

# Greenbridge – King County Housing Authority

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## ***Available Land for Housing***

<b><i>Site 1 – 7.97 Acres Total</i></b>	Parcel 289580-1080	6.08 Acres
	Parcel 062304-9296	0.93 Acres
	Parcel 062304-9352	0.35 Acres
	Parcel 062304-9387	0.33 Acres
	Parcel 062304-9351	0.28 Acres

<b><i>Site 2 – 14.51 Acres Total</i></b>	Parcel 289581-0280	0.75 Acres
	Parcel 289581-0340	0.71 Acres
	Parcel 289581-0290	1.43 Acres
	Parcel 289581-0350	1.51 Acres
	Parcel 289581-0300	1.03 Acres
	Parcel 289581-0360	1.57 Acres
	Parcel 289581-0310	1.04 Acres
	Parcel 289581-0370	1.58 Acres
	Parcel 289581-0380	1.57 Acres
	Parcel 289581-0320	0.83 Acres
	Parcel 289581-0540	0.21 Acres
	Parcel 289581-0390	1.18 Acres
	Parcel 289581-0330	0.76 Acres
	Parcel 289581-0130	0.07 Acres
	Parcel 289581-0140	0.07 Acres
	Parcel 289581-0150	0.07 Acres
	Parcel 289581-0160	0.06 Acres
Parcel 289581-0170	0.07 Acres	

<b><i>Site 3 – 3.71 Acres Total</i></b>	Parcel 289581-0400	1.01 Acres
	Parcel 289581-0410	2.70 Acres

**Site 4 – 2.39 Acres Total**

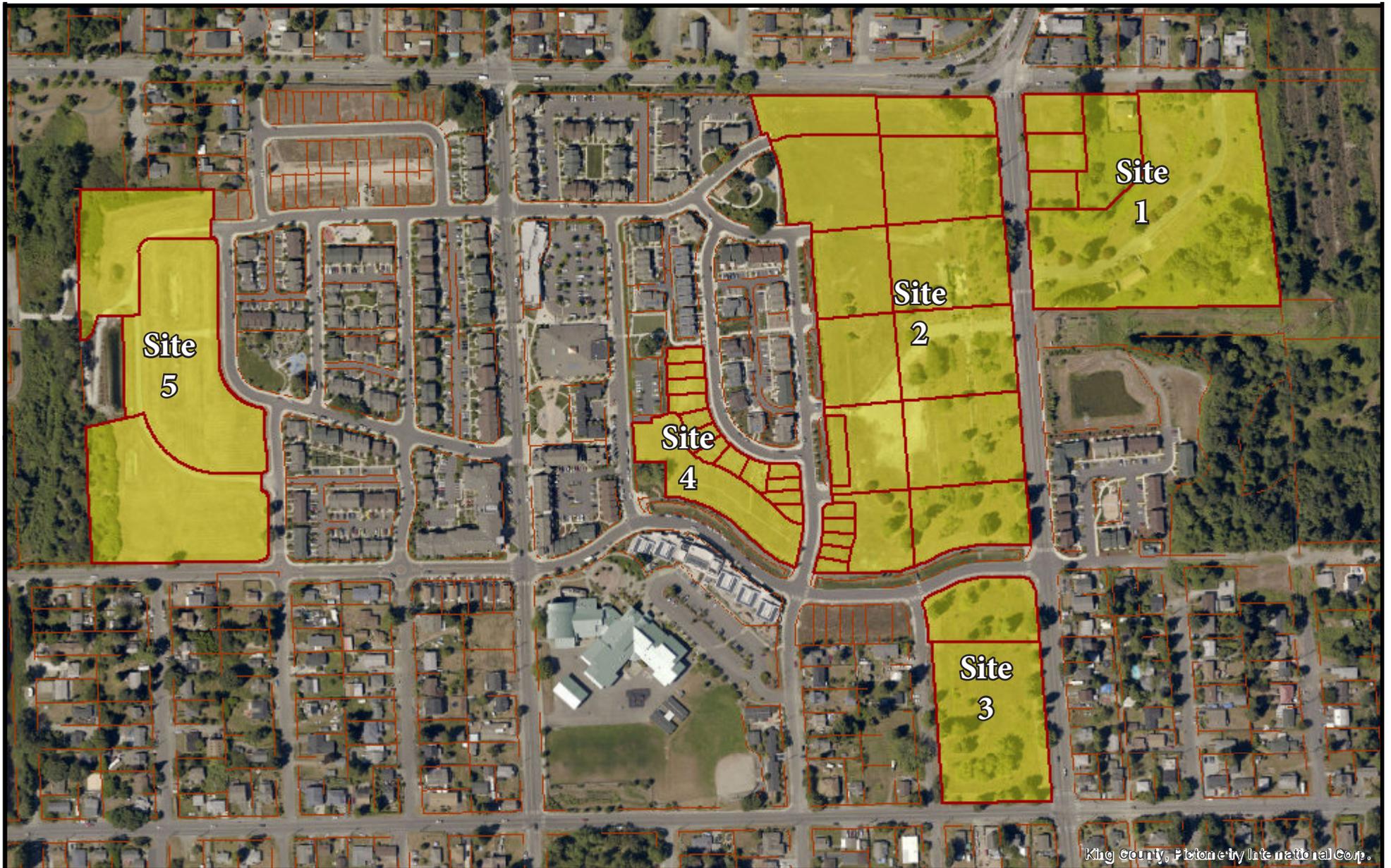
Parcel 289582-0180	1.29 Acres
Parcel 289582-0030	3,775 SF
Parcel 289582-0040	3,909 SF
Parcel 289582-0050	3,964 SF
Parcel 289582-0060	4,559 SF
Parcel 289582-0070	3,715 SF
Parcel 289582-0080	4,271 SF
Parcel 289582-0090	3,644 SF
Parcel 289582-0100	3,950 SF
Parcel 289582-0110	4,618 SF
Parcel 289581-0090	2,762 SF
Parcel 289581-0100	3,004 SF
Parcel 289581-0110	3,099 SF
Parcel 289581-0120	2,654 SF

