

WILLOW CROSSING AFFORDABLE HOUSING

6901 MLK JR. WAY S, SEATTLE WA



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1 | BACKGROUND

SECTION 1 | PROJECT SPONSOR

GMD DEVELOPMENT LLC AND AOF PACIFIC AFFORDABLE HOUSING CORPORATION

- Private Company & Non-Profit Partnership
- Partners each with 25+ years work in affordable housing development
- Together opened Linden Flats, 170 units of affordable housing (without any City OH funding) in June 2018
- Long term owners, not build and sell
- GMD is managing general partner of the partnership

ABOUT GMD

- Locally based in Seattle
- Focus on Pacific Northwest affordable housing
- Deep commitment to sustainable projects and use of renewal energy
- “Hands on” approach to development



SECTION 1 | PROJECT BACKGROUND

PROJECT HISTORY

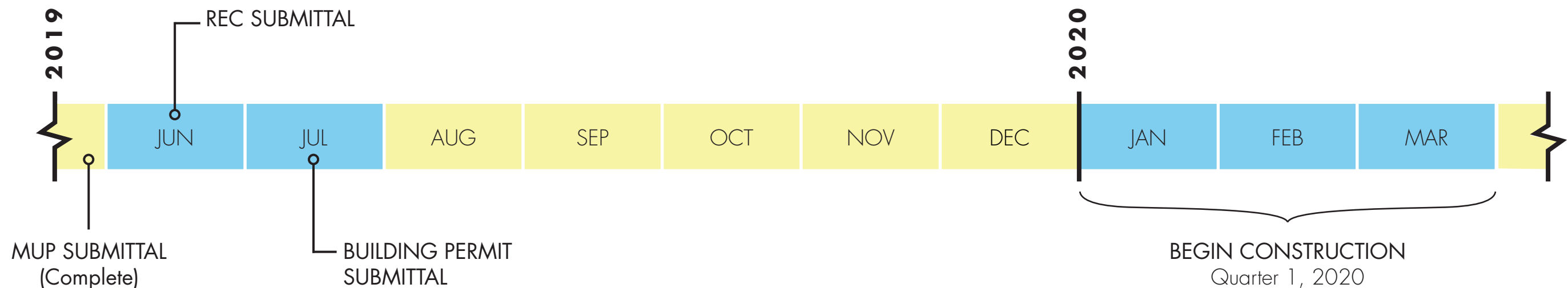
- Originally obtained a MUP for the 6901 MLK Jr Way South site.
- GMD Development purchased the site and the adjacent site at 3823 S Willow St, and has proposed to vacate 39th Ave S between the two sites in order to develop a larger affordable housing project.
- MUP modification drawings have been submitted to SDCI for Administrative Design Review because it is an affordable housing project.
- The current ROW is not in use and is actually used by the 3823 S Willow site for parking.

MUP RE-DESIGN

- The design reprograms the first floor of the 6901 MLK Jr Way S site by adding a larger residential lobby and amenity spaces, while maintaining retail space along most of MLK Jr Way S and the previously designed courtyard space in the middle of the building that is open to the public.
- The exterior design is the same as the previous design.
- Parking now direct access off Willow
- Multiple meetings have been held with the community and they are in favor of the project, especially with regards to it being an affordable housing project.
- Additional open space has been designed with the addition of the new site and street vacation along S Willow Street as well as an expansion of the internal courtyard.



TIMELINE



SECTION 1 | AFFORDABLE HOUSING

BOTH PARCELS ADJACENT TO 39TH PURCHASED WITH A CITY OF SEATTLE LAND ACQUISITION LOAN FOR AFFORDABLE HOUSING.

- 20 year land use restriction put in place

BUSINESS PLAN WITH VACATION:

- 211 units of affordable housing at 60% AMI or less.
- WSHFC 4% bonds + permanent financing
- No City of Seattle OH Permanent loan
- Repay City of Seattle land acquisition loan in full
- New 37 year land use restriction

BUSINESS PLAN WITHOUT VACATION:

- Sites not financially feasible for development without re-design and additional permanent funding from City
- GMD Development would turn control of site over to City of Seattle OH
- OH could find another developer to separately develop each parcel, requiring permanent loan from City
- If OH cannot find a suitable alternative developer, land use restriction could be removed and one or both sites sold
- Control for future options will be within City OH discretion, but unknown cost and timing



**6901 MLK JR. WAY S
(PREVIOUS OUTREACH DURING MUP PROCESS)**

- Several meetings held with local community groups
- All groups supported project
- Community preferred smaller retail spaces
- Community asked if project could have affordable housing



SECTION 1 | COMMUNITY ENGAGEMENT PLAN

COMBINED SITES STREET VACATION OUTREACH

(IN PERSON, DIGITAL & PRINTED OUTREACH)

- **OSCAT Monthly Meeting (presentation) September 6, 2018**
 - Lighting on 39th
 - Public art (off-site or on-site)
 - Existing neighborhood art project – “Places for People”
 - Opportunities for off-site public benefits
 - Group was generally supportive of the project, and was happy it was going to be affordable housing.
- **Call with Selam Misgano, UW Othello Common September 26th, 2018**
 - Off-site public benefits suggestion of street safety adjacent to Othello Park.
- **On Board Othello Monthly Meeting (short presentation October 2, 2018)**
 - Strong support for off-site public benefit opportunity to contribute funding to the “Places for People” public art project.
- **Homesight – represented at OnBoard Othello Meeting**
- **Puget Sound Sage – represented at 9/26 Focus Group**
- **Rain Valley Community Development Fund – represented at OSCAT meeting 9/6**
- **Posted public meeting notices around the community in 10 locations, hosted online survey**
- **All materials translated multiple languages to reach diverse neighborhood population**

SECTION 1 | VISION AND GOALS

1. Create a vibrant and affordable housing community.
2. Create an active pedestrian experience and create a public plaza along MLK.
3. Integrate with the neighborhood.
4. Activate uses at the street.
5. Activate street corner with consistent street front identity.
6. Strengthen the Othello neighborhood gateway.

SECTION 1 | DEVELOPMENT PROPOSAL

PROJECT LOCATION:

6901 MLK Jr. Way S, Seattle WA
 3823 S Willow St, Seattle WA
 39th Ave S

BASE ZONE:

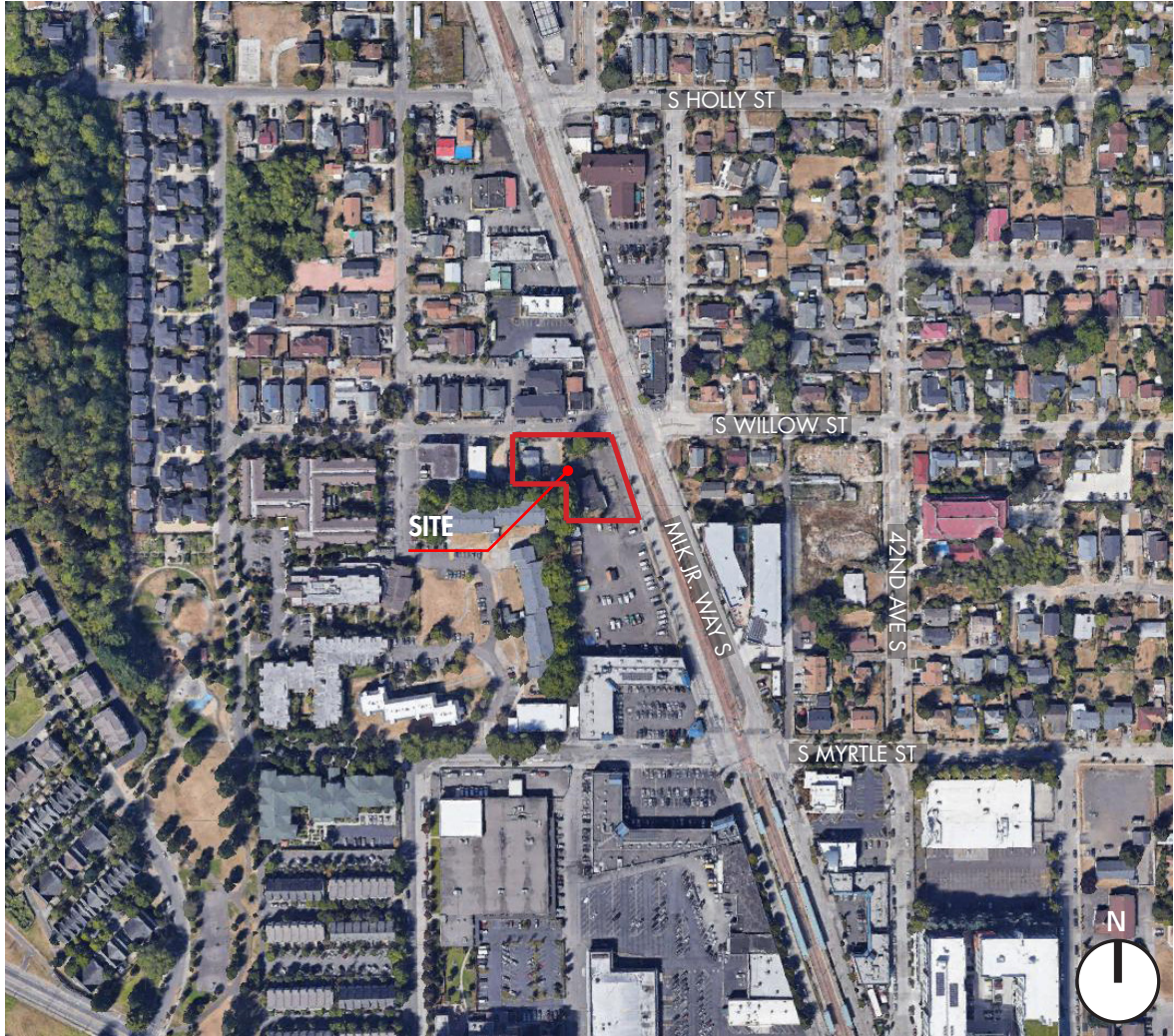
6901: NC3P-95 (M)
 3823: NC3-75 (M1)
 39th Ave S: NC3-75 (M1)

LOT SIZE:

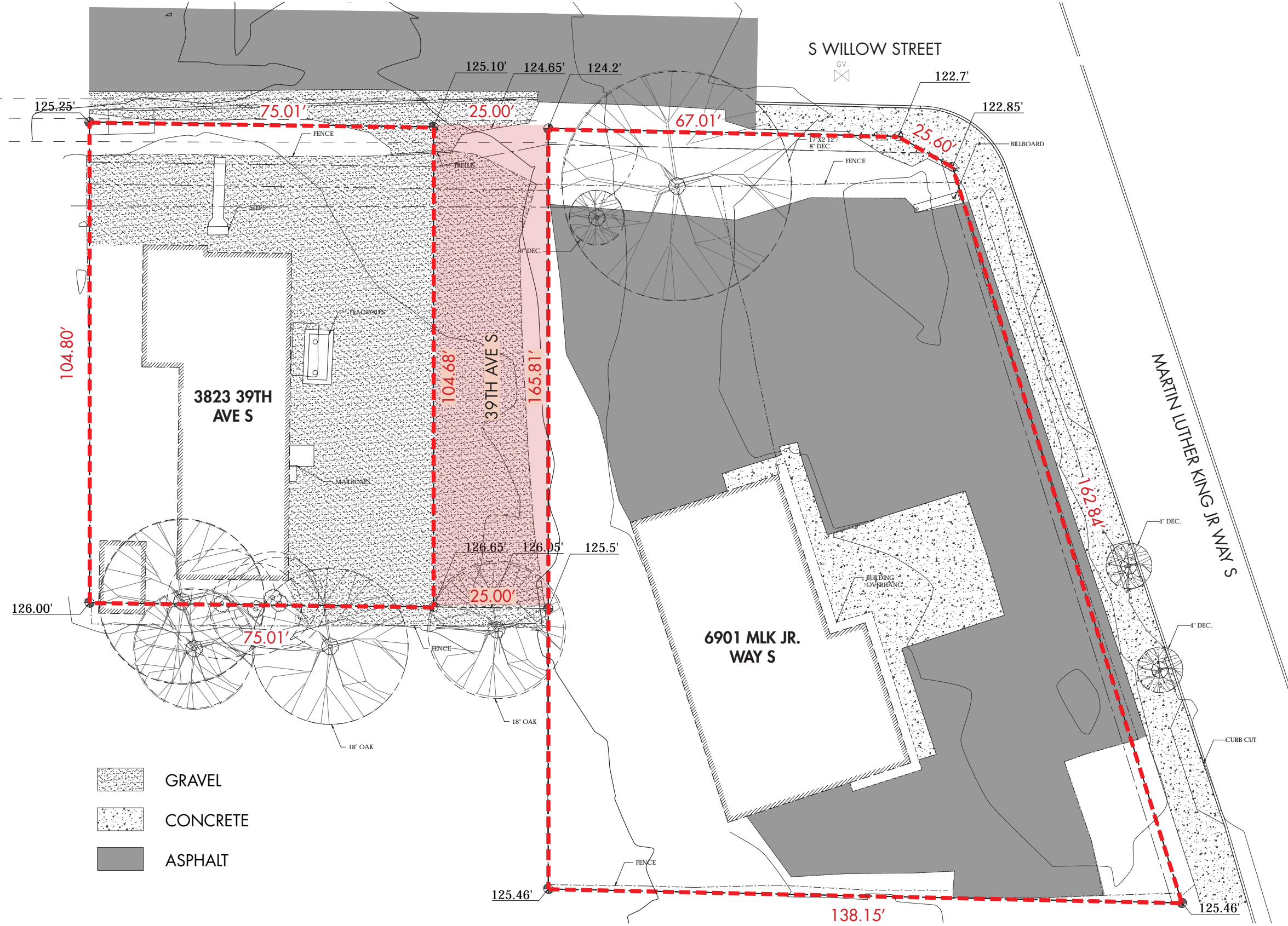
6901: 18,431 SF
 3823: 7,825 SF
 39th Ave S: 2,616 SF




OVERLAY ZONES:

Othello Residential Urban Village



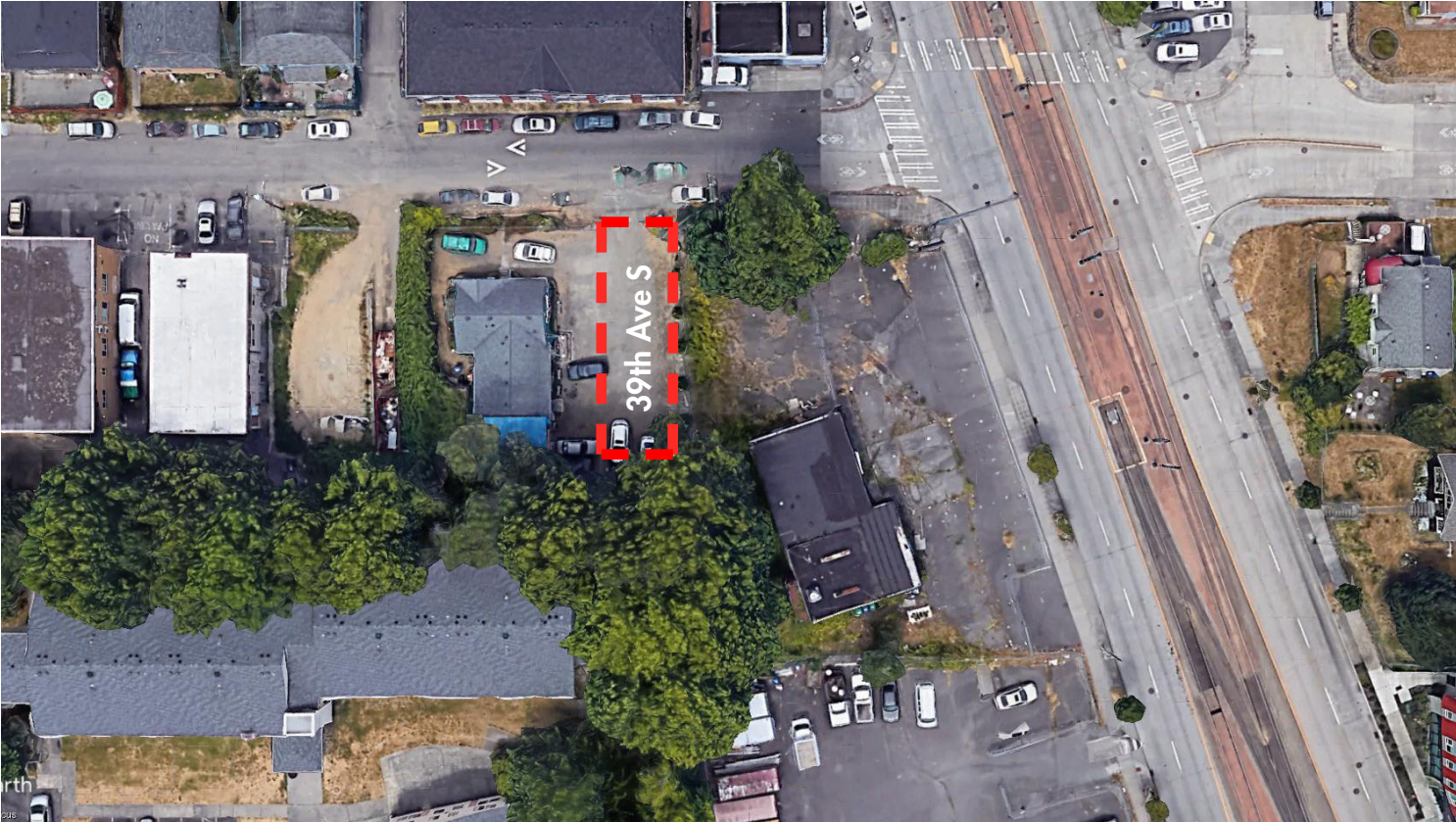
SECTION 1 | EXISTING SITE



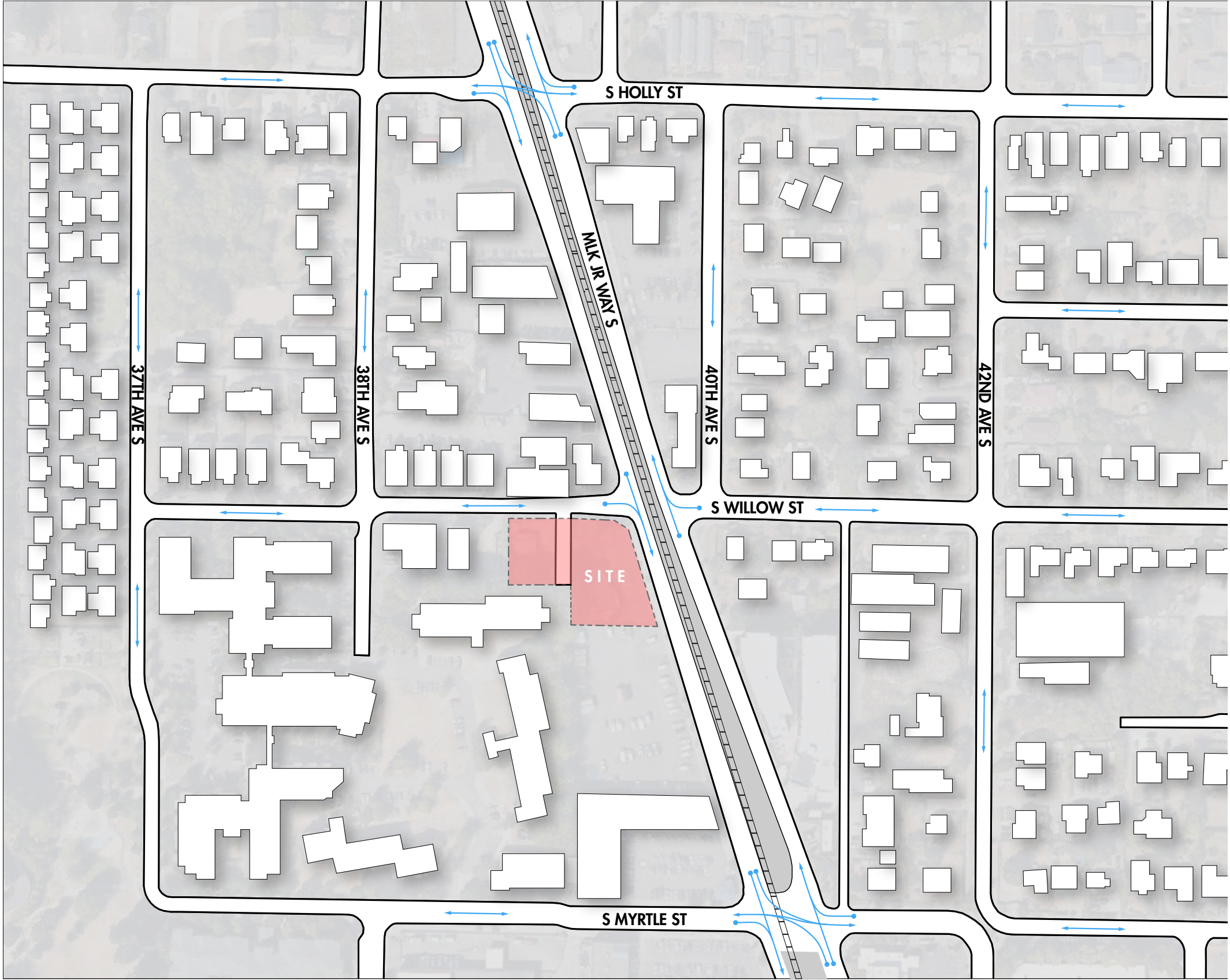
-  GRAVEL
-  CONCRETE
-  ASPHALT



SECTION 1 | EXISTING SITE IMAGES



SECTION 1 | STREET CIRCULATION



2 | URBAN DESIGN ANALYSIS

SECTION 2 | EXISTING USES



SECTION 2 | SURROUNDING STRUCTURES



1- HOPE PLACE
3802 SOUTH OTHELLO STREET | HOMELESS SHELTER
Hope Place is a shelter for homeless women and their children. It is a 5 story residency that can house long term and temporary tenants. There is also retail space in ground floor which allow for pedestrian traffic to increase along this area.



2- ASSEMBLY 118
4200 S OTHELLO ST | APARTMENTS
This is a 7 story 353 unit multi-family apartment complex with 16,483 sqft of retail on the ground floor.



3- STATION AT OTHELLO PARK APTS.
4219 S OTHELLO ST | APARTMENT
Facade is flush with the street/sidewalks allowing for space in the back for a residential courtyard. By setting the front facade against the sidewalk the retail and residential entries are more defined resulting in a positive use of the site.



4- 4031 S WILLOW STREET
4031 S WILLOW ST | TOWNHOUSES
This project consists of 5 buildings including 44 townhouses total each with their own garage. Project is currently under review



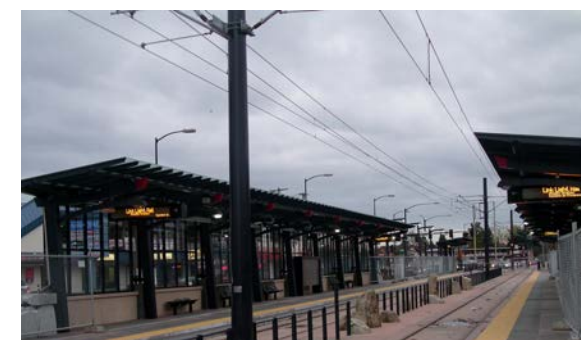
5- MERCY OTHELLO PLAZA
6940 MARTIN LUTHER KING JR WAY S | APARTMENTS
Across the street from the project site is a 6 story apartment complex. It will include 1,750 sqft of retail space on the ground floor.



6- OTHELLO OCHO
7011 42ND AVE S | TOWNHOUSES
Project currently under review. Othello Ocho is a two building 8-unit townhome project along 42nd ave S.



7- PUBLIC PLAZA
6960 MARTIN LUTHER KING JR WAY S | PLAZA
Plaza contains local artwork known as the Rainier Valley Kaiku. Concrete mass is used as a planting wall. Benches used in the public plaza for seating. Bus shelter within the plaza. There is also a bike stop within the plaza.

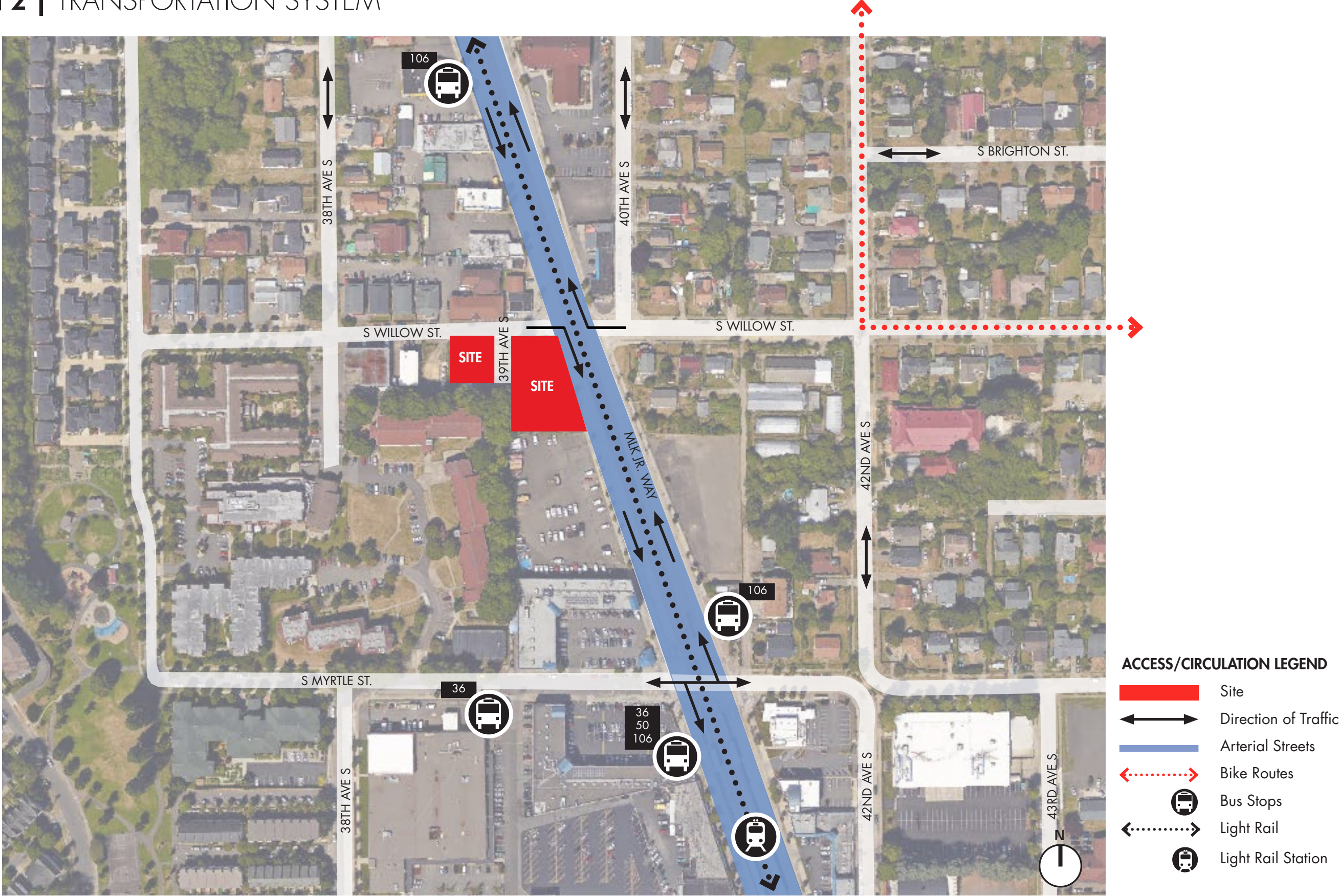


8- OTHELLO STATION
7100 MARTIN LUTHER KING JR WAY S | STATION
Frequently used light rail station that connects Othello to downtown Seattle. Located inbetween the street.



9- W-39 APARTMENTS
6901 MARTIN LUTHER KING JR WAY S | APARTMENTS
MUP approved market rate apartment project containing 141 residential units, ground floor retail and plaza.

SECTION 2 | TRANSPORTATION SYSTEM



3 | VACATION/NO VACATION REVIEW

SECTION 3 | VACATION PROJECT SUMMARY

STREET VACATION PROPOSAL

Total Gross Floor Area: 163,500 SF
 Residential Floor Area: 130,538 SF
 Commercial Floor Area: 3,600 SF
 Building Height: 70 FT / 7 Stories
 Number of Residential Units: 211 (Affordable Housing)
 Number of Parking Stalls: 41
 Number of Bike Stalls: 60
 Uses: Affordable Multifamily, Apartments, Retail

PROJECT DESCRIPTION

- 211 affordable housing apartments, street level retail and 1 level of below grade parking.
- Retail spaces will be accessed from MLK Jr Way S on the street level.
- Othello light rail station access.

SUSTAINABLE FEATURES

- The project will qualify for the Evergreen Standard Sustainability program. (All LED lighting, low flow plumbing, native plantings, solar PV & solar thermal systems.)



SITE ACCESS

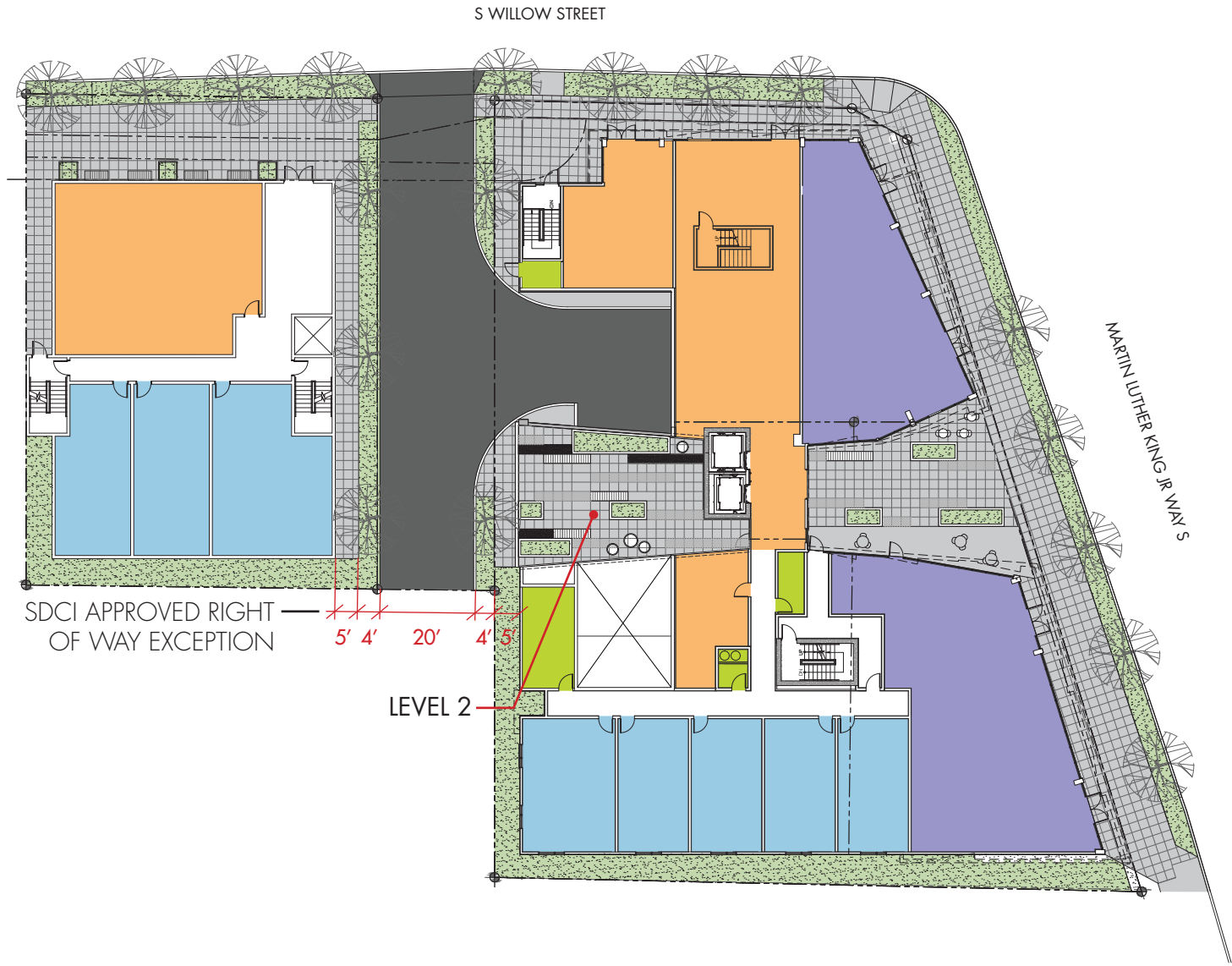
- Vehicles
- Pedestrians
- Bicycles

KEY

- | | | | |
|---|-------------------------|------------|-------------|
| 1 | Entry Plaza | Orange | Amenity |
| 2 | South Retail Plaza | Light Blue | Residential |
| 3 | North Retail Plaza | Green | Utility |
| 4 | Vehicle Entry | Purple | Retail |
| 5 | North Residential Entry | Pink | Office |
| 6 | Landscaping | Grey | Circulation |
| 7 | Private Plaza | | |

SECTION 3 | SITE PLANS

WITHOUT STREET VACATION



WITH STREET VACATION



- Amenity
- Residential
- Utility
- Retail
- Office



SECTION 3 | PERSPECTIVES

WITHOUT STREET VACATION

VIEW ALONG WILLOW ST



+/- 140 Market Rate Apartments for MLK site. (Previous MUP)
+/- 178 Market Rate Apartment potential for both sites. (No affordable housing)

WITH STREET VACATION

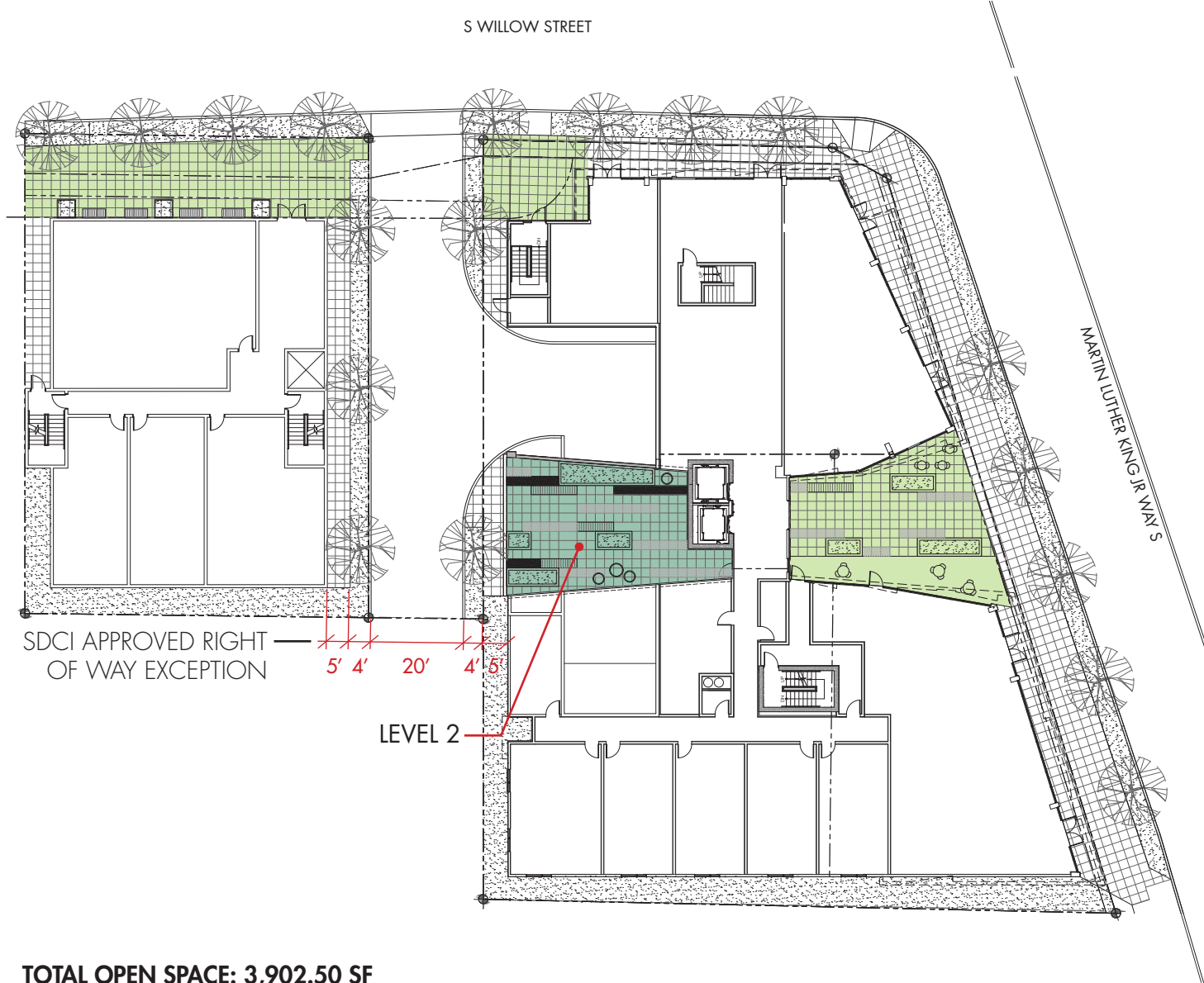
VIEW ALONG WILLOW ST



+/- 211 Affordable Housing Units

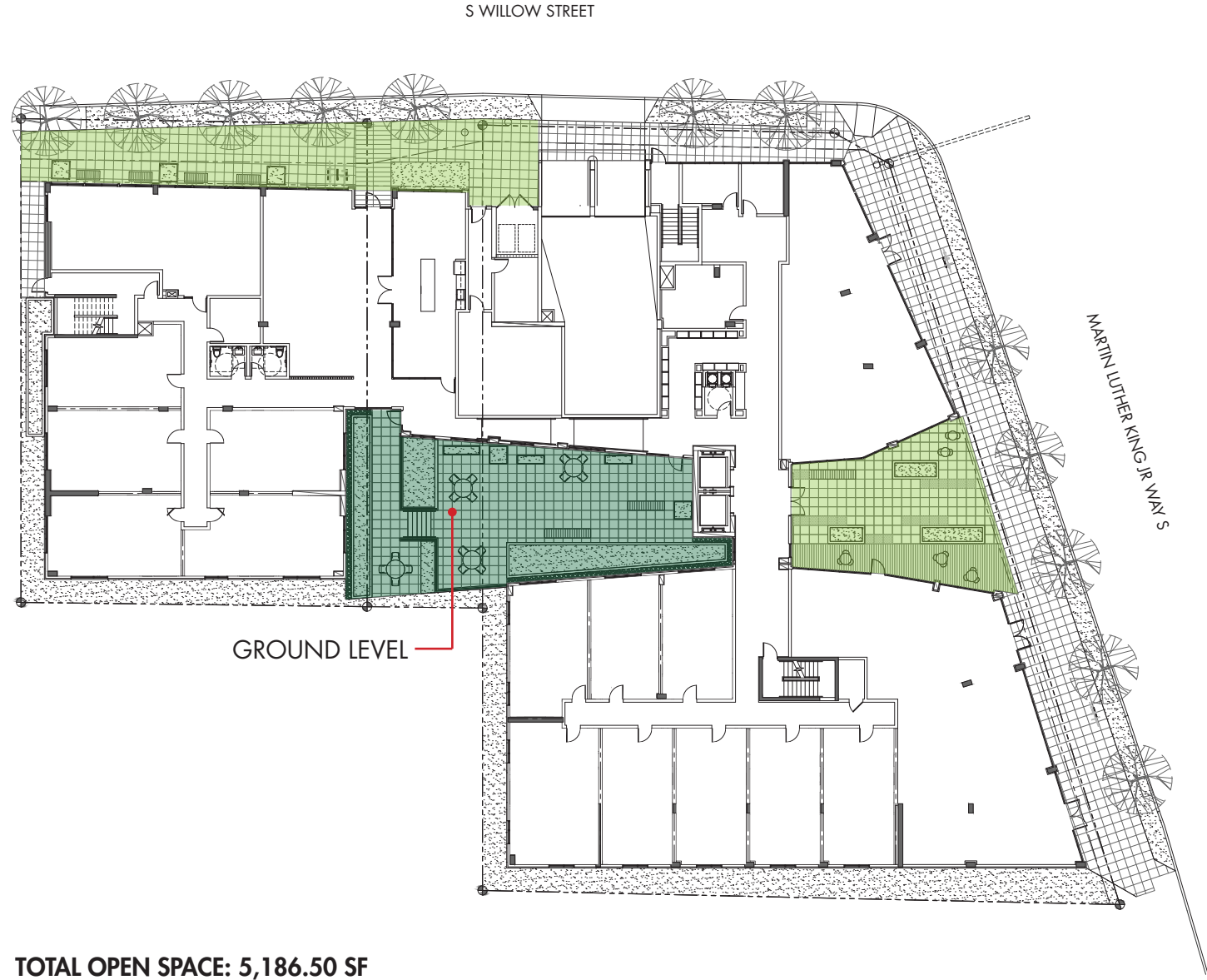
SECTION 3 | OPEN SPACE

WITHOUT STREET VACATION



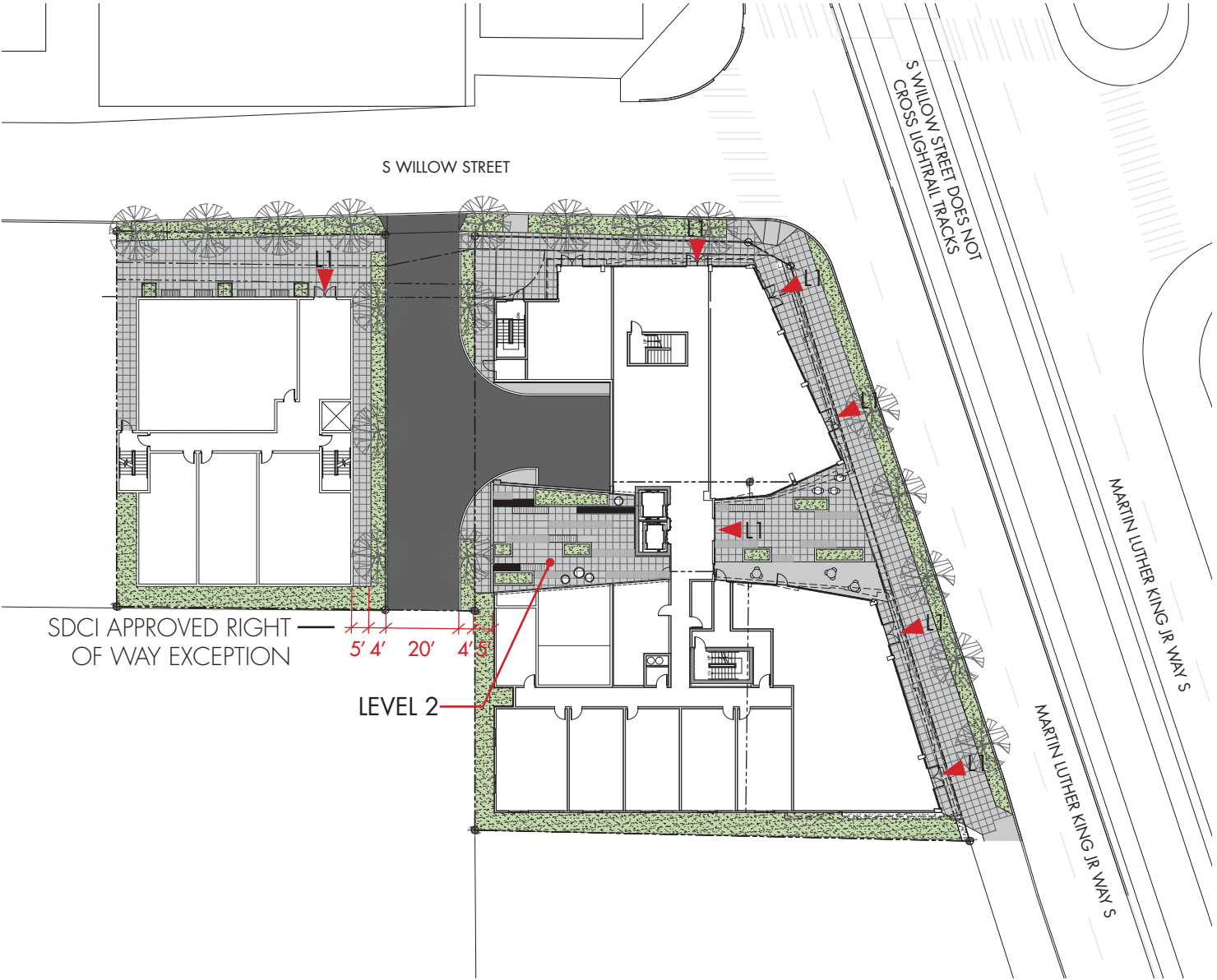
Public Private

WITH STREET VACATION

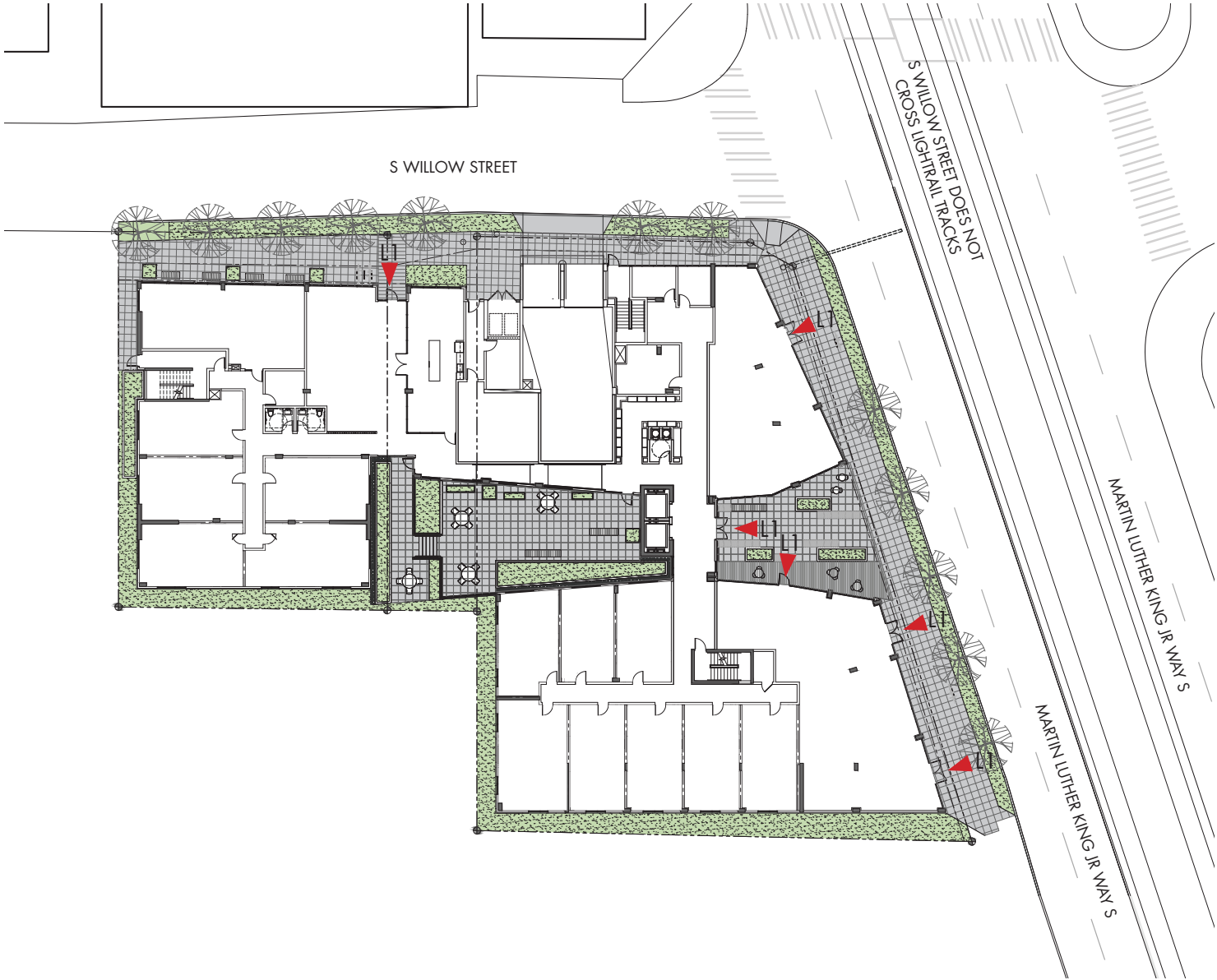


SECTION 3 | PEDESTRIAN ENTRIES

WITHOUT STREET VACATION

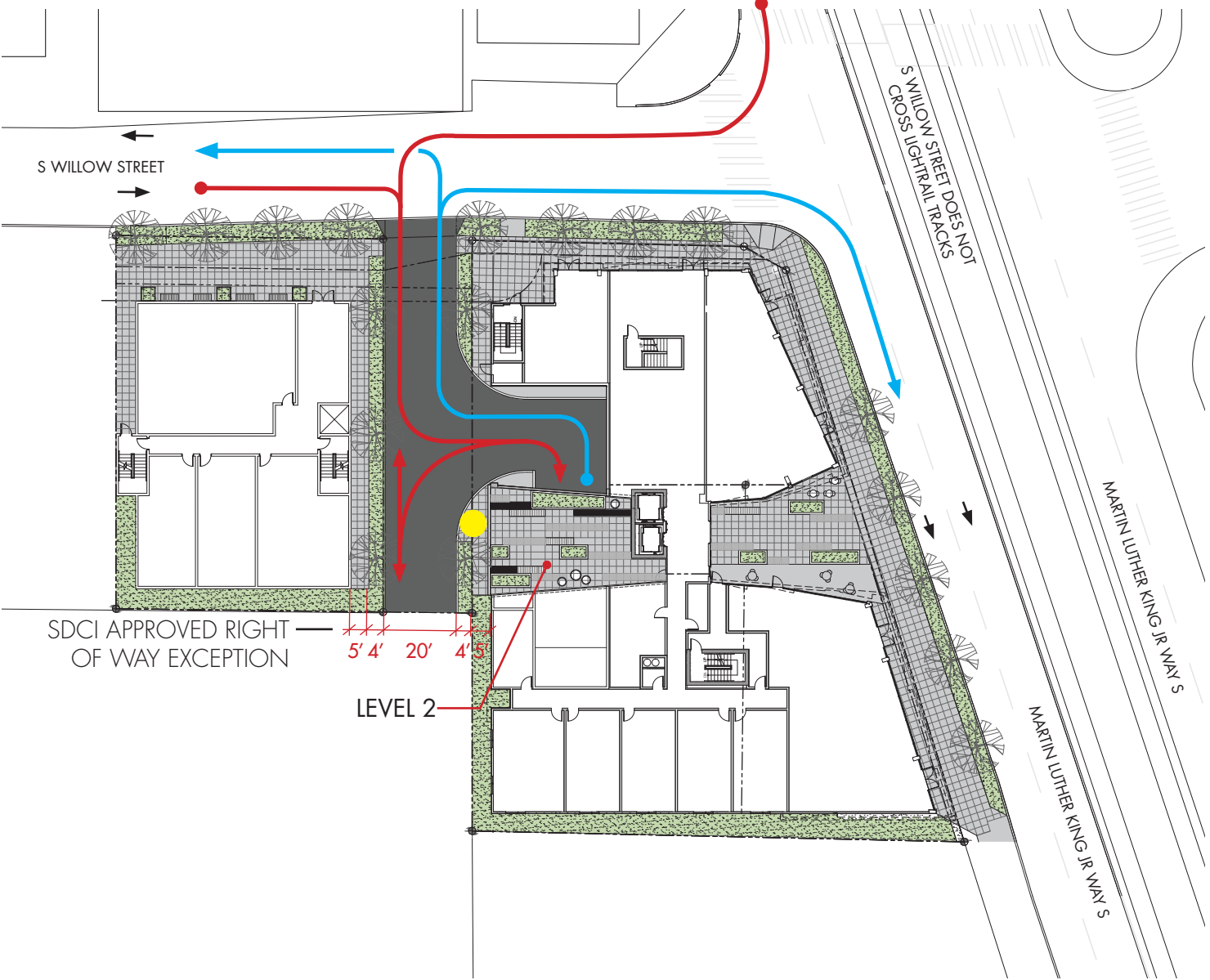


WITH STREET VACATION

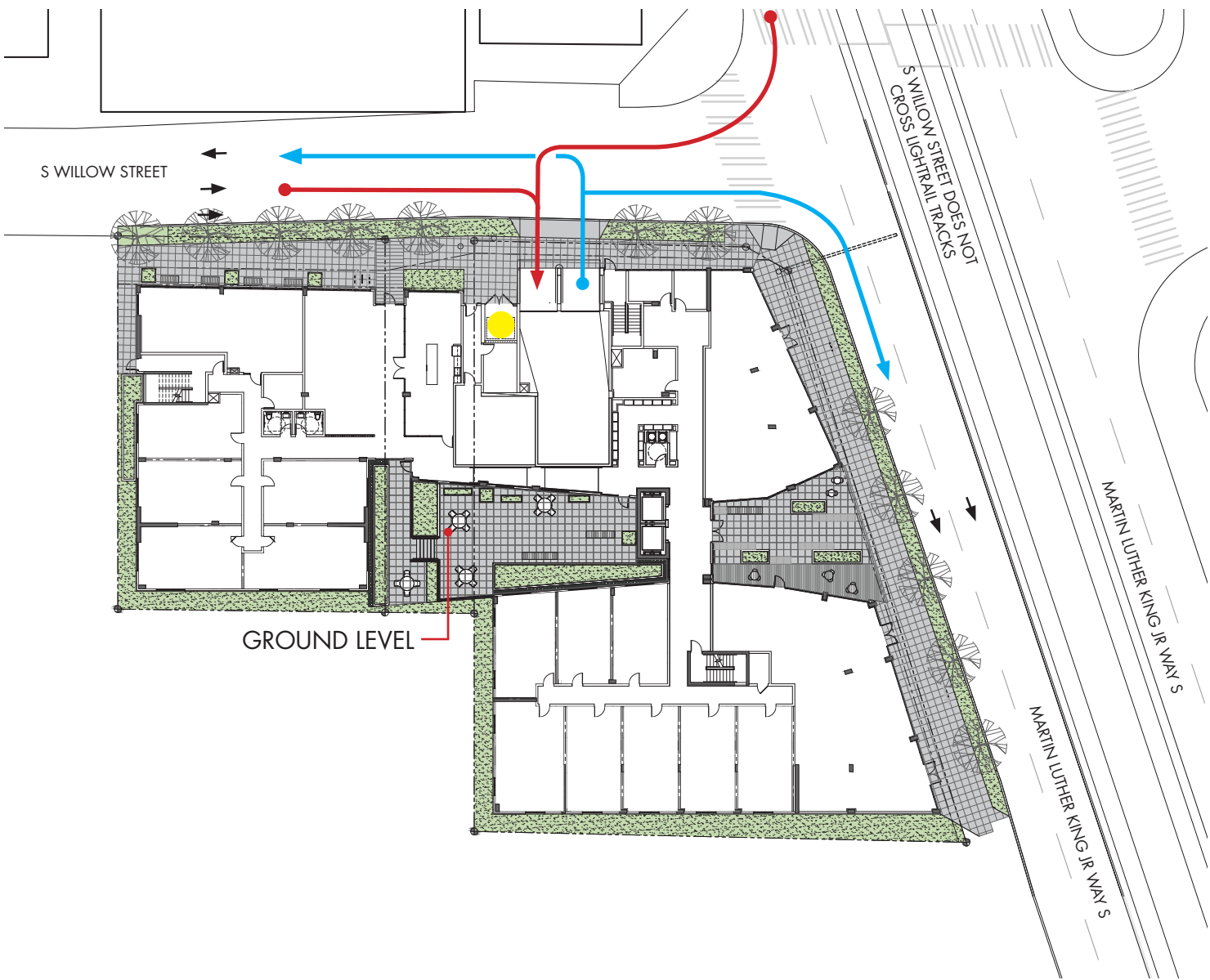


SECTION 3 | VEHICLE ENTRIES AND EXITS

WITHOUT STREET VACATION



WITH STREET VACATION

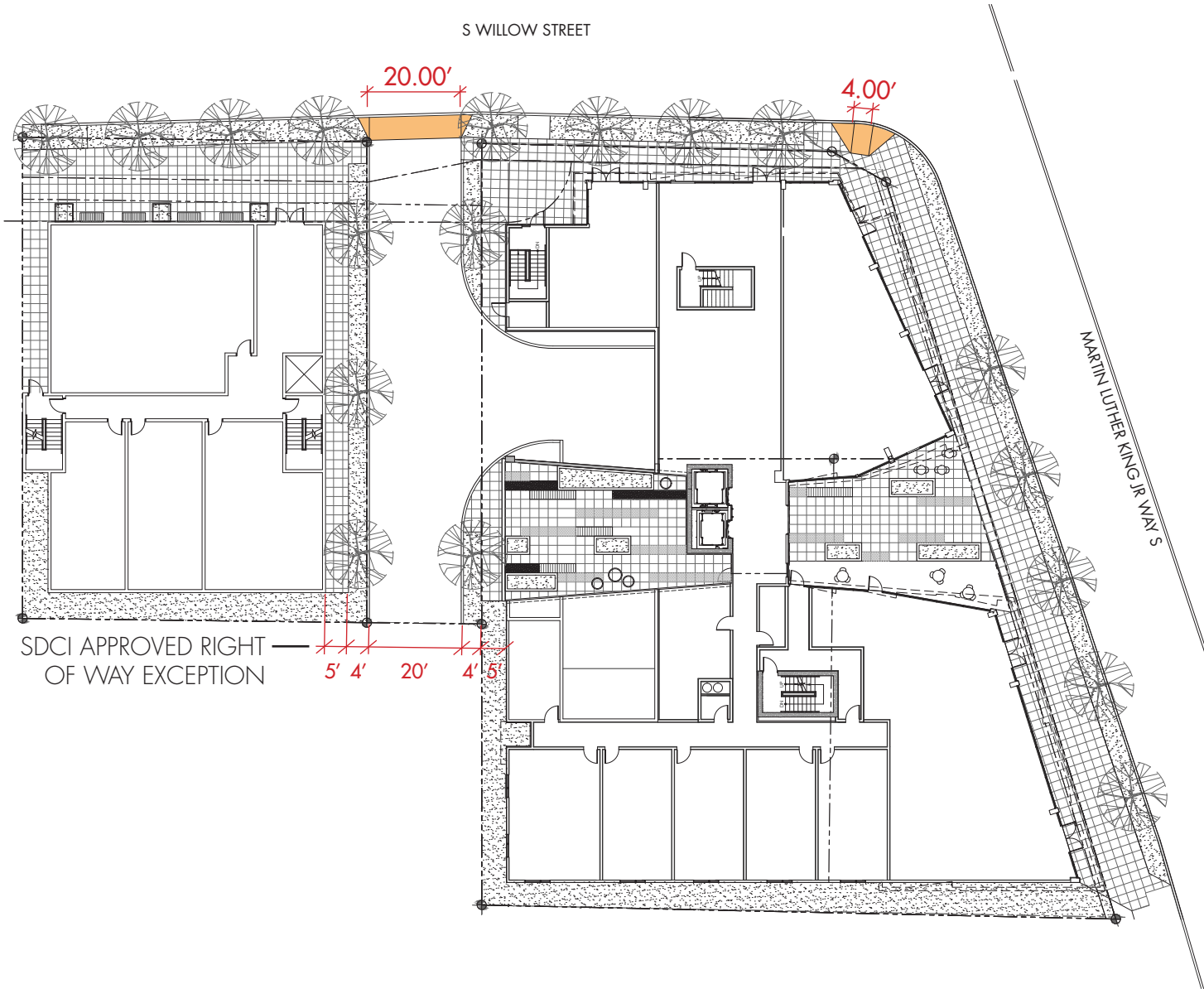


- Entry
- Exit
- Trash Pickup

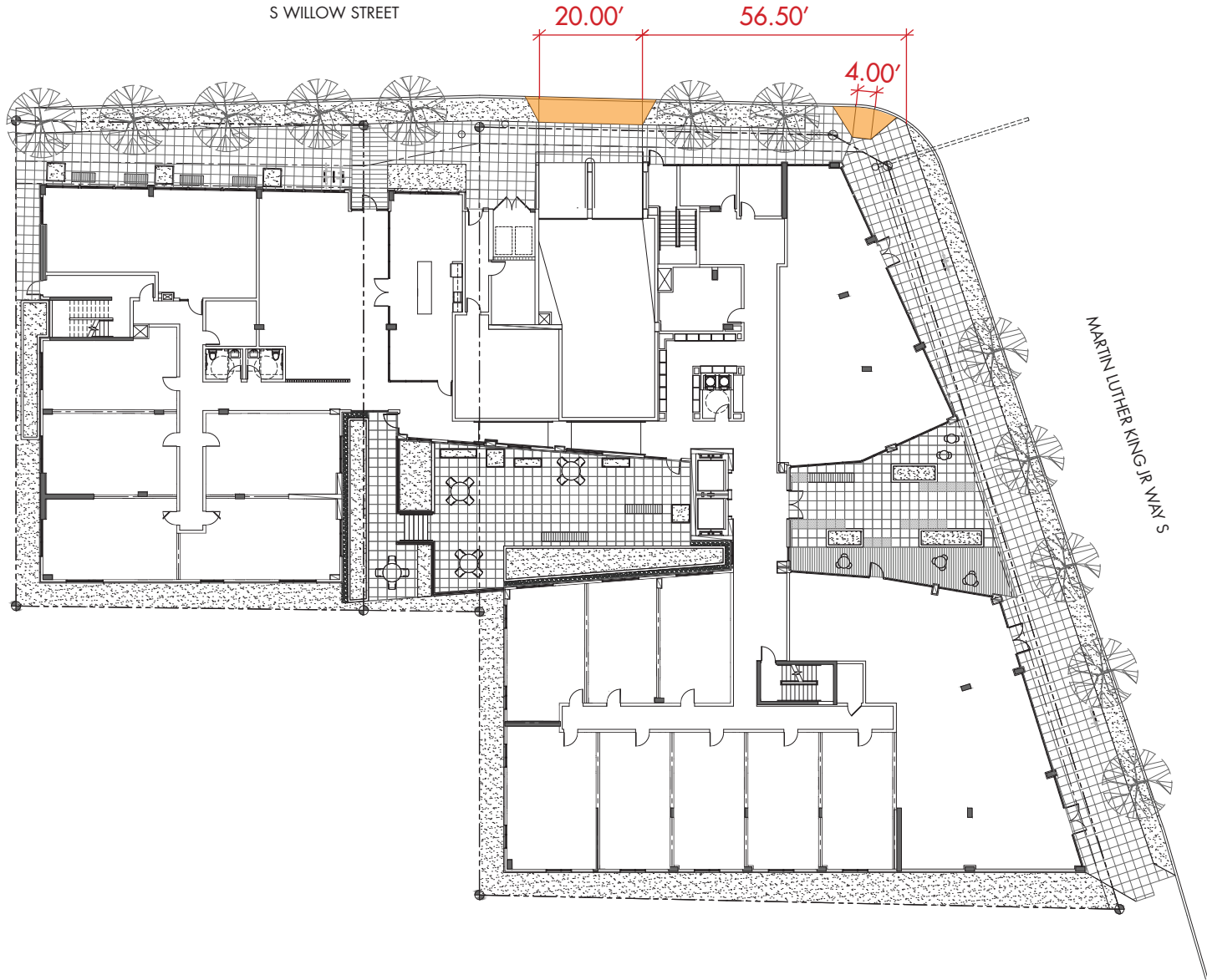


SECTION 3 | CURB CUTS

WITHOUT STREET VACATION

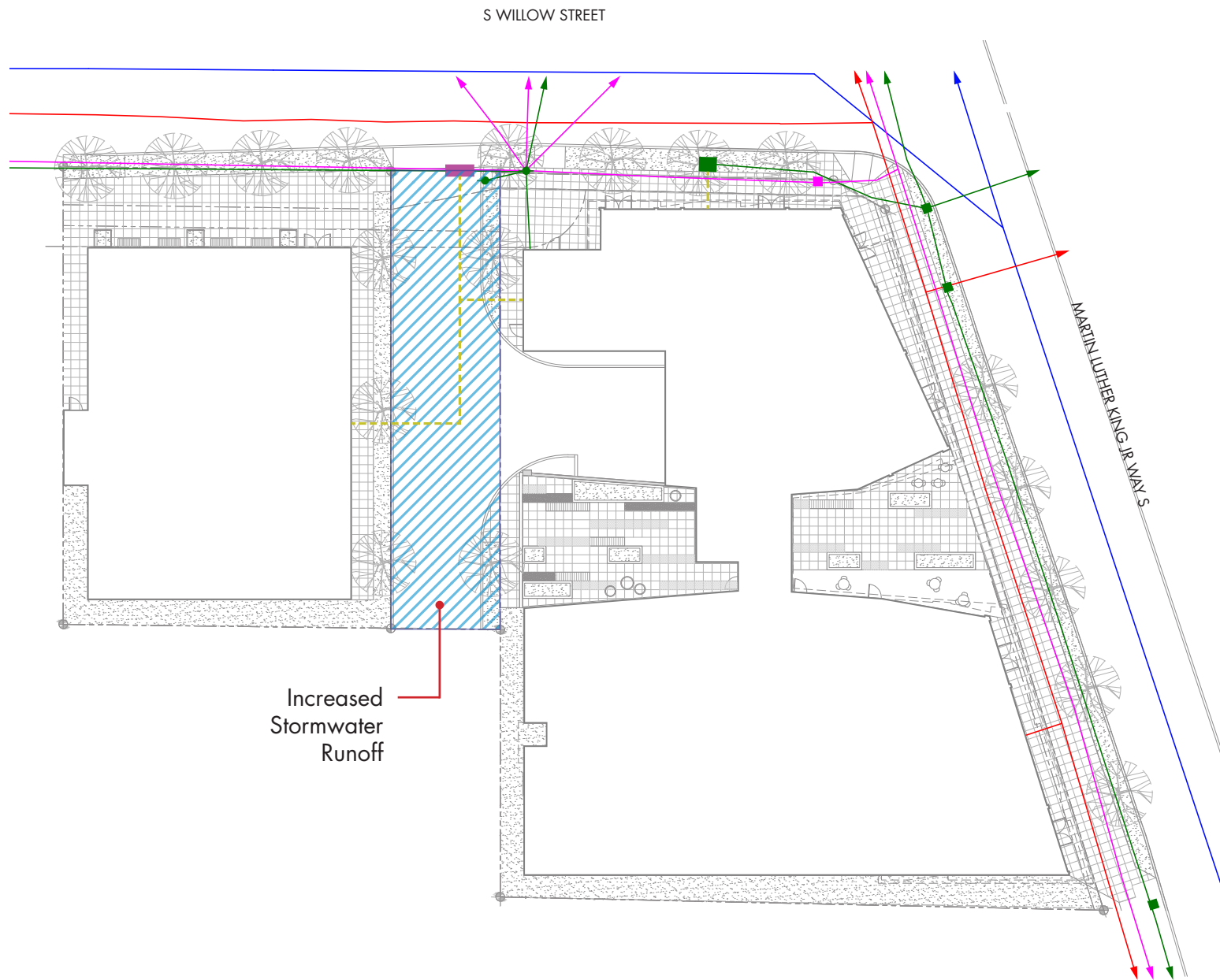


WITH STREET VACATION

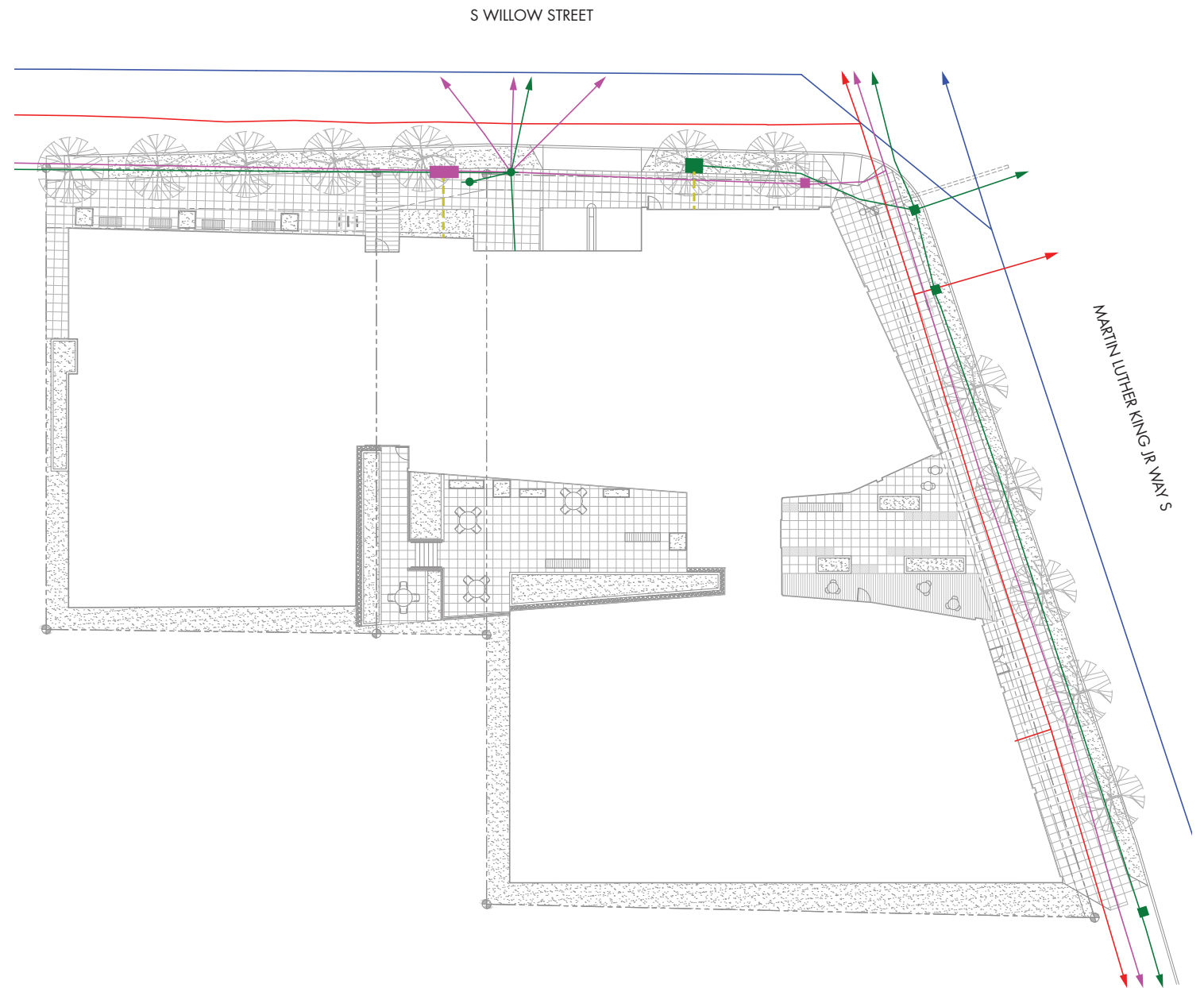


SECTION 5 | UTILITIES

WITHOUT STREET VACATION



WITH STREET VACATION



- Telephone
- Gas
- Power
- Sanitation
- - - New Potential Utilities



SECTION 3 | SPRING SHADOW STUDIES

WITHOUT VACATION



10 AM - SPRING EQUINOX
March 20, 2019

12 PM - SPRING EQUINOX
March 20, 2019

2 PM - SPRING EQUINOX
March 20, 2019

4 PM - SPRING EQUINOX
March 20, 2019

WITH VACATION



10 AM - SPRING EQUINOX
March 20, 2019

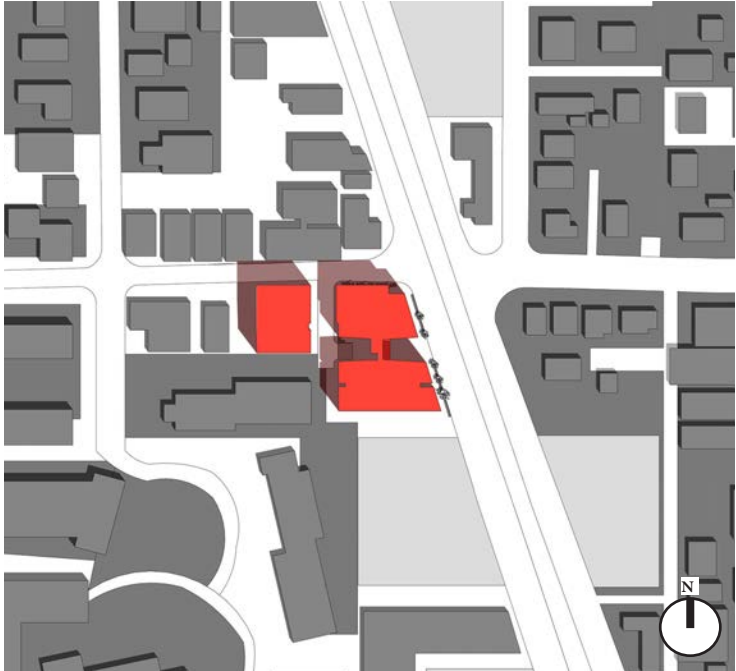
12 PM - SPRING EQUINOX
March 20, 2019

2 PM - SPRING EQUINOX
March 20, 2019

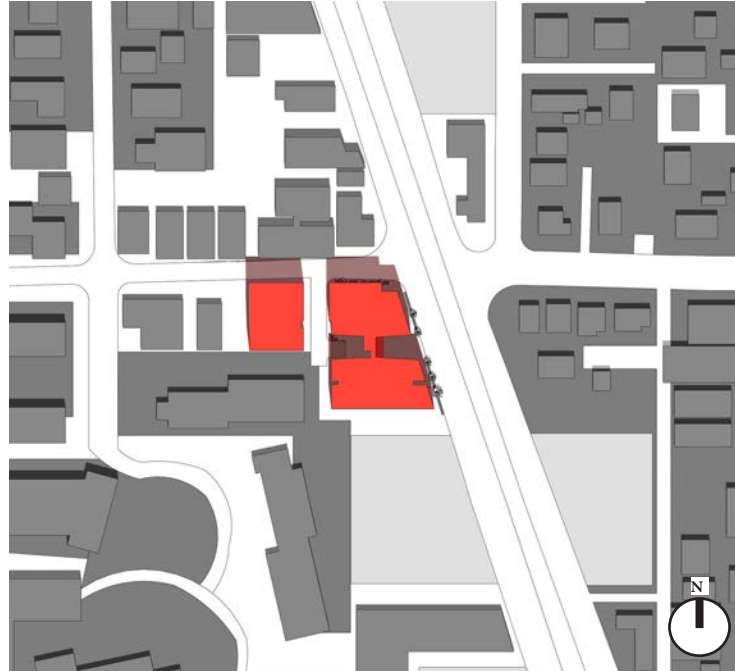
4 PM - SPRING EQUINOX
March 20, 2019

SECTION 3 | SUMMER SHADOW STUDIES

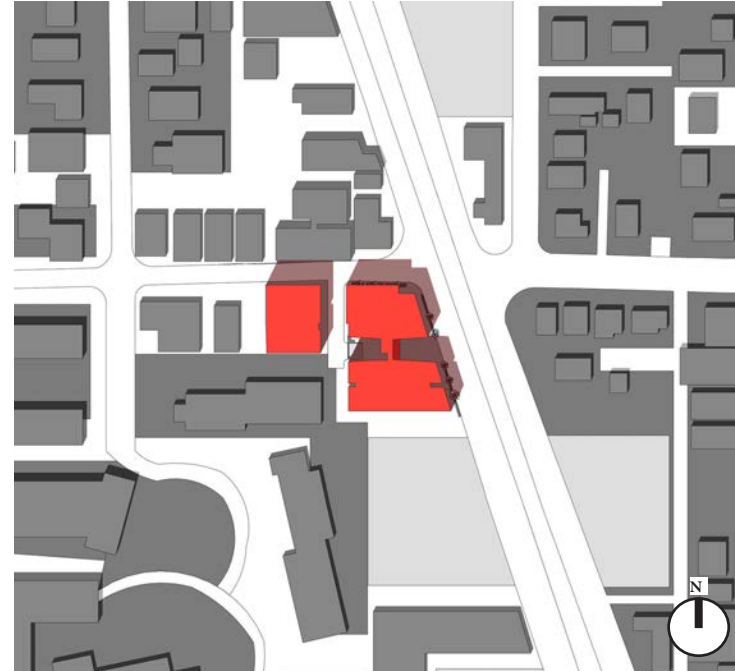
WITHOUT VACATION



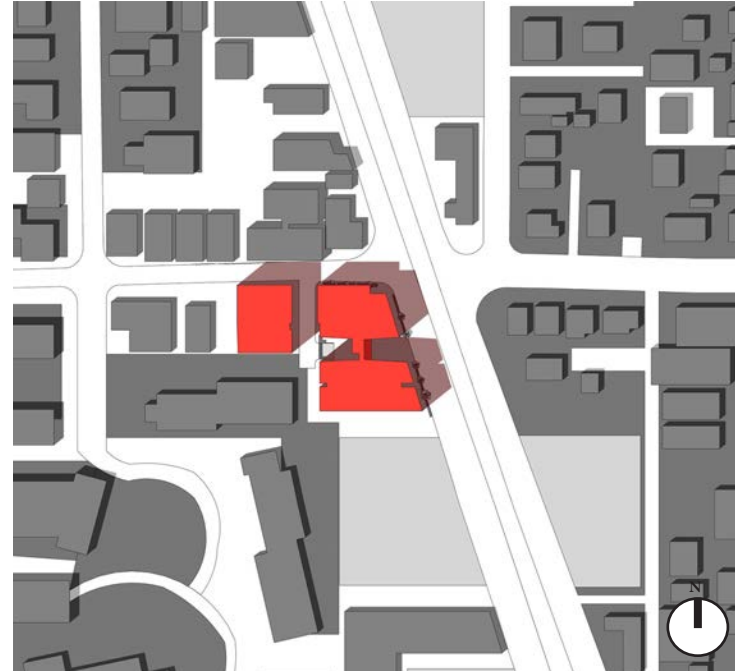
10 AM - SUMMER SOLSTICE
June 21st, 2019



12 PM - SUMMER SOLSTICE
June 21st, 2019

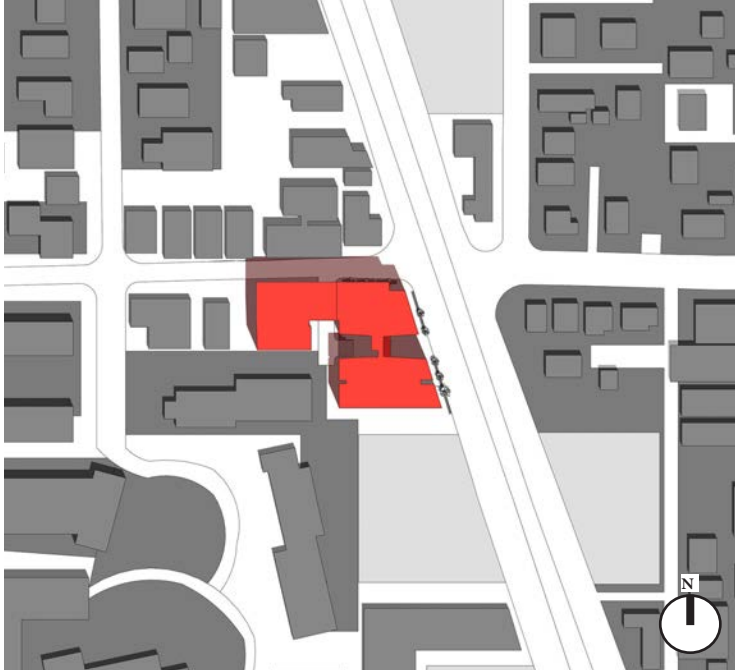


2 PM - SUMMER SOLSTICE
June 21st, 2019



4 PM - SUMMER SOLSTICE
June 21st, 2019

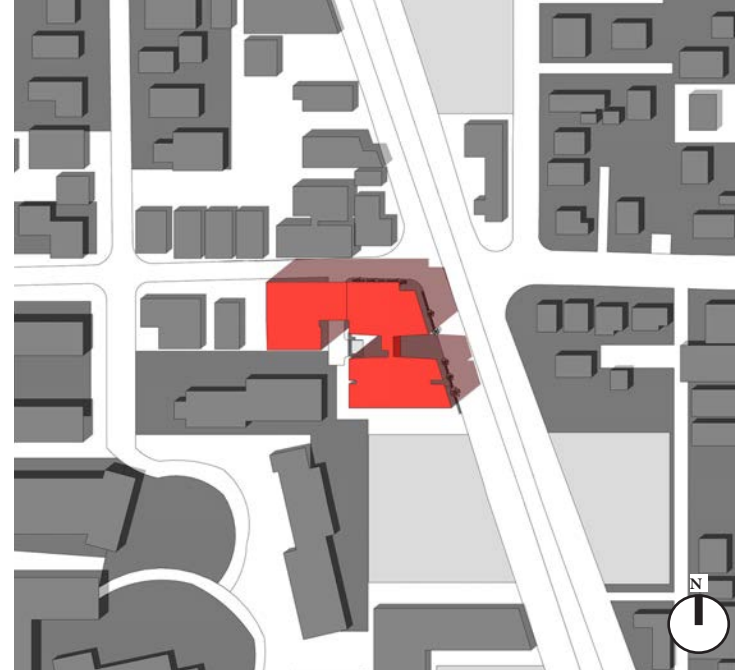
WITH VACATION



10 AM - SUMMER SOLSTICE
June 21st, 2019



12 PM - SUMMER SOLSTICE
June 21st, 2019



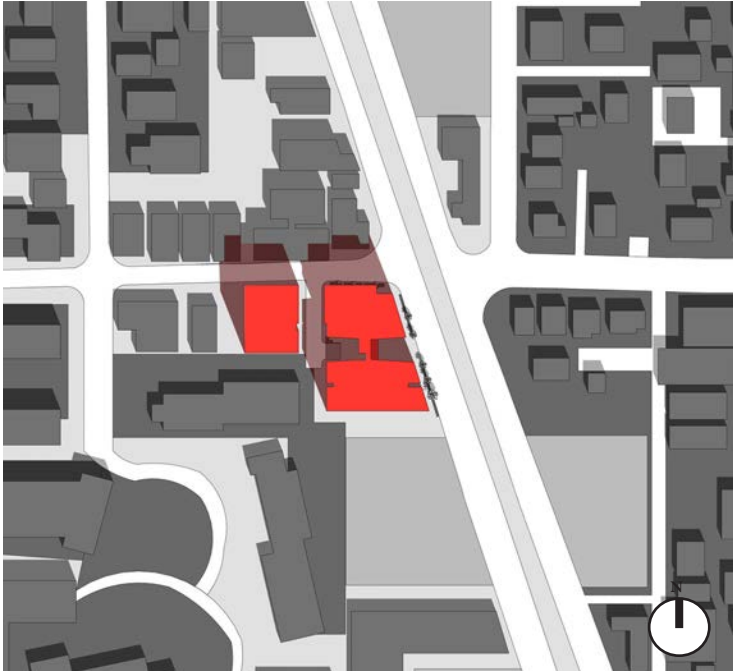
2 PM - SUMMER SOLSTICE
June 21st, 2019



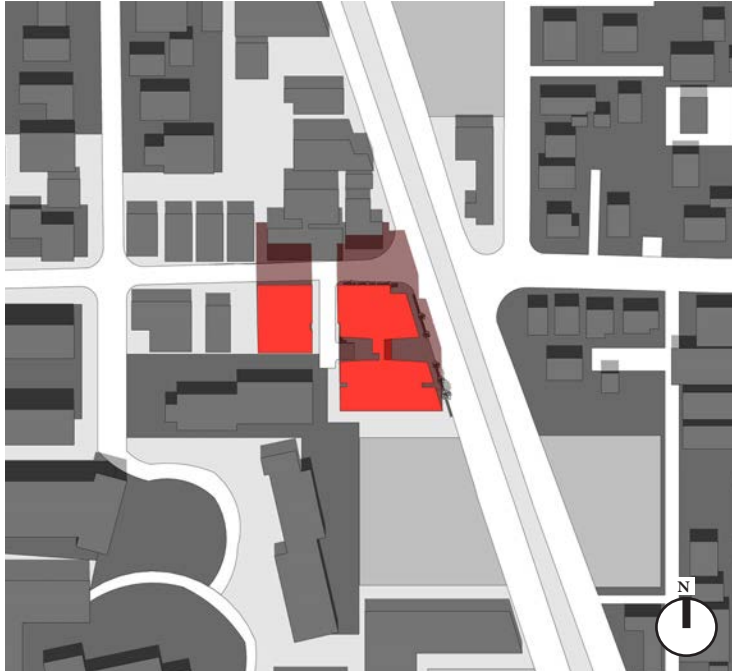
4 PM - SUMMER SOLSTICE
June 21st, 2019

SECTION 3 | AUTUMN SHADOW STUDIES

WITHOUT VACATION



10 AM | AUTUMN EQUINOX
September 23, 2019



12 PM | AUTUMN EQUINOX
September 23, 2019



2 PM | AUTUMN EQUINOX
September 23, 2019



4 PM | AUTUMN EQUINOX
September 23, 2019

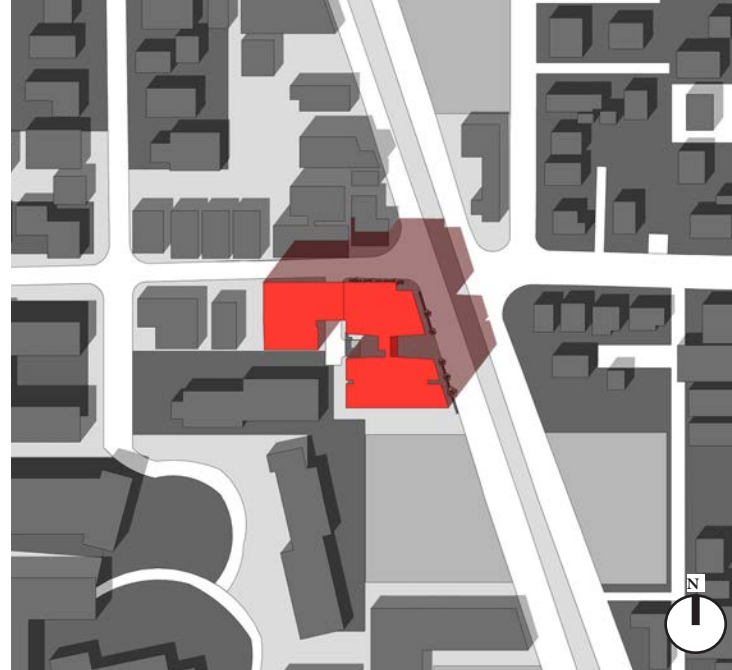
WITH VACATION



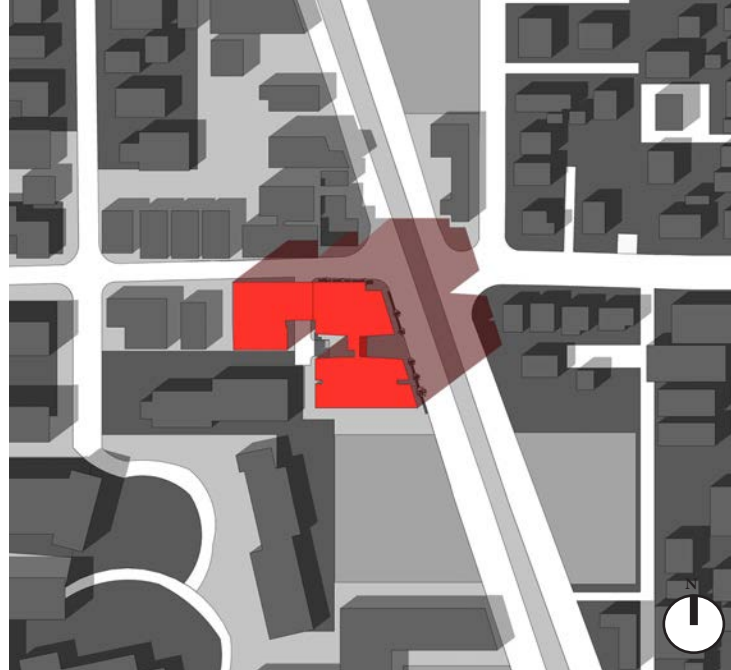
10 AM - AUTUMN EQUINOX
September 23, 2019



12 PM - AUTUMN EQUINOX
September 23, 2019



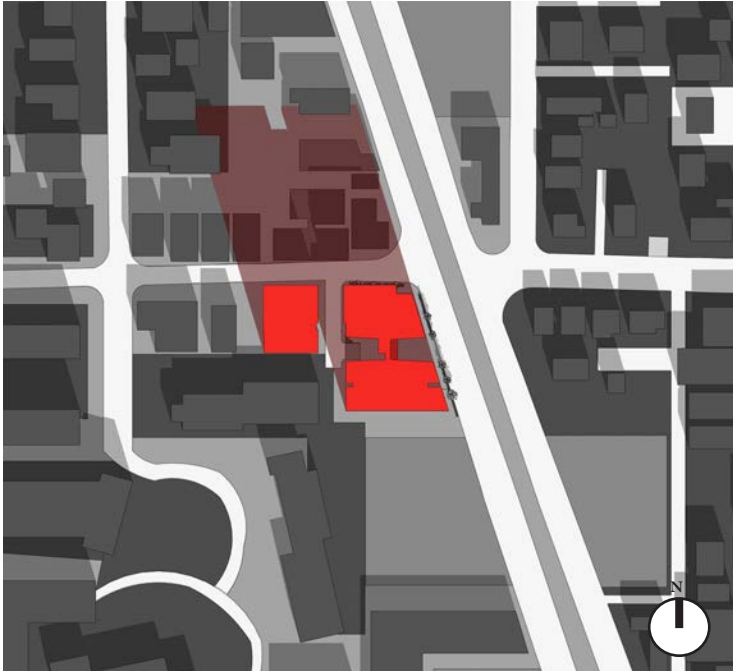
2 PM - AUTUMN EQUINOX
September 23, 2019



4 PM - AUTUMN EQUINOX
September 23, 2019

SECTION 3 | WINTER SHADOW STUDIES

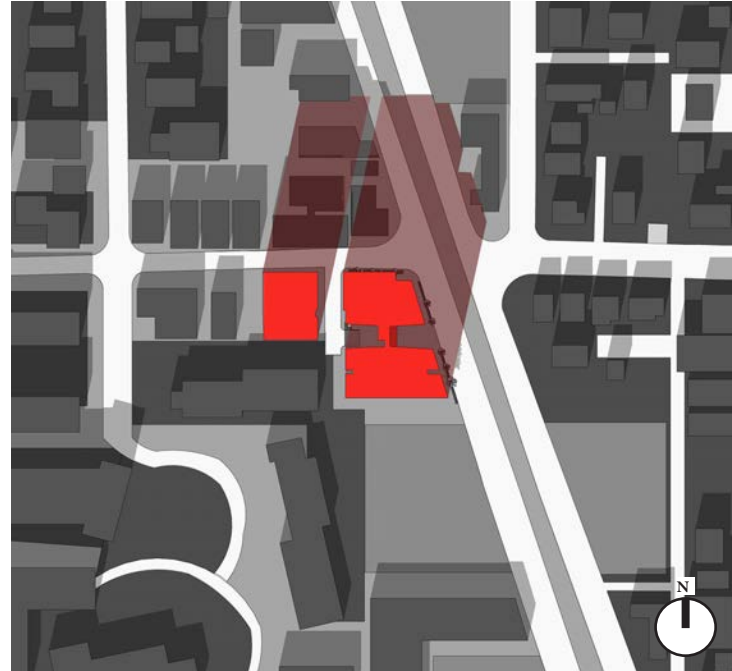
WITHOUT VACATION



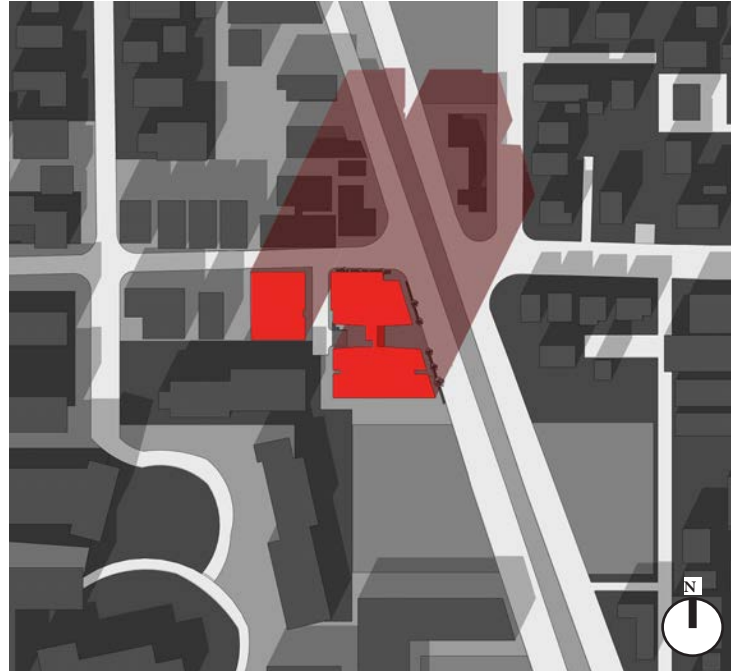
10 AM | WINTER SOLSTICE
December 21st, 2019



12 PM | WINTER SOLSTICE
December 21st, 2019



2 PM | WINTER SOLSTICE
December 21st, 2019



4 PM | WINTER SOLSTICE
December 21st, 2019

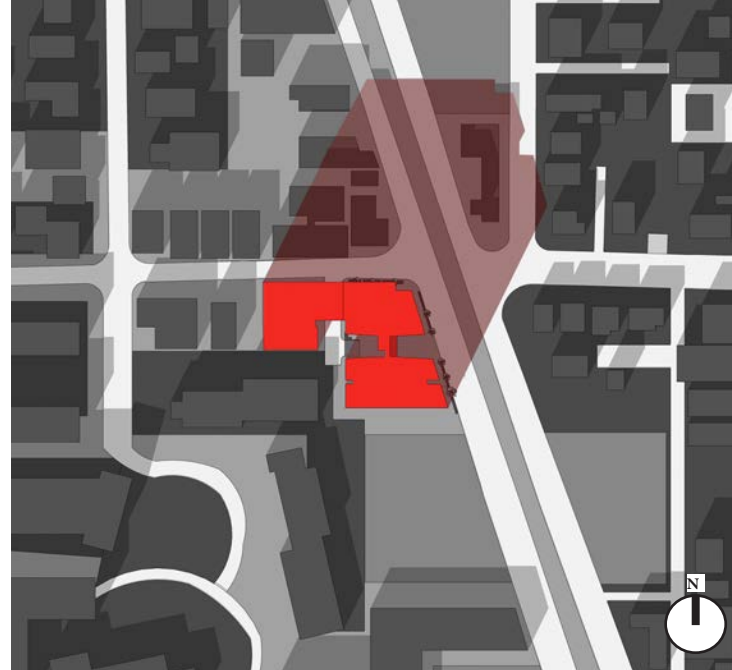
WITH VACATION



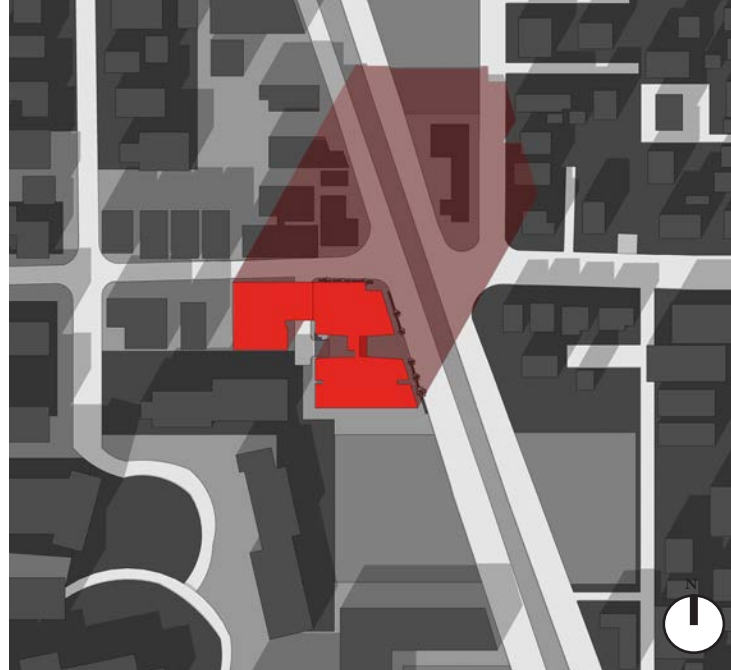
10 AM - WINTER SOLSTICE
December 21st, 2019



12 PM - WINTER SOLSTICE
December 21st, 2019



2 PM - WINTER SOLSTICE
December 21st, 2019



4 PM - WINTER SOLSTICE
December 21st, 2019

SECTION 3 | VACATION PROPOSAL PERSPECTIVES



VIEW FROM MLK JR. WAY

SECTION 3 | VACATION PROPOSAL PERSPECTIVES



VIEW ALONG MLK JR. WAY & S WILLOW STREET

SECTION 3 | VACATION PROPOSAL PERSPECTIVES



PLAZA VIEW FROM MLK

4 | SUMMARY

SECTION 4 | SUMMARY



WITHOUT VACATION, VIEW ALONG WILLOW ST



WITH VACATION. VIEW ALONG WILLOW ST

CIRCULATION:

- The street is currently being used by the 3823 S Willow property as a gravel parking lot for their own property. It is not used by the public.
- The street does not continue through the adjacent property to the south.
- The street does not connect across S Willow to another street going north.
- The street is a short dead end street currently that is not improved.
- If vacated, the property will allow for an affordable housing development and allow for additional amenity spaces and open space throughout the development.

ACCESS:

- The street is currently only providing access to the 3823 S Willow property, which will be included in the proposed development, so no impact to access will be made.
- The development to the south has access from other streets currently.
- No other properties are accessed from this street.
- No vehicular, bicycle or pedestrian will be affected by the street vacation.

UTILITIES:

- Based on the survey, there are no utilities within the proposed street vacation, other than powerlines service the 3823 S Willow site, but those will be removed with the new construction of the proposed development.
- If sites developed separately, new potential utilities are to be added on 39th Ave.
- If sites developed separately, Increased stormwater runoff.

OPEN SPACE:

- The current street does not provide open space, as it is a gravel parking lot used by the 3823 S Willow site.
- The proposed project includes the development of a large public plaza along MLK Jr. Way S and an additional public plaza along S Willow. Both of these plaza will have landscaping, trees, benches and gathering space, including spill out space for both the retail and apartment uses.
- An additional private plaza will be development in the center of the site that will have landscaping, trees, benches and amenity areas.
- A roof top garden and residential deck will also be included in the proposed development and will include landscaping, trees, benches and amenity space for the residents.
- The proposed development will have more public open space than the current street, in terms of area.

LIGHT AND AIR:

- Shadow impacts for adding the street vacation would not be much more than if the 2 properties were developed separately.

VIEWS:

- The development within the proposed vacation will not impact any more significant views than if the 2 sites were developed separately.
- There are no significant views from the pedestrian street level.
- The development will create views into its proposed plaza areas from other sites in the neighborhood, which are to be used by the community.

THANK YOU

COMMENTS OR QUESTIONS?