

# MERCER MEGA BLOCK

LAKE UNION

99

Dexter Ave N

8th Ave N

9th Ave N

Mercer Street







MERCER  
MEGA  
BLOCK

99

LAKE UNION

8TH AVE N

9TH AVE N

ROY STREET

DEXTER AVE N

MERCER STREET





# SITE SUMMARY

Site Detail	Mercer East	Mercer West	Dexter
Address	800 Mercer St	800 Mercer St	615 Dexter Ave N
Size	44,067 sf	56,568 sf	23,760 sf
Acres	1.01 acres	1.30 acres	0.55 acre
Parcel #s	APN 224900-0006	APN 224900-0055	APN 224900-0120
Zoning	SM-SLU 175/85-280	SM-SLU 175/85-280	SM-SLU 175/85-280

## Height Limit (feet)

Residential	280	280	280
Commercial	175	175	175
Mixed-Use	280	280	280

## Total Development Potential (sf)

	Buildable Sq. Ft.	Units	FAR
Residential	1,199,013	1,358	10.60
Commercial	996,652	N/A	8.01*
Mixed-use	1,228,060	563	9.87

\*Over FAR, limit development of 8.0

*2.86 acres / 124,395 SF / 1.2 million SF of development potential in the heart of Seattle's hottest submarket*



# OBJECTIVE AND REQUIREMENTS

## PURPOSE OF SOLICITATION

Through a competitive Request for Proposal (“RFP”) process, the City of Seattle is planning on offering for redevelopment the three sites. The City’s vision is to secure a world-class developer to design, construct and operate an iconic development that is characterized by well-integrated commercial uses, mixed-use, residential housing, and community benefits (the “Project”). The selected developer (“Developer”) will be required to provide certain uses on the site and will be further encouraged to provide a variety of community benefits in addition to the required development. Through this disposition, the City is seeking to achieve a collective neighborhood benefit that will build upon and grow the vitality, affordability, and economic development of the South Lake Union Urban Center.

## OBJECTIVES AND REQUIREMENTS

The City is seeking an appropriate balance between the financial offer for the Mega Block and the community benefits provided in the Project. In addition to the minimum development requirements shown in the adjacent table, this RFP requests the Developer to provide a mix of community benefits which will be left to the discretion of the Developer to propose and will be evaluated as part of the RFP process.



## DEVELOPMENT REQUIREMENTS

<b>The following development requirements are minimum commitments to be considered responsive to the RFP; and will be contractual agreements between the Developer and the City of Seattle as terms in the Disposition and Development Agreement (“DDA”).</b>	
1.	Sustainability Standards. The development must meet or exceed sustainability standards of LEED Gold for commercial / mixed-use, except that any affordable housing financed with tax-exempt bonds or low income housing tax credits may instead meet the Washington State Evergreen Sustainable Development Standard (“ESDS”).
2.	Labor Harmony Agreement. Any and all hotel operators that are part of the development will enter into a Labor Harmony Agreement for the initial and any subsequent hotel.
3.	Remediate Environmental Contamination. Developer will be responsible for the incremental cost to remediate environmental contamination.
4.	Project Labor Agreement. Developer will enter into a project labor agreement for the initial phase of construction.
5.	Fair Market Value. The properties must be sold or ground leased at Fair Market Value.
<b>The following Broad Street Vacation requirements shall be contractual agreements between the Developer and the City of Seattle as terms in the DDA, shall be implemented by the Developer during development of the site, and shall comply with and be designed to City standards and as modified by terms and conditions within Appendix B.5 Broad Street Conditions of Approval.</b>	
6.	Access Easement or Right-of-Way. Eighth Avenue N will provide 11,000 square feet of public open space via a 60-foot wide access easement or right-of-way through the site (from Mercer to Roy). The 60-foot wide pedestrian street will further establish the neighborhood street grid and connect the neighborhoods north and site of Mercer Street. Appropriate signage and departmental reviews from the City and Seattle Department of Transportation (“SDOT”) will be required.
7.	Eighth Avenue Improvements. Eighth Avenue improvements between Mercer and Roy will implement the South Lake Union Urban Design Framework and will be consistent with Eighth Avenue North Design Guidelines. Please note Design Commission review will be required.
8.	Cycle Track Extension. Extend the two-way protected bike lanes in accordance with SDOT design criteria (see Appendix B.1) on the north side of Mercer from Dexter to Ninth, providing a key link in the bicycle network.

# OBJECTIVE AND REQUIREMENTS (continued)

## PRIORITIES

The City will prioritize development proposals that exhibit exemplary strength in sustainability, equity, design excellence, and provides a mix of uses that will build on the uniqueness and character of the South Lake Union community, activate the site and provide places for the community to gather.

### 1. AFFORDABLE HOUSING

The City has a strong interest in maximizing benefits for affordable housing through this RFP, either through direct production of affordable units on the site, or by maximizing the financial offer in order to create revenue that will be invested in affordable housing at another location. It shall be left to the City's discretion to determine which option maximizes affordable housing benefits. In order to make this determination, the City strongly encourages all respondents to submit bids both with and without an on-site affordable housing component.

For bids that include on-site affordable housing, the City is seeking proposals that meet the following goals:

- » Production of at least 175 apartment units of affordable housing, which shall be income- and rent-restricted for households earning up to 60% of Area Median Income ("AMI"), as defined by U.S. Department of Housing and Urban Development ("HUD"), for a period of not less than 50 years;
- » Delivery of a range of affordable unit sizes, including family-sized housing with 2 and 3-bedroom units; and
- » Inclusion of units affordable to households with incomes at 30% and 50% AMI.

**Note:** Developers should not assume any capital subsidy from the Seattle Office of Housing or other public funders, but may make reasonable assumptions about non-competitive resources such as 4% Low Income Housing Tax Credits and tax exempt bonds. In addition, affordable housing counted toward the above goals must be separate from any housing provided towards the Developer's requirements under the City's Mandatory Housing Affordability ("MHA") program, or Multi-Family Tax Exemption program.





# OBJECTIVE AND REQUIREMENTS (continued)



## 2. TRANSACTION STRUCTURE

The City has a strong preference to structure the transaction for the site as an unsubordinated long-term ground lease (a subordinated ground lease would be considered non-responsive); however, the City will consider alternative acquisition offers including a fee simple sale.

## 3. BUILDING AND PUBLIC SPACE

Of key importance will be the inclusion of strong, street-level activation and the provision of actively managed open space that incorporates place-making best practices and becomes a place of local and regional pride. Characteristics of successful public spaces typically include:

- » Active edge uses;
- » Strong gateways and entrances;
- » Focal points inside the spaces and vistas through them;
- » Choices of things to do within the space;
- » Showcase local assets, culture & civic identity;
- » Educational opportunities;
- » Comfortable places to sit;
- » Designed to attract a cross section of users;
- » Overlapping and changing uses;
- » Creative use of art; and
- » Provide seasonal strategies for active uses (diverse retail, music, entertainment, cultural festivals, farmers markets, art shows, etc.).

# OBJECTIVE AND REQUIREMENTS (continued)

## 4. COMMUNITY BENEFITS

The City is also interested in developments that include uses that will benefit the broader community, such as:

- » School;
- » Local business micro retail;
- » Performing arts space;
- » Maker space;
- » Career training center/community space; and
- » Daycare.

## 5. SUSTAINABILITY

The City desires a development that meets a high level of sustainability in its design, construction and operations. In particular, the City desires development that is LEED Gold or higher.

*Development is to exhibit strength in sustainability, equity, design excellence, providing mixed-use alternatives consistent with the uniqueness and character of the South Lake Union community*

