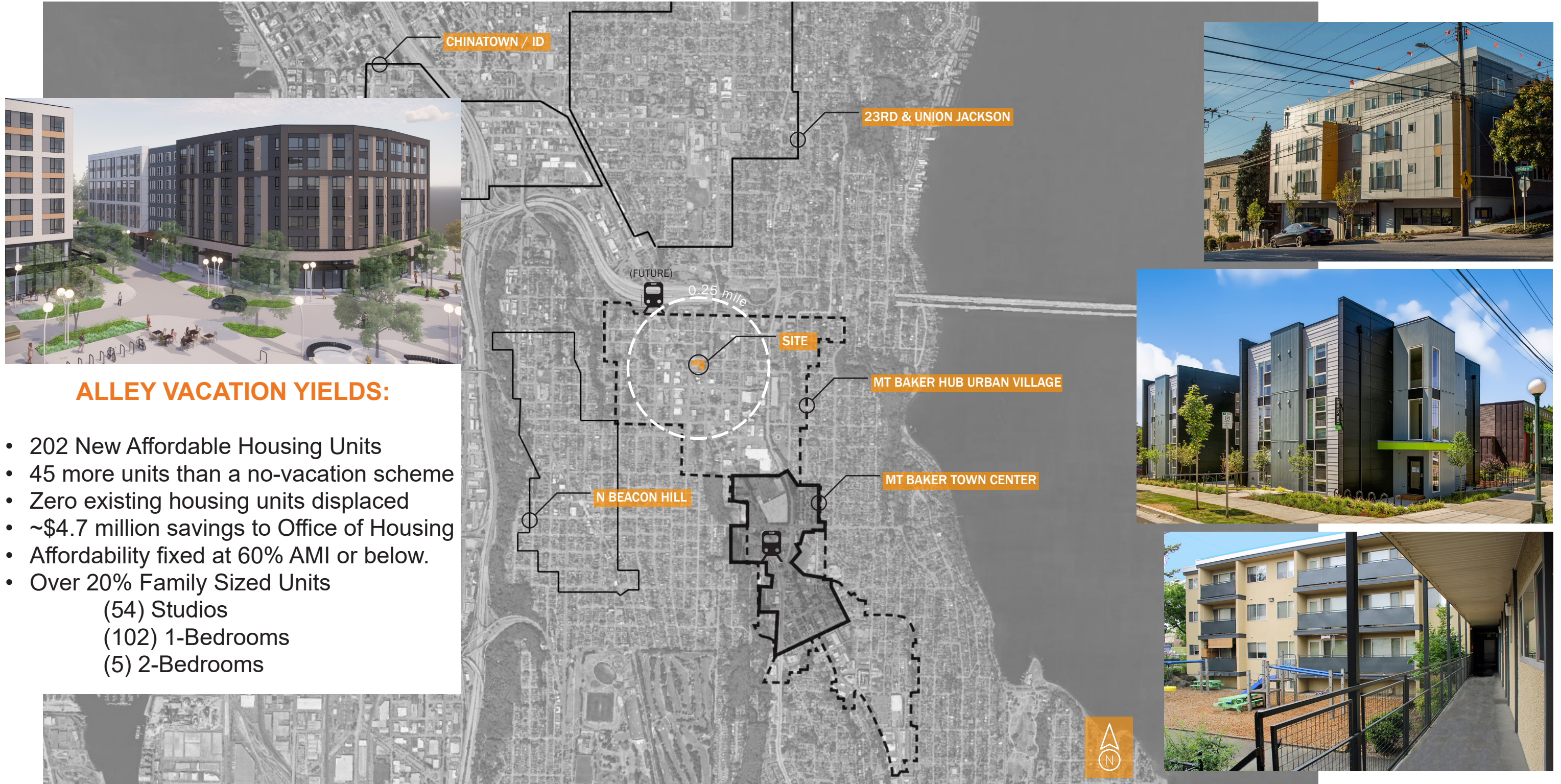


GRAND STREET COMMONS - AFFORDABLE HOUSING ALLEY VACATION

EARLY COUNCIL BRIEFING TO THE TRANSPORTATION COMMITTEE | DECEMBER 16, 2020





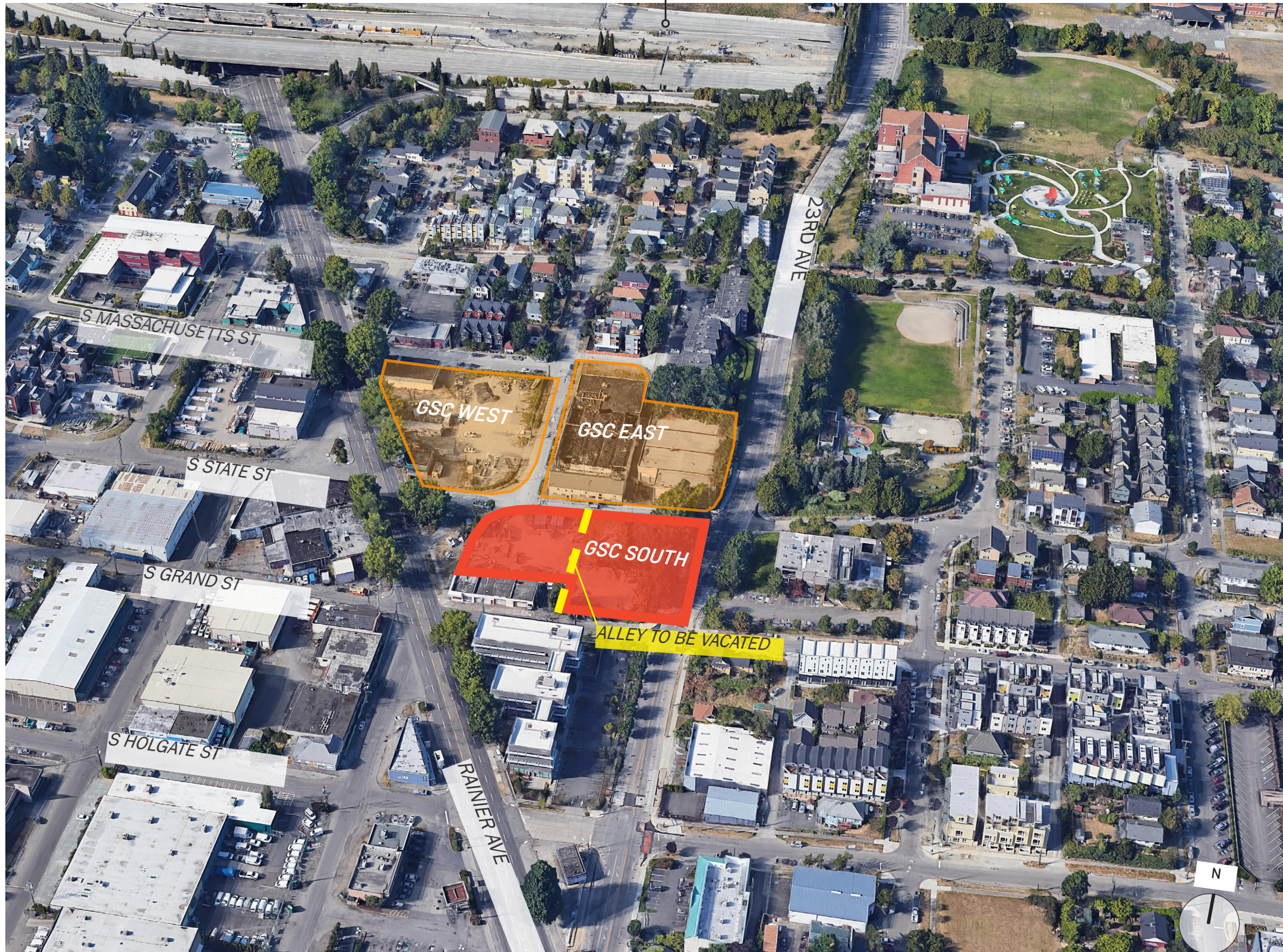
ALLEY VACATION YIELDS:

- 202 New Affordable Housing Units
- 45 more units than a no-vacation scheme
- Zero existing housing units displaced
- ~\$4.7 million savings to Office of Housing
- Affordability fixed at 60% AMI or below.
- Over 20% Family Sized Units
 - (54) Studios
 - (102) 1-Bedrooms
 - (5) 2-Bedrooms

The alley vacation will support an **affordable housing project funded by the Office of Housing** in the heart of the Mt Baker Hub Urban Village.



