

WILLOW CROSSING AFFORDABLE HOUSING

6901 MLK JR. WAY S, SEATTLE WA



PUBLIC BENEFITS REVIEW

SEATTLE DESIGN COMMISSION | DPD Project #3019452 | September 5th, 2019

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1 | PROJECT BACKGROUND

PROJECT LOCATION

PROJECT LOCATION:

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

BASE ZONE:

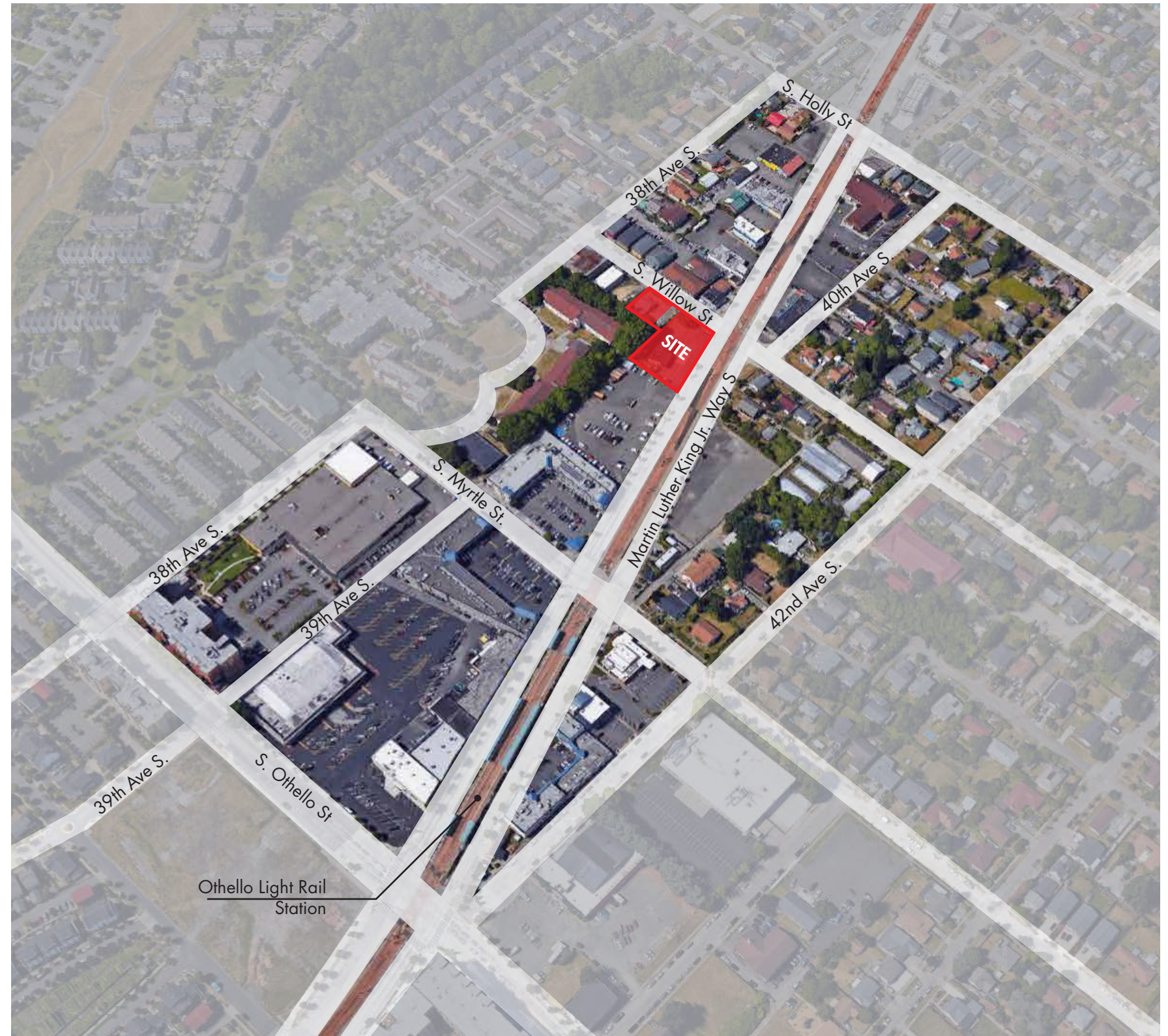
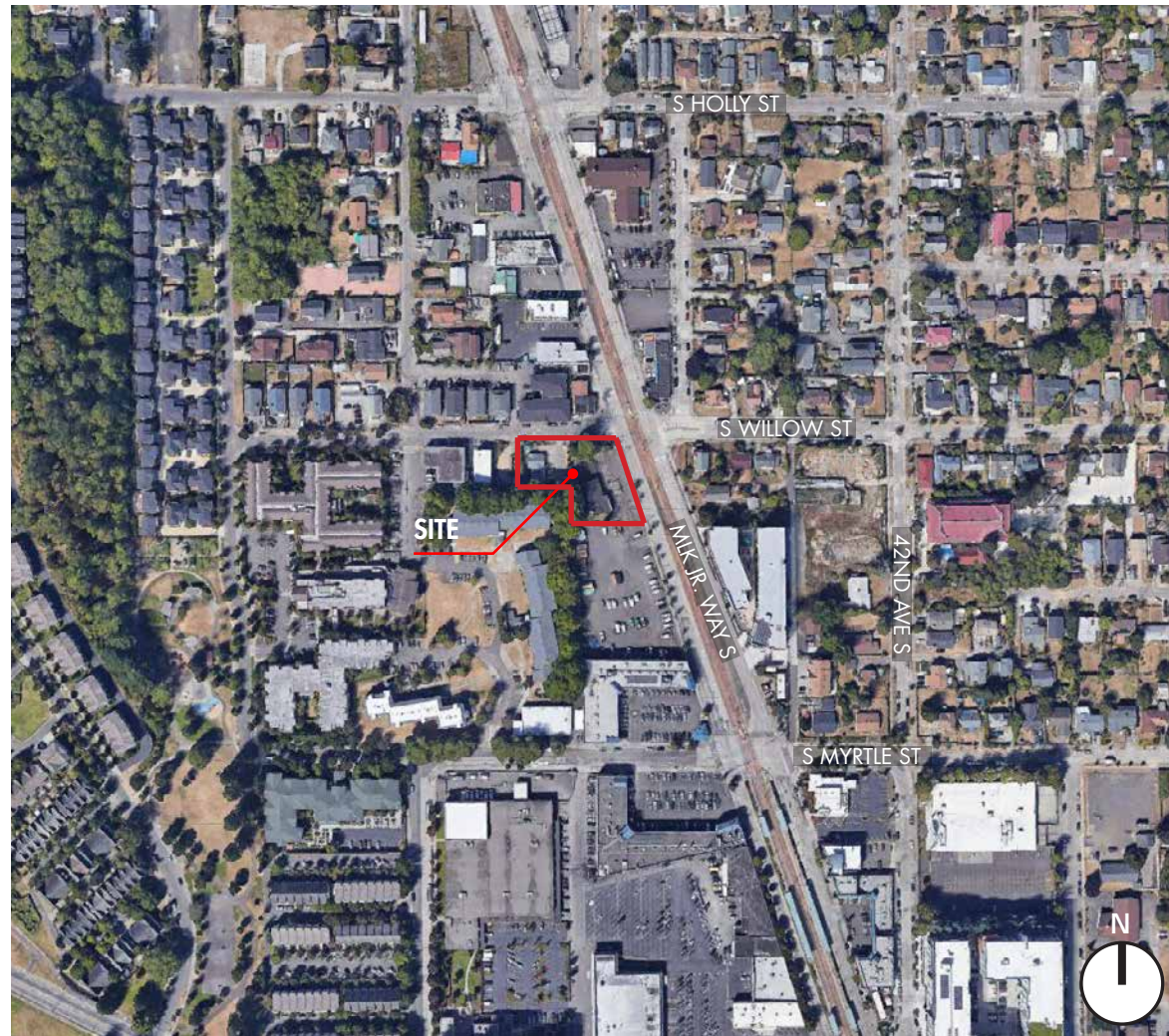
6901: NC3P-95 (M)
3823: NC3-75 (M1)
39th Ave S: NC3-75 (M1)

LOT SIZE:

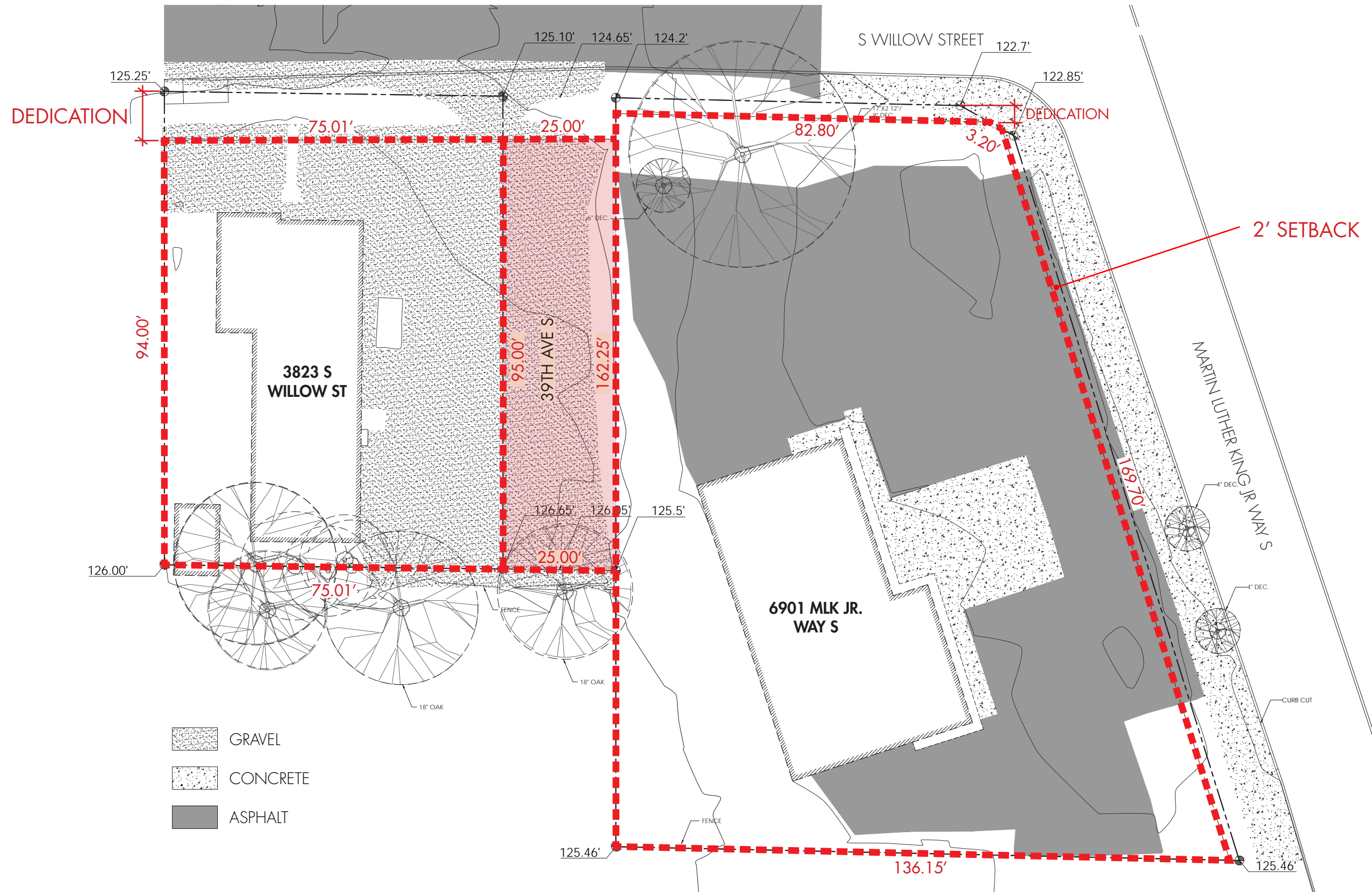
6901: 18,431 SF
3823: 7,825 SF
39th Ave S: 2,616 SF

OVERLAY ZONES:

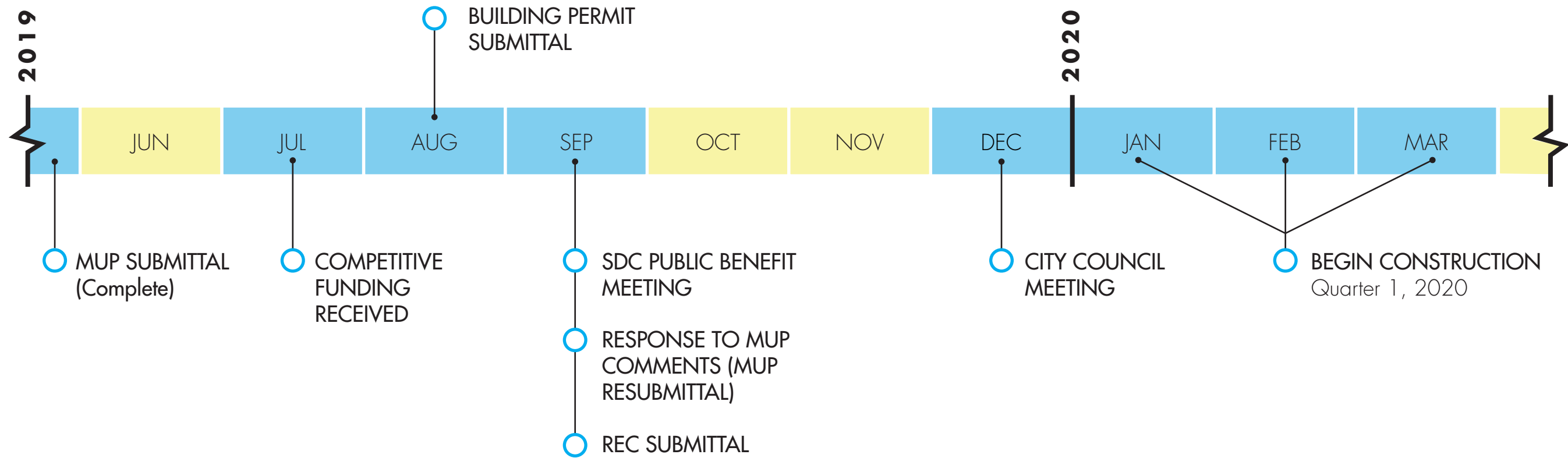
Othello Residential Urban Village



EXISTING SITE



TIMELINE



PUBLIC TRUST MEETINGS

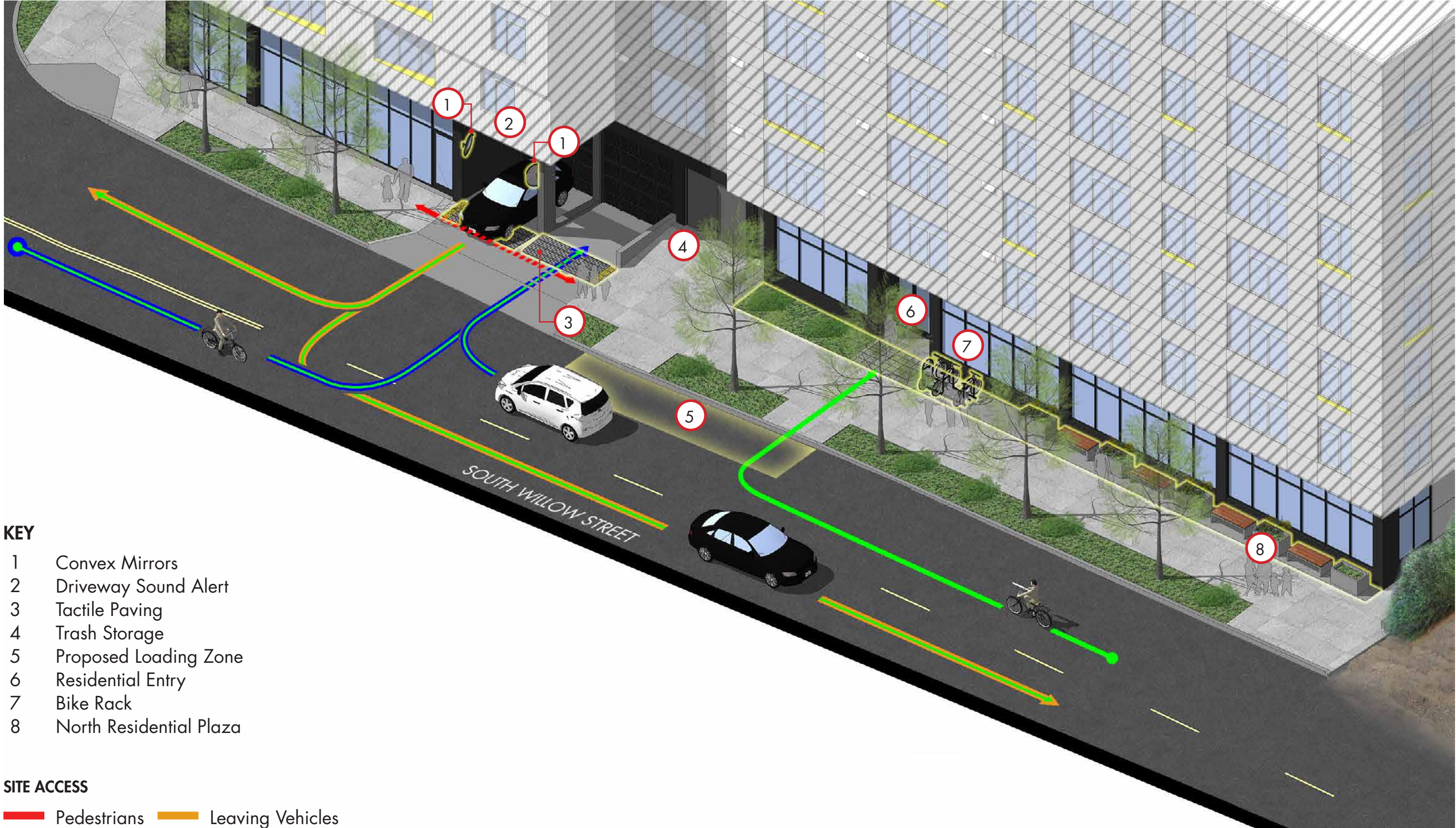
PUBLIC TRUST | JUNE 6TH, 2019

- Design Commission approved the Public Trust Analysis and requested a Sub-Committee meeting to discuss the pedestrian safety aspects along S Willow Street as a condition of the approval.
- The Commission had a few comments that they wanted further discussion and design work on as well.

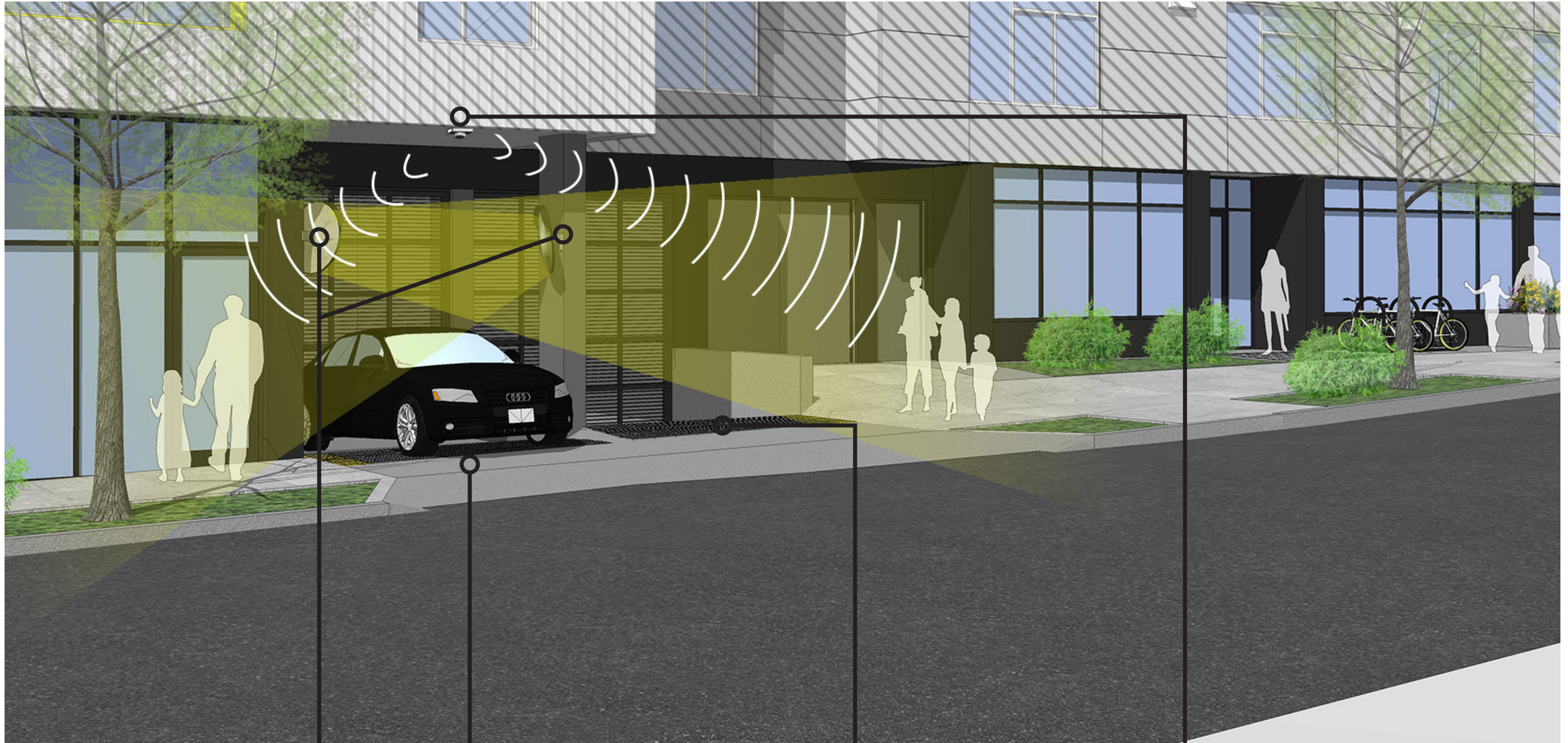
SUBCOMMITTEE MEETING | AUGUST 5TH, 2019

- Discussed design and safety elements along S Willow Street with regards to the pedestrians, bicyclists and vehicular access to the building as well as deliveries and refuse collection.
- Design was accepted and public trust approved.

SUBCOMMITTEE MEETING | NORTH PLAZA CIRCULATION



SUBCOMMITTEE MEETING | PEDESTRIAN SAFETY MEASURES



CONVEX MIRRORS

Assists drivers peripheral view when leaving the garage

DIFFERENT PAVING MATERIAL

Differentiate between drive aisle and pedestrian walk path

TACTILE PAVERS

Notifies visually impaired pedestrians of drive aisle

DRIVEWAY SOUND ALERT

Notifies pedestrians with an alert when a vehicle is approaching from the exit

PUBLIC BENEFIT STRATEGY



Several community meetings were held in the Fall of 2018 to receive feedback and to gauge public opinion on the project.

- 09.06.18 | OSCAT Monthly Meeting
- 09.26.18 | Call with Selam Misagano
- 09.26.18 | Rain Valley Community Development Fund
- 09.26.18 | Puget Sound Sage
- 10.02.18 | On Board Othello Monthly Meeting

- Posted public meeting notices around the community in 10 locations, hosted online survey.
- All materials translated in multiple languages to reach diverse neighborhood population.

From the meetings, the community expressed interest in:

- Affordable Housing.
- New services and amenities to the neighborhood.
- Addition of lighting and safety measures.
- Enhancements to street and pedestrian safety.

Using the comments made by the community, the design evolved to satisfy those needs, and also introduce additional benefits for the neighborhood.

1. Consider how to activate the corner of the building to Martin Luther King Jr. Blvd and Willow St.

Artwork was integrated in the upper levels of the corner of the building to act as a gateway element to the Othello neighborhood. The location allows the artwork to be observed regardless of which direction people approach from. Moving the pedestrian entry to the corner was not feasible.

2. Recognizing the amount of shade that will exist on the north and east side of the building, explore public benefit opportunities that make the public spaces feel more inviting with programming and activation or appropriate plantings.

Two public spaces will be located on the North and East side of the building to engage residents and pedestrians. Seating elements and planters will be located towards the street edge to be more inviting rather than have the presence of a hidden private plaza.

3. Explore opportunities to include planting off-site as part of the public benefit proposal

SDC suggested on incorporating more artwork into the proposal rather than installing plantings off-site. However, the design includes a continuous planting strip along MLK, which is not required by code, as well as additional plantings along Willow Street and in the MLK plaza. Two street lights have also been incorporated into the design along Willow, which are not required by code either.

4. Consider expanding the artwork area to wrap around the northeast corner of the building facade onto Martin Luther King Jr. Blvd.

Artwork has been incorporated into the MLK Plaza and Willow Walkway spaces by embedding them into the pavers, benches and planters.

WHAT THE PUBLIC LOSES

1. 2,616 SF of street, not connected to grid.
2. Street Purpose
 - Break-up bulk of future adjacent development.
 - Provide access to future adjacent development off of a new "side street."

WHAT THE OWNER GAINS

1. 33 additional housing units.
2. Project feasibility to construct 100% affordable housing without any competitive City funding required.

OTHER CONSIDERATIONS WHEN REVIEWING PUBLIC BENEFIT

- **Project compliance with City policies and goals, including the Comprehensive Plan**
- Proposals designed to improve race and social equity, improve access to opportunity, and reduce the threat of displacement by for example, providing quality jobs or education to communities with low access to opportunity, or **increasing the supply of affordable housing beyond City requirements**
- Addressing the effects of the vacation on vulnerable low-income populations and communities of color
- **Providing affordable** or special needs **housing**, job training, or other human services
- **The public nature of the project** (library, governmental purposes, **low-income housing**)
- **Ideas resulting from the early community engagement process**
- **Neighborhood support** or opposition
- **Broad-based community support** or opposition
- **Support** or opposition **from non-governmental organizations**, public development authorities, or other government entities
- Agreements with non-governmental organizations or community-based organizations, such as labor-peace agreements, equitable development agreements, or community benefits agreements to provide benefits beyond those proposed for the street vacation
- Protecting designated landmarks and other historic/community resources; and
- Protecting environmentally sensitive lands.

2 | DEVELOPMENT CONTEXT

PROPOSAL SUMMARY

STREET VACATION PROPOSAL

Total Gross Floor Area: **144,074 SF**
Residential Floor Area: **123,404 SF**
Commercial Floor Area: **3,970 SF**
Building Height: **70 FT / 7 Stories**
Number of Residential Units: **211 (Affordable Housing)**
Number of Parking Stalls: **32**
Number of Bike Stalls: **172**
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.)

PROJECT COST ESTIMATE