**Site 5 – 8.22 Acres Total**

Parcel 289580-1010	1.76 Acres
Parcel 289580-1020	3.40 Acres
Parcel 289580-1030	3.06 Acres

**TOTAL AVAILABLE DEVELOPABLE AREA: 36.80 ACRES**

# Greenbridge



# High Point – Seattle Housing Authority

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## Available Land for Housing

<b>Site 1 – 1.41 Acres Total</b>	Parcel 327861-3810	2,611 SF
	Parcel 327861-3820	1,441 SF
	Parcel 327861-3830	1,442 SF
	Parcel 327861-3840	1,443 SF
	Parcel 327861-3850	1,444 SF
	Parcel 327861-3860	1,445 SF
	Parcel 327861-3870	1,446 SF
	Parcel 327861-3880	1,446 SF
	Parcel 327861-3890	1,442 SF
	Parcel 327861-3900	2,776 SF
	Parcel 327861-3910	2,085 SF
	Parcel 327861-3920	1,120 SF
	Parcel 327861-3930	1,120 SF
	Parcel 327861-3940	1,120 SF
	Parcel 327861-3950	2,066 SF
	Parcel 327861-3960	2,477 SF
	Parcel 327861-3970	1,280 SF
	Parcel 327861-3980	1,280 SF
	Parcel 327861-3990	1,280 SF
	Parcel 327861-4000	1,280 SF
	Parcel 327861-4010	1,280 SF
	Parcel 327861-4020	1,580 SF
	Parcel 327861-4030	1,682 SF
	Parcel 327861-4040	1,440 SF
	Parcel 327861-4050	1,440 SF
	Parcel 327861-4060	1,440 SF
	Parcel 327861-4070	1,440 SF
	Parcel 327861-4080	1,440 SF
	Parcel 327861-4090	1,440 SF
	Parcel 327861-4100	1,440 SF
	Parcel 327861-4110	1,440 SF
	Parcel 327861-4120	1,440 SF
	Parcel 327861-4130	1,440 SF
	Parcel 327861-4140	1,440 SF
	Parcel 327861-4150	2,414 SF
	Parcel 327861-4155	6,531 SF

<b>Site 2 – 0.53 Acres Total</b>	Parcel 327861-0550	2,708 SF
	Parcel 327861-0560	2,274 SF
	Parcel 327861-0570	2,366 SF
	Parcel 327861-0580	2,480 SF
	Parcel 327861-0590	2,615 SF
	Parcel 327861-0600	2,771 SF
	Parcel 327861-0610	2,949 SF
	Parcel 327861-0620	4,912 SF