FUTURE JUDKINS PARK LIGHT RAIL STATION



LOCATION

2201 S GRAND ST, SEATTLE, WA 98144

LOT SIZE:

39,268 SF (0.90 acres)

ZONING:

NC3-75(M)

DESIGN GUIDELINES:

Central Area Neighborhood Design Guidelines

CITY COUNCIL DISTRICT:

City Council District 3

District Councilmember: Kshama Sawant

PROJECT URBAN BOUNDARY:

Mount Baker HUB Urban Village

NEIGHBORING URBAN BOUNDARIES:

Downtown Urban Center

- Chinatown / ID Urban Center Village

Town Center

- Mount Baker Town Center

Residential Urban Village

- 23rd and Jackson Residential Urban Village

- North Beacon Hill Residential Urban Village

Opportunity to vacate an unused alley to make way for much needed affordable housing, at a lower cost to the Office of Housing.



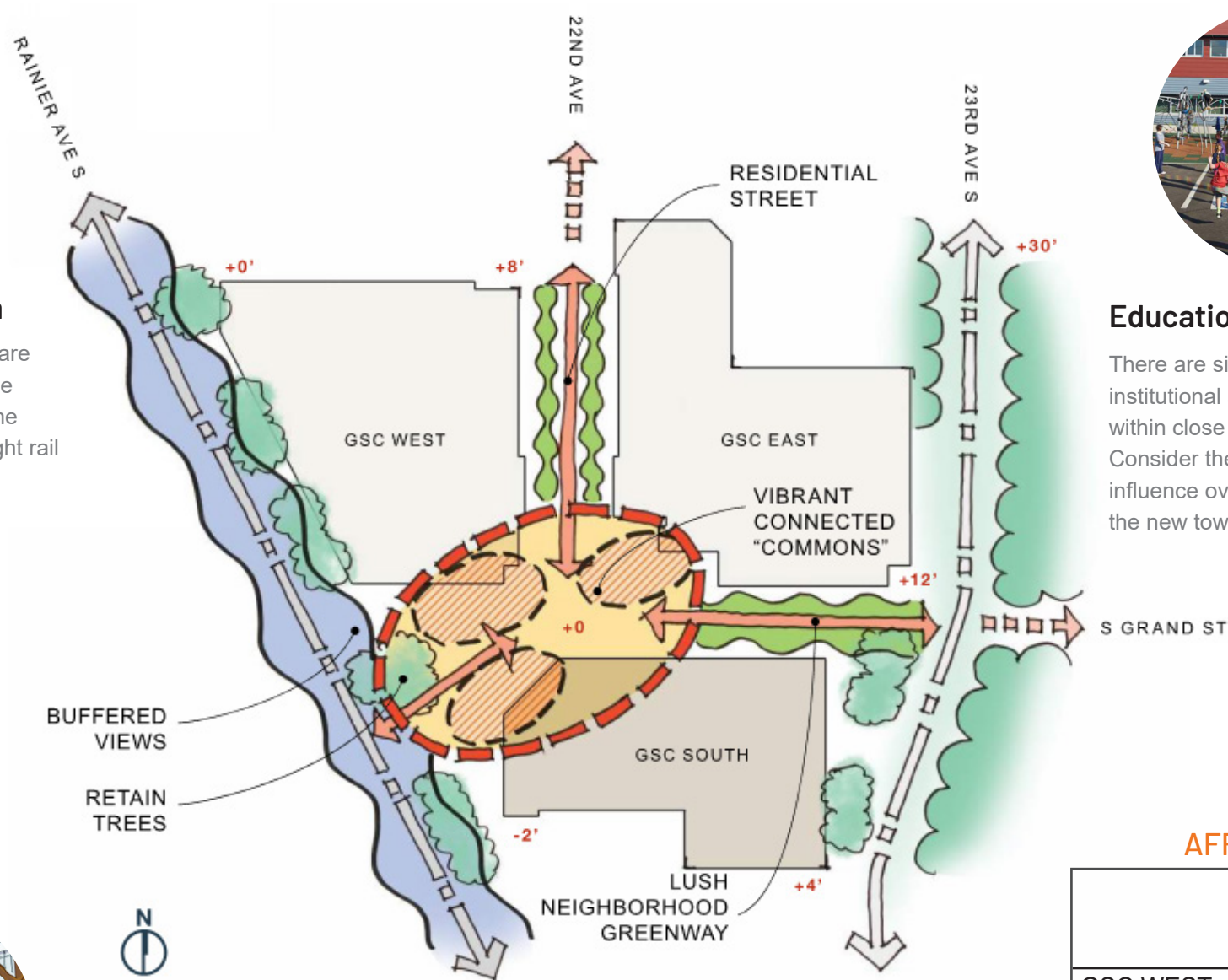
Transportation

Pedestrian patterns are likely to change in the neighborhood with the introduction of the light rail station at I-90.



Environment

Brownfield sites provide great opportunity for regeneration and rebirth, turning blight into a restorative and productive environment.



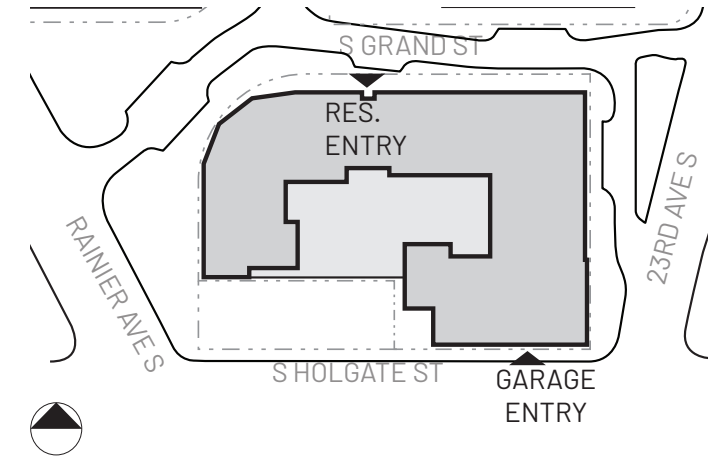
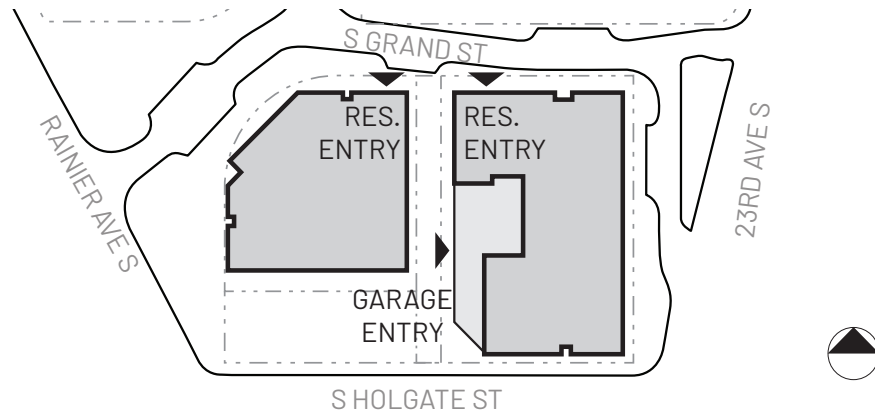
Education and Culture

There are significant cultural, institutional and educational centers within close proximity of the site. Consider their programming as influence over the development of the new town center.

GRAND STREET COMMONS AFFORDABLE HOUSING SUMMARY

	# OF RESIDENTIAL UNITS	# OF AFFORDABLE UNITS
GSC WEST	282	78 (28%)
GSC EAST	287	80 (28%)
GSC SOUTH	202	202 (100%)
TOTAL	771	360 (47%)

Grand Street Commons will transform three brownfield sites into a true mixed-use, mixed-income, transit-oriented neighborhood center.



	WITHOUT ALLEY VACATION	WITH ALLEY VACATION	RESULT OF ALLEY VACATION
# OF BUILDINGS	2	1	One less building eliminates redundancy in building services, consolidates parking and loading access points, reduces operation costs and improves security.
COST OF CONSTRUCTION	\$77,198,455	\$85,377,966	More efficient construction and elimination of redundant services such as vertical circulation, lobbies and trash space reduces the total cost of construction by approximately \$70,000/unit.
# OF APARTMENTS	157	202	Provides 45 additional units of affordable housing. In addition, the percentage of family sized units increases from 21% to 29% in the single building configuration.
OH / COST PER UNIT	\$137,345	\$83,309	40% reduction in cost per unit for the Office of Housing funding. This generates 45 additional housing units while simultaneously saving over \$4.7 million in Office of Housing costs.

The Alley Vacation creates a 40% reduction in the cost per unit for Office of Housing, generating 45 additional units of affordable housing while simultaneously saving \$4.7 million in Office of Housing costs.



A RAINIER AVENUE OPPORTUNITY AREAS (EAST SIDE)



B RAINIER AVENUE OPPORTUNITY AREAS (WEST SIDE)



C 23RD AVE S AND GRAND ST INTERSECTION



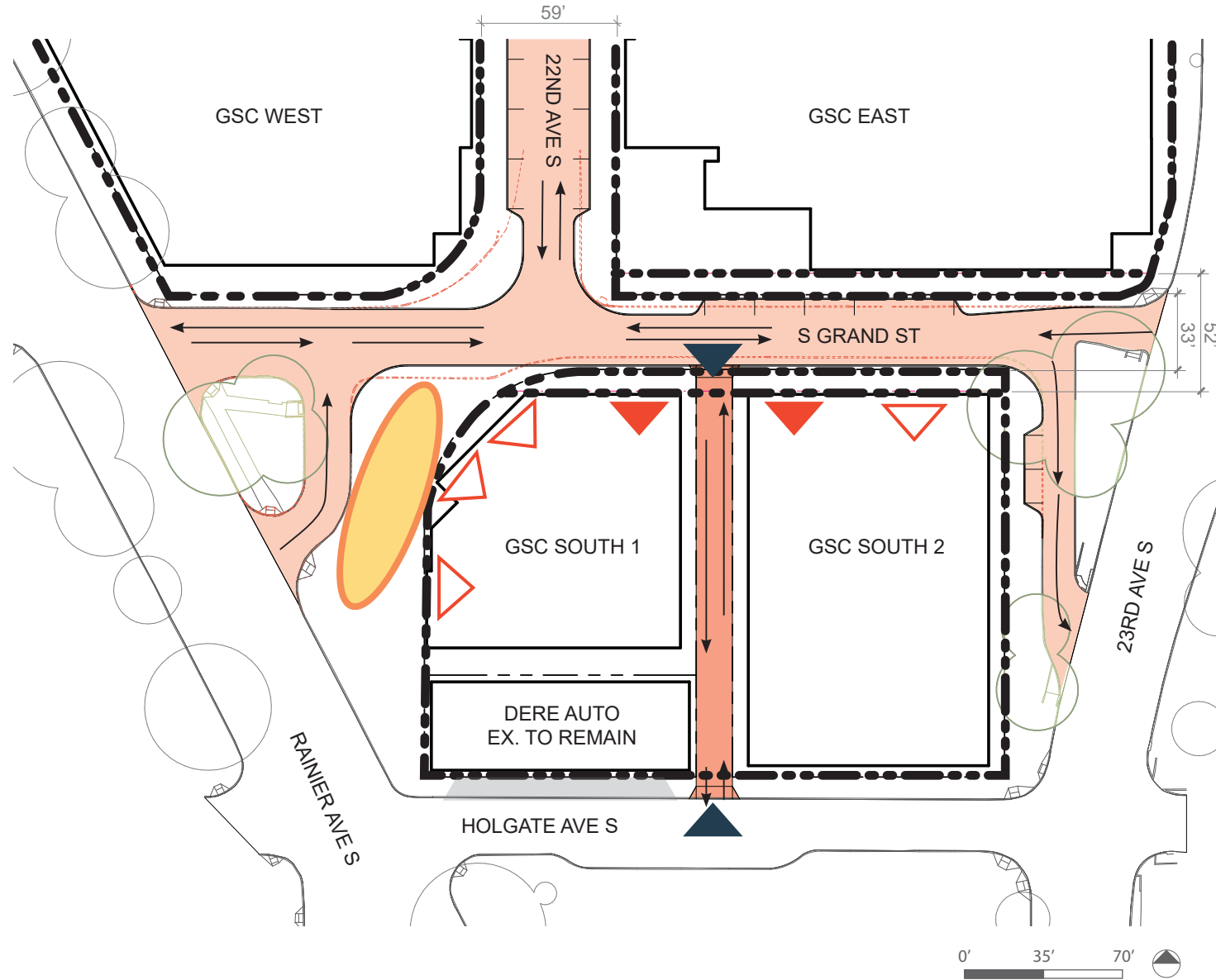
The existing alley does not connect to the surrounding alley network, prohibiting opportunities for future connectivity or other benefit to the neighborhood.



DEVELOPMENT PROPOSAL | CONSOLIDATE PEDESTRIAN OPEN SPACE

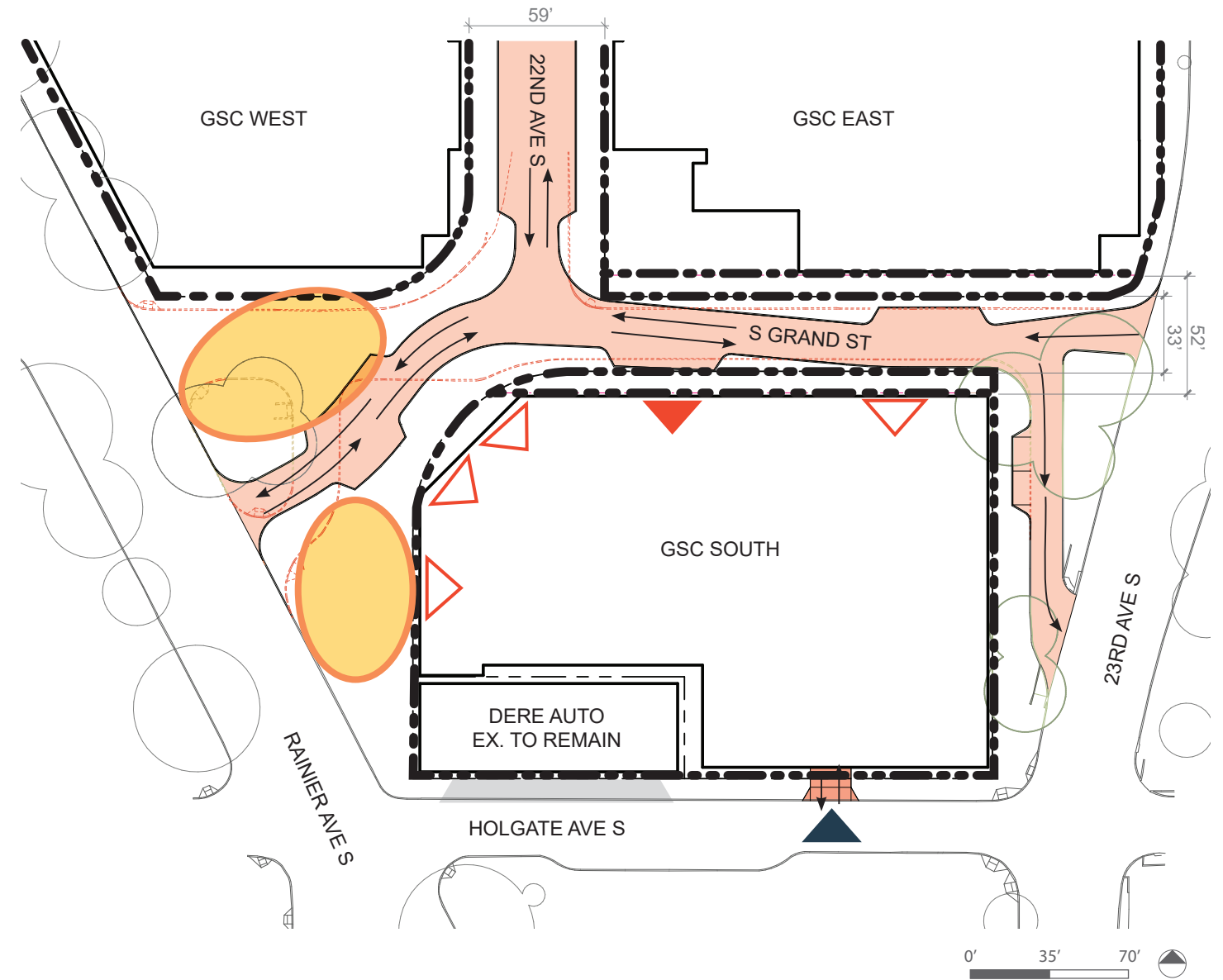
NO ALLEY VACATION

- + Increased vehicular traffic flows on Grand St.
- + Limited traffic calming with straight roadway.
- + Reduced parking opportunities.
- + Triangle space at Rainier Ave is underutilized.



ALLEY VACATION

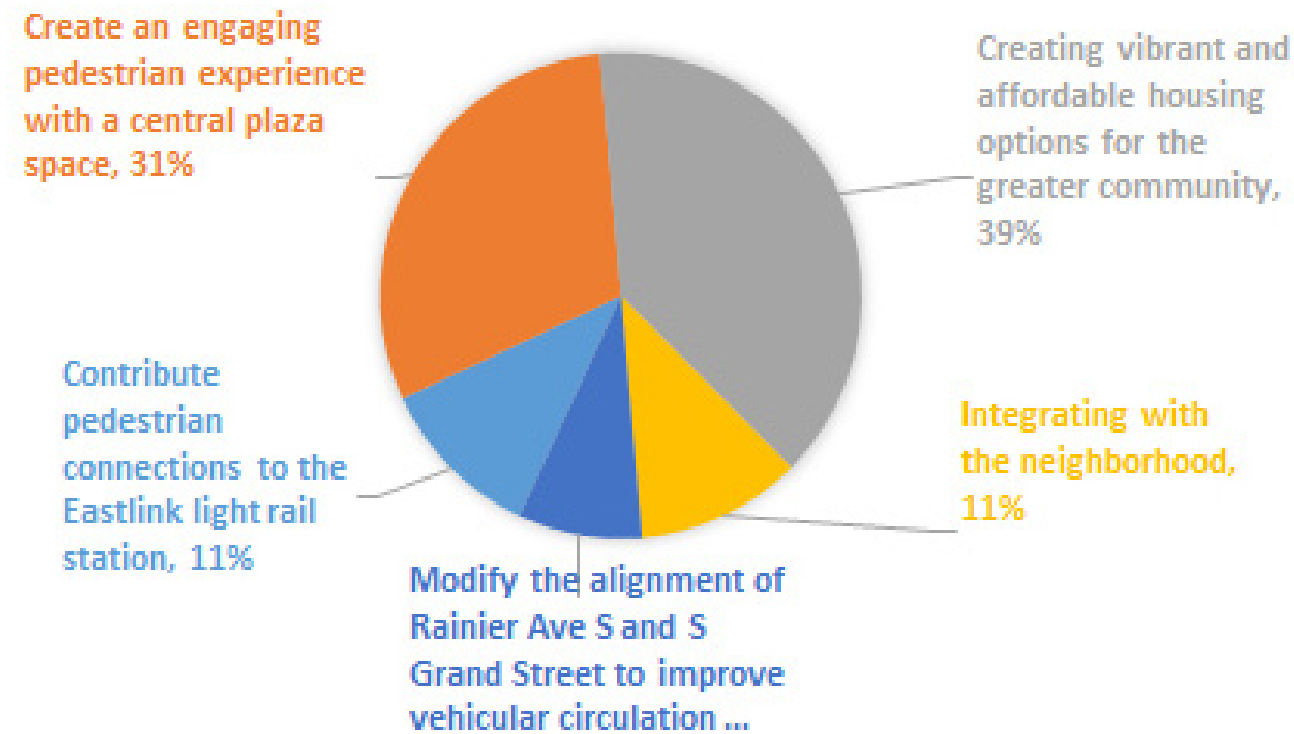
- + Decreased vehicular traffic flows along Grand St.
- + Curved roadway geometry fosters traffic calming.
- + Increased parking opportunities.
- + Increased intersection safety at Rainier.



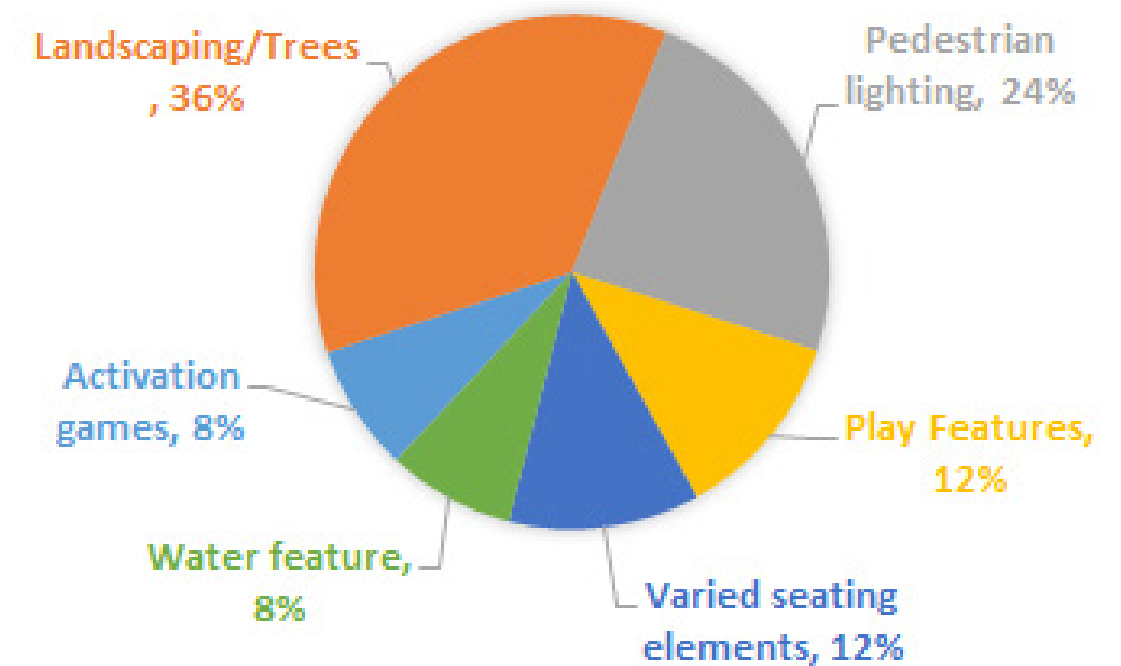
The alley vacation proposes to **exchange a low-value platted alley for a high-value pedestrian plaza** by re-aligning the street grid to create a destination in this emerging neighborhood.

ENHANCED COMMUNITY OUTREACH

WHICH OF THE FOLLOWING GOALS DO YOU THINK SHOULD BE PRIORITIZED *THE MOST* AS PART OF THIS PROJECT?



WHAT ARE THE DESIGN FEATURES IN THE PLAZA THAT YOU'D MOST LIKE TO SEE?



- Priority should be given to **affordable housing** and a **central plaza space**.
- The plaza should feature **lots of landscaping** and have good **pedestrian lighting**.
- **Seating** and **activating uses** such as a water feature, games, or play features are encouraged.



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 - (5) 2-Bedrooms
 - (41) 3-bedrooms





EXISTING PEDESTRIAN ISLAND AT RAINIER AVE S



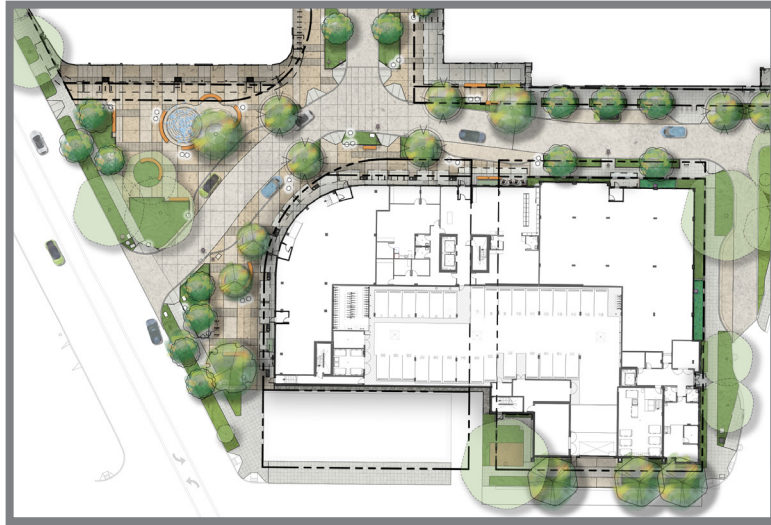
PROPOSED PLAZA AT RAINIER AVE S
(TREES SCREENED BACK FOR CLARITY)

EXISTING PEDESTRIAN ISLAND



PROPOSED SITE PLAN

EXISTING PEDESTRIAN ISLAND



ITEM	ESTIMATED COST	HOW IT BENEFITS THE NEIGHBORHOOD
PLAZA & STREET REALIGNMENT	> \$1 million (~ \$350,000 street and ~\$650,000 plaza)	Creates more pedestrian oriented space and additional landscaping by creating a large public plaza. The street realignment enhances safety for pedestrians and vehicles by reducing the number of intersections and improving connection to Rainier Ave S.
SUPPLEMENTAL LIGHTING	\$150,000	Adding pedestrian level lighting enhances the safety and security of the neighborhood and makes the plaza space usable for a longer period of the day. Nicknamed the “garlic globes,” the pedestrian lights are inspired by the neighborhood’s history as the “garlic gultch” in the early 20th C.
ACTIVATING USES	\$350,000	In response to community feedback, several amenities are proposed to help activate the public plaza spaces. They include a water feature, play space, gaming tables, and unique seating options. These amenities encourage use of the plaza and provide a place for neighborhood residents to gather. The water feature can be shut off to expand usable open space for larger gatherings and events.
TOTAL	> \$1.5 million	



To create a pedestrian friendly public plaza to satisfy community requests for additional open space, seating, and enhanced safety in the neighborhood.