

# WILLOW CROSSING AFFORDABLE HOUSING

6901 MLK JR. WAY S, SEATTLE WA



PUBLIC BENEFITS REVIEW

SEATTLE DESIGN COMMISSION | DPD Project #3019452 | September 19th, 2019

# PUBLIC BENEFIT ACTION ITEMS

1. Revisit the design of MLK plaza with circulation in mind. Specifically thinking about circulation into the building and through the spaces in the plaza.

- Simplify materiality and number of objects within the MLK plaza.
- Consider maintenance, durability, and ADA access of the MLK plaza.
- Provide more detail on the benches, plants, paving materials
- Reconsider mosaic tile as paving.

2. Revisit the design of Willow Walkway.

- Explore moving improvements along Willow St into ROW, as long as it doesn't require fees.
- Clarify materials along Willow.

3. Provide more information on the total funding allocation of Inflorescence Park.

4. Review public benefit matrix.

- Remove art from public benefit matrix.
- Remove street lighting from Public Benefit package.
- Ensure the cost of materials specified in the matrix to reflect the quality of the materials.
- Quantify the value of affordable housing as a public benefit.

# OVERVIEW

**WILLOW WALKWAY** 2  
North residential area with seating and planters.

**3 AFFORDABLE HOUSING**  
Willow Crossing will provide 211 units of affordable housing on site.

**1 MLK JR WAY PLAZA**  
Public plaza that includes seating and planters.

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



MLK JR. WAY PLAZA

# 1. MLK JR. WAY PLAZA



# 1. MLK JR. WAY PLAZA | ENHANCED PUBLIC AMENITIES



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LANDSCAPE  
PLANTER

METAL SCREEN

CONCRETE  
PAVERS

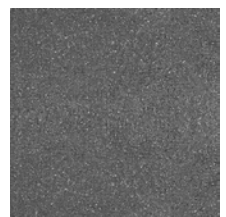
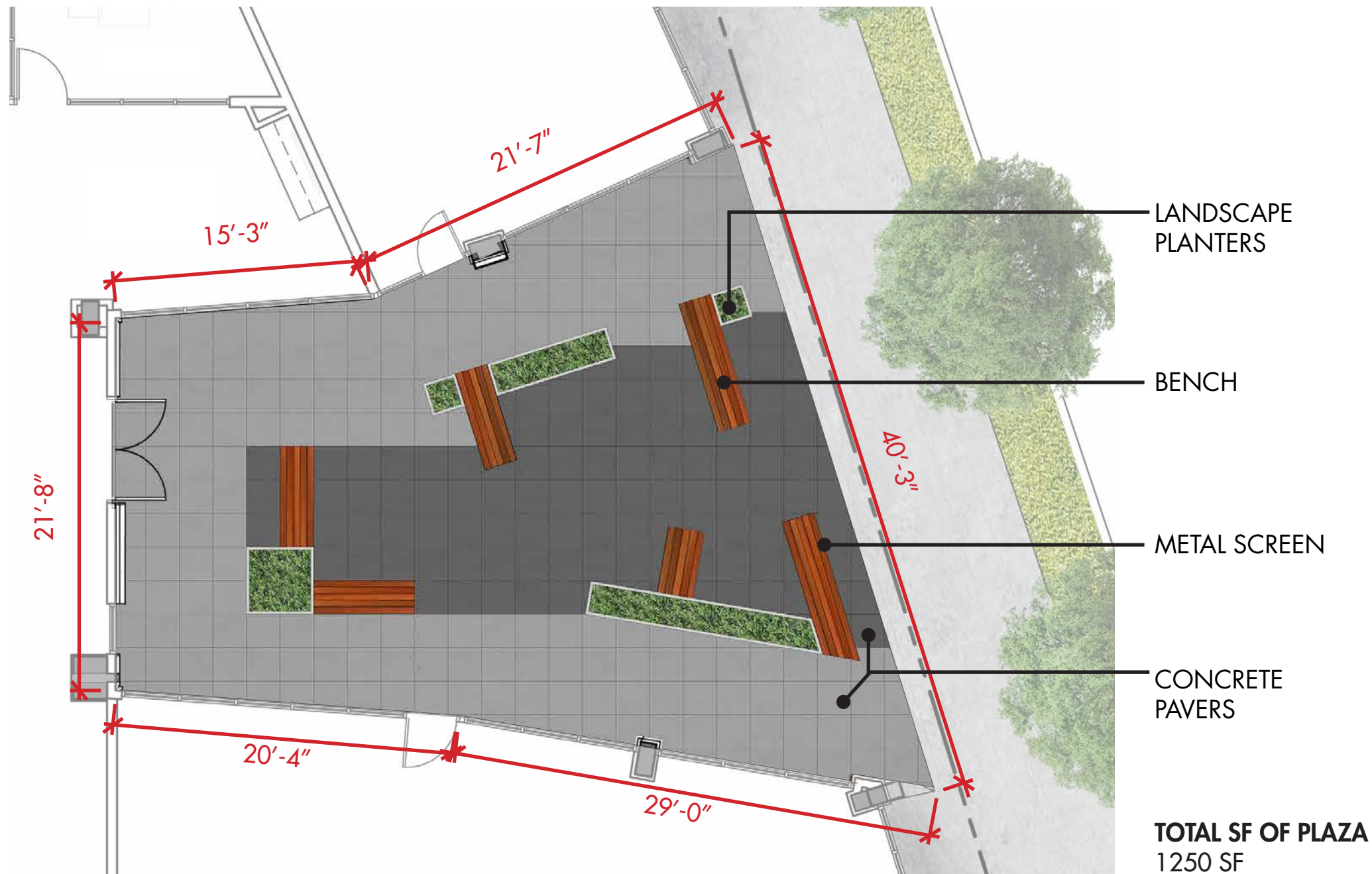
OUTDOOR  
SEATING

CONCRETE  
PAVERS

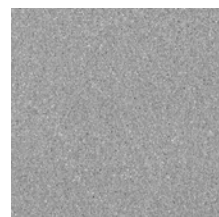
## DESIGN REVISIONS BASED ON SDC COMMENTS

- Added doors connecting the retail spaces to the plaza.
- Revise plaza design to show better circulation from MLK to the building entrance.
- Remove mosaic tile patterns from plaza due to ADA concerns.
- Simplify paver design.
- Revise landscaping that was flush with pavers to be in planter boxes.

# 1. MLK JR WAY PLAZA PLAN



Mutual Materials  
24 X 24  
Vancouver bay slab  
Charcoal



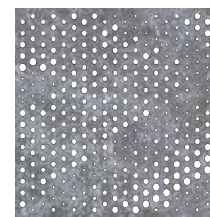
Mutual Materials  
24 X 24  
Vancouver bay slab  
Charcoal



Concrete  
Planter Boxes



Wooden Bench  
on Concrete



Metal Screen

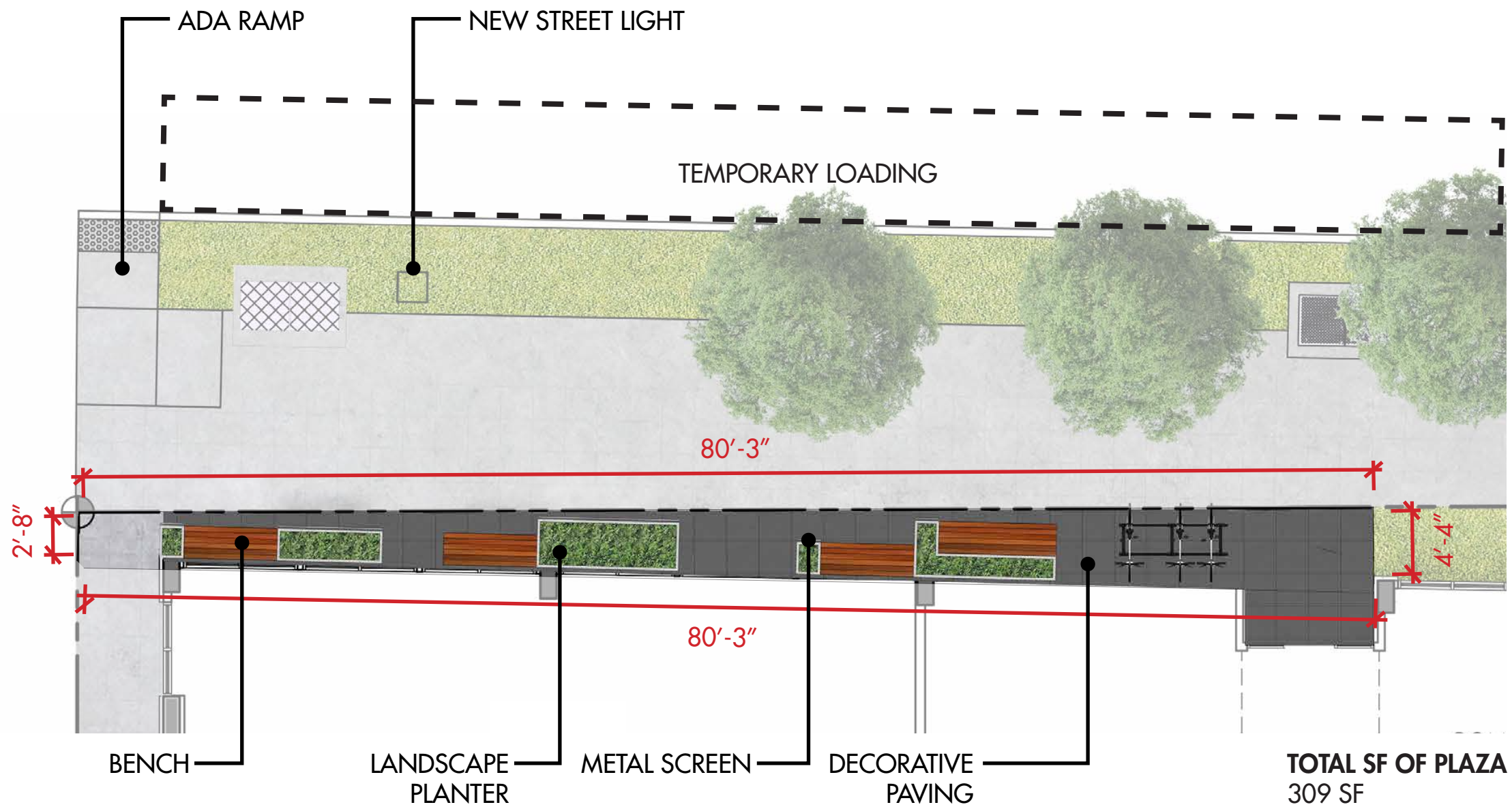
## STATEMENT FROM LANDSCAPE ARCHITECT

- Plaza is on grade with street and easily accessible from MLK Jr. Way.
- Planters and benches are grouped in central portion of plaza, edges to remain open for access of retail spaces.
- Different paving colors delineate semi-private and public spaces.
- Functional seating is provided to create groupings for community gatherings and interaction.
- Proposed benches are made from natural and durable materials, i.e. wood and steel.
- Seating and planting are low for visibility and safety throughout plaza area.
- Planting in plaza area to be low groundcover and shrubs, evergreen and drought tolerant, selected to provide color and texture throughout the year.
- Planting strip along MLK Jr Way will include low evergreen and native shrubs, and deciduous trees. Belle Tower Maples were discussed with urban forestry.
- Permanent irrigation will be provided to all planting areas in plaza and ROW areas.



WILLOW WALKWAY

## 2. WILLOW WALKWAY PLAN

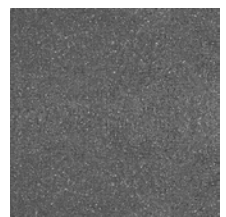


### DESIGN REVISIONS BASED ON SDC COMMENTS

- Remove mosaic tile patterns from plaza due to ADA concerns.
- Simplify paver design.
- Revise landscaping that was flush with pavers to be in planter boxes.

### STATEMENT FROM LANDSCAPE ARCHITECT

- Façade in western portion of Willow is set back and walkway widens.
- Easily accessible seating and planting areas at retail spaces are provided.
- Planting along Willow ROW will include low evergreen and native shrubs, and deciduous trees. Willow Oak and Persian Ironwood are proposed by urban forestry.
- All planting areas will be irrigated by a permanent automatic irrigation system.



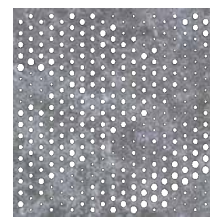
Decorative Paving



Concrete Planter Boxes



Wooden Bench on Concrete



Metal Screen

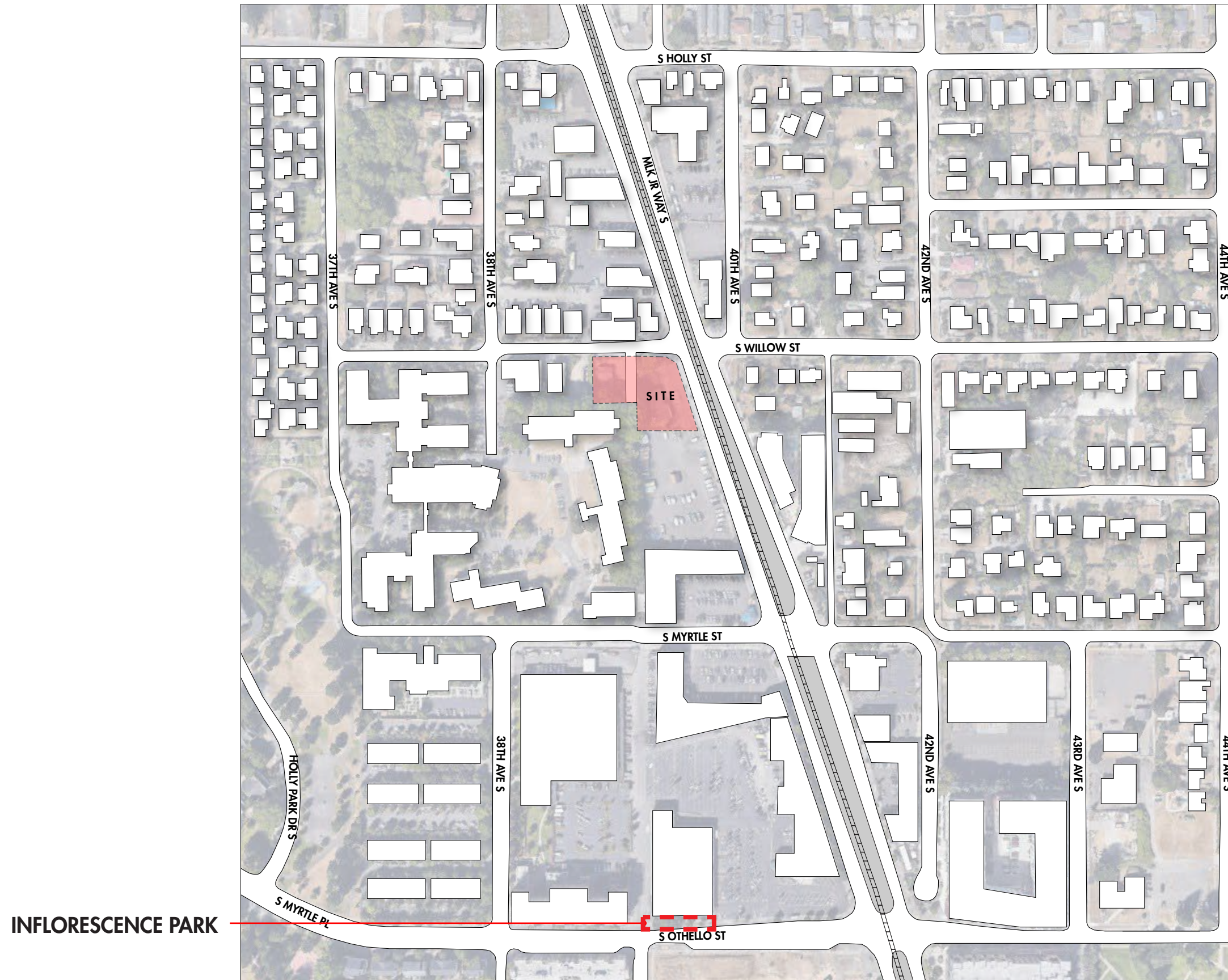