<b>Site 3 – 1.01 Acres Total</b>	Parcel 327861-1210	3,845 SF
	Parcel 327861-1220	1,420 SF
	Parcel 327861-1230	1,419 SF
	Parcel 327861-1240	1,416 SF
	Parcel 327861-1250	1,411 SF
	Parcel 327861-1260	1,404 SF
	Parcel 327861-1270	1,396 SF
	Parcel 327861-1280	1,391 SF
	Parcel 327861-1290	1,253 SF
	Parcel 327861-1300	1,257 SF
	Parcel 327861-1310	1,293 SF
	Parcel 327861-1320	1,335 SF
	Parcel 327861-1330	1,384 SF
	Parcel 327861-1340	1,440 SF
	Parcel 327861-1350	1,895 SF
	Parcel 327861-1360	2,057 SF
	Parcel 327861-1370	1,072 SF
	Parcel 327861-1380	1,072 SF
	Parcel 327861-1390	1,072 SF
	Parcel 327861-1400	1,072 SF
	Parcel 327861-1410	1,072 SF
	Parcel 327861-1420	1,923 SF
	Parcel 327861-1430	11,004 SF

<b>Site 4 – 3.74 Acres Total</b>	Parcel 327860-2270	1.14 Acres
	Parcel 327860-2280	21,090 SF
	Parcel 327860-2290	16,025 SF
	Parcel 327860-2291	4,028 SF
	Parcel 327860-2292	4,024 SF
	Parcel 327860-2300	4,641 SF
	Parcel 327860-2310	3,590 SF
	Parcel 327860-2320	1,760 SF
	Parcel 327860-2330	1,760 SF
	Parcel 327860-2340	1,760 SF
	Parcel 327860-2350	1,760 SF
	Parcel 327860-2360	1,761 SF
	Parcel 327860-2370	1,761 SF
	Parcel 327860-2380	1,761 SF
	Parcel 327860-2390	1,831 SF
	Parcel 327860-2395	1.05 Acres

**TOTAL AVAILABLE DEVELOPABLE AREA: 6.69 ACRES**

# High Point



# High Point



# Memo

**Date:** December 11, 2015

**To:** Hillary Hamilton, FAS  
Katherine Tassery, Jeanette Blankenship, Lisa Mueller, CBO

**From:** Prithy Korathu, Office of Housing  
Lindsay Masters, Office of Housing

**cc:** Miriam Roskin, Office of Housing

**RE:** OH Response to Myers Way Property

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## Summary of OH Analysis:

On December 2, OH received a request to review the Myers Way remainder property. After analysis of this property, OH has concluded that the site does not support residential development, particularly affordable housing development. First and foremost, the lack of site improvements and physical constraints of the site, specifically steep slopes and wetlands, would likely result in higher development cost for a residential development. Second, our analysis of typical residential amenities such as access to public transportation, shopping, services, and schools, found the site to have below average access to all. Lastly, the close proximity to KCHA's Greenbridge and Seola developments lead us to conclude that this is not the most strategic location for investment of housing resources even within the surrounding area. Following is detailed documentation of our analysis of the site.

## Analysis of Basic Residential Development Criteria:

**Site Size** –The large site is an unusual opportunity in the market. **The site size is considered good.**

**Suitability as a Residential Site** – Surrounding uses in the immediate area include an assisted living facility, a mini-mart, gym, a large mini-storage facility, and a City of Seattle Police and Fire Fighter Training Center, to the north, a house of worship, on the east side of Myers Way; and single-family development to the south of the site.

The parcels comprising the site are zoned C2-65, a zone that provides for auto-oriented non-retail development that serve a wide geographic function such as manufacturing and warehousing. Uses within this zone are generally characterized by heavy, non-retail commercial activity with limited pedestrian and transit access.

Residential use is permitted on a conditional use basis. Given the lack of retail and residential development in the immediate area and the likelihood that future development will be oriented toward non-retail commercial uses such as manufacturing and light industrial use, the site has a below average of attracting commercial users oriented toward serving retail commercial needs of a neighborhood. **Overall, the site's suitability for residential development is below average.**

**Proximity to Transportation** – The Olson-Myers Way Park and Ride is located next to Arrowhead Gardens, at the north end of the Myers Way Remainder. The Park and Ride is served by Metro Routes 60 and 113. Route 60 provides transportation to White Center and Westwood Village to the west, and north to Boeing Field, Georgetown, Beacon Hill, First Hill and Capitol Hill. The route operates from 6:06am to 12:11 am, with buses running three times an hour. Route 113 provides transportation from Downtown Seattle to Shorewood, via the Olson-Myers Way Park and Ride. The route operates four times an afternoon.

Access to the major transportation routes in the area is good. These routes include 1<sup>st</sup> Avenue South and SR-509, which connect to SR-99 and connect to the major employment centers in the market such as Downtown Seattle approximately 7 miles north, SeaTac International Airport, approximately 7.5 miles south, and Westfield Southcenter, approximately 7.8 miles south. **Overall, the site has average access to transportation services and corridors.**

### **Suitability for Residential Development**

Proximity to Shopping and Services: The nearest retail center to the site is White Center, approximately 0.8 miles west of the property. The area includes several grocery stores, a hardware store, a drug store, neighborhood restaurants, and an array of retail services catering serving the needs of the neighborhood.

The closest shopping mall in the area is Westwood Village, approximately 1.5 miles west of the subject. Target, Bed, Bath & Beyond, Marshalls, and Staples anchor the 400, 000 square foot mall. The largest shopping mall in area is Westfield Southcenter, located approximately 7.8 miles south of the subject property. The mall houses more than 200 stores and includes more than 1,700,000 square feet of retail space.

Proximity to Schools: The location lies within the Seattle School District. Children in the area attend the following schools: Concord Elementary, approximately 1.5 miles northeast of the site, Denny Middle School, approximately 5.2 miles northeast of the site, and Chief Sealth High School, approximately 1.9 miles northwest of the site.

Proximity to Cultural and Recreational amenities: The Greenbridge Library is approximately 0.7 miles south. Several parks are located within 0.7 to 1.2 miles of the site. These parks include Marra-Desimone Park, 1.5 miles east, Westcrest Park, 0.7 miles north, White Center Pond Natural Area, 0.8 miles west, Highland Park Playground, 1.2 miles north, and the Steve Cox Memorial Park, 1.1 miles west. **Overall, the site has below average suitability for residential development.**

**Originating Fund Source / Restrictions on Use** – There are no restriction on the use of funds. However, proceeds from the sale of the property are required for repayment of the interfund loan which was used to acquire the property in 2003 and an additional interfund loan to make investments in homelessness prevention in 2015.

**Monetary Value of Property / Opportunity Costs** – The recent market value of the site (\$11.2 million) represents a significantly higher land value than is seen in the range of developments financed by OH. There are no obvious advantages to OH developing the site as a whole given that it would require OH to dedicate substantial portion of resources toward this endeavor, and forgo other opportunities available for affordable housing. Similarly, purchasing a portion of the site to develop, would lessen OH’s financial resources, but likely reduce any savings earned through economies of scale in the developing the large site.

**Capacity to Achieve Other Policy Objectives** – There are no significant policy objectives that would be met by pursuing residential development at this site. Acquiring the site to develop new housing in an area with poor access to public transportation and limited amenities is contrary to OH’s funding policies.

**Site Development Constraints** – The site lacks infrastructure (utilities and roads) improvements that would pose a significant development cost. Physical features such as steep slopes, three identified wetlands, and a drainage ditch, would like add additional costs to developing the site. In addition, portions of the site are contaminated. Overall, the sites lack of infrastructure and physical features would likely result in higher development cost for any housing development, and significantly reduce the utility of the site. The SCL right-of-way that bisects the south portion of the site further reduces the utility of the site. While the FAS report notes the right-of-way could serves as an access route to the development in the southwest portion of the site, the transmission lines encumbering the site are considered by some to be a health hazard, even though this claim lacks scientific support.

Portions of the site would likely enjoy good territorial views of the Duwamish River and King County Airport.

**Overall, the site’s physical attributes are below average for a housing development.**

**Contrast with Nearby Affordable Housing – Greenbridge and Seola Gardens** – King County Housing Authority currently has two housing developments near the subject: Greenbridge, located approximately 0.5 miles west of the subject and Seola Gardens, located approximately 0.4 miles south of the subject. The communities are established mixed-income communities that include rental and for sale housing. Both communities were intentionally developed with broad investment in amenities such as a community center, Head Start and Early Learning Centers, and feature better access to services, shopping, and public transportation. Given the community resources utilized in developing these communities, it would make little sense to spend additional resources developing a third community that would not have the same access to such amenities.