# PUBLIC BENEFIT COST MATRIX

#	Public Benefit Component	Costs	Required by Code	Timing of Implementation	Total Value
1	MLK Plaza 1250 SF	Concrete Pavers: 1,110 SF @ \$22/SF=\$24,420 Concrete Planters: 80 LN FT @ \$75/LN FT=\$6,000 Benches: Concrete - 101 LN FT @ \$60/LN FT=\$6,060 Wood Bench - 78 SF @ \$40/SF = \$3,120 Metal Screens: 5 Screens=\$7,500 Landscaping: 53 SF @ \$10/SF=\$530	Not Required	During course of construction (See project schedule)	\$47,630
2	Willow Walkway 309 SF	Decorative Paving: 309 SF @ \$15/SF=\$4,635 Concrete Planters: 78 LN FT @ \$75/LN FT=\$5,850 Benches: Concrete - 65 LN FT @ \$60/LN FT=\$3,900 Wood Bench - 49 SF @ \$40/SF = \$1,960 Metal Screens: 5 Screens=\$5,000 Landscaping: 48 SF @ \$10/SF=\$480	Not Required	During course of construction (See project schedule)	\$21,825
3	Benefit of providing affordable housing on site rather than market rate. Present value of difference between market and 60% rents.	Cost of spaces in building dedicated to affordable housing	Not Required	Project Completion	\$40 million
	<b>TOTAL</b>				\$40,069,455

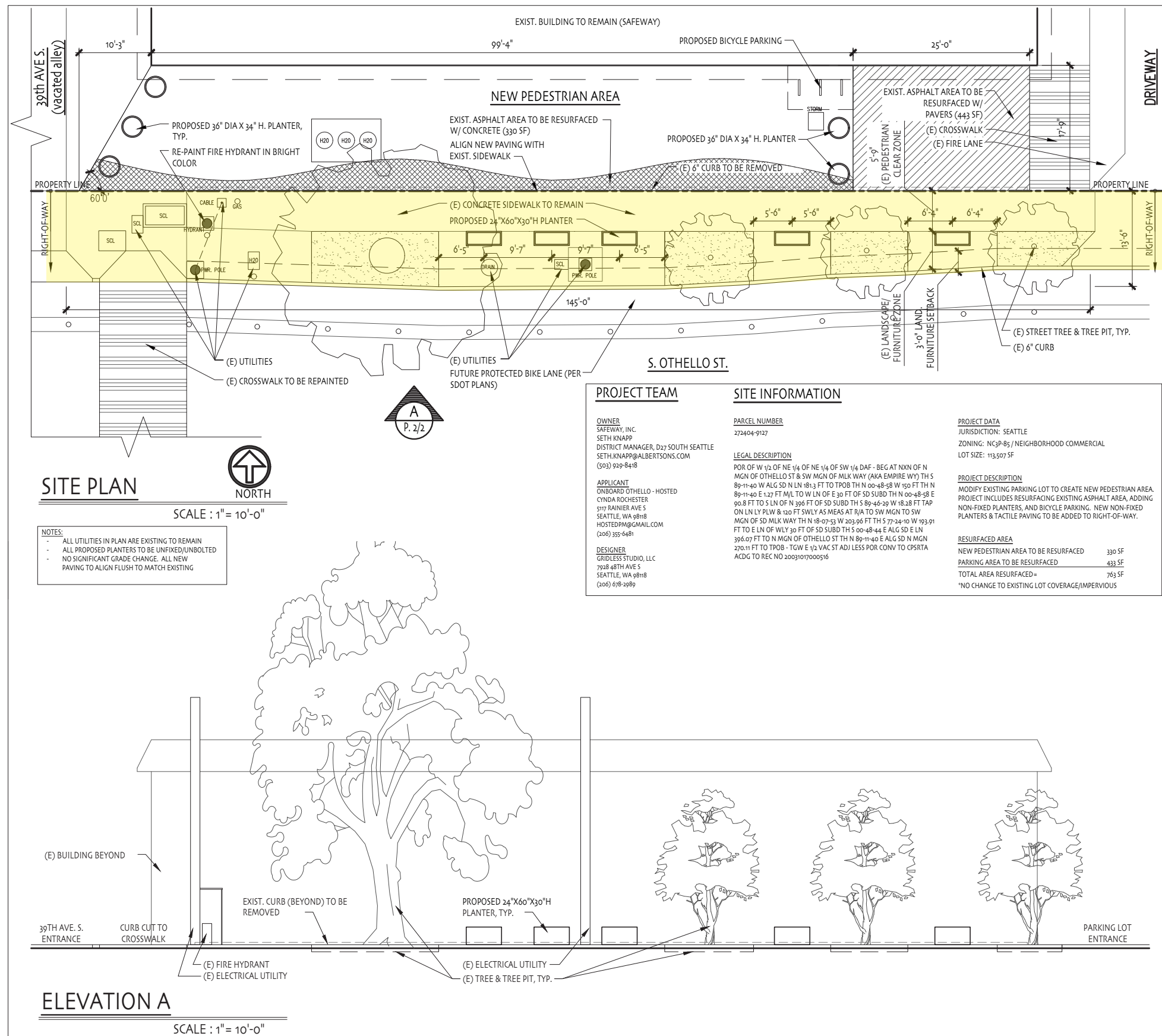
	Off-site Donation	Inflorescence Park	Not Required	Funds to HOSTED No Later than 12/31/2020	\$25,000
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INFLORESCENCE PARK

### 3. OFFSITE DONATION | INFLORESCENCE PARK



# 3. OFFSITE DONATION | INFLORESCENCE PARK



- Inflorescence Park project improves a busy section of sidewalk adjacent to the Othello Safeway, adding planters, seating, street trees and an enlarged pedestrian area. This project, on public and private property, enhances the pedestrian safety using the principles of Crime Prevention Through Environmental Design (CPTED).
- Project is sponsored by Healthy Othello Safer Through Environmental Design (HOSTED), a local community based non-profit, and was selected through an extensive outreach effort that revealed the highest priority public space enhancement projects in the neighborhood.
- Phase one of this project is fully funded by Kaiser Family Foundation, Rainier Beach Action Coalition and many others, and expected to be completed in 2020.



### 3. OFFSITE DONATION | INFLORESCENCE PARK

GMD's contribution will allow HOSTED to pursue additional scope of the Inflorescence Park project previously unattainable due to budget constraints. HOSTED hopes to expand the scope of the Inflorescence Park project by adding:

- Flexi-pave in treewells.
- Patching concrete at pedestrian crossing of 39th Ave S.
- Improved pedestrian safety through a community crosswalk project.
- Design, permitting and project management.

**THANK YOU**

**COMMENTS OR QUESTIONS?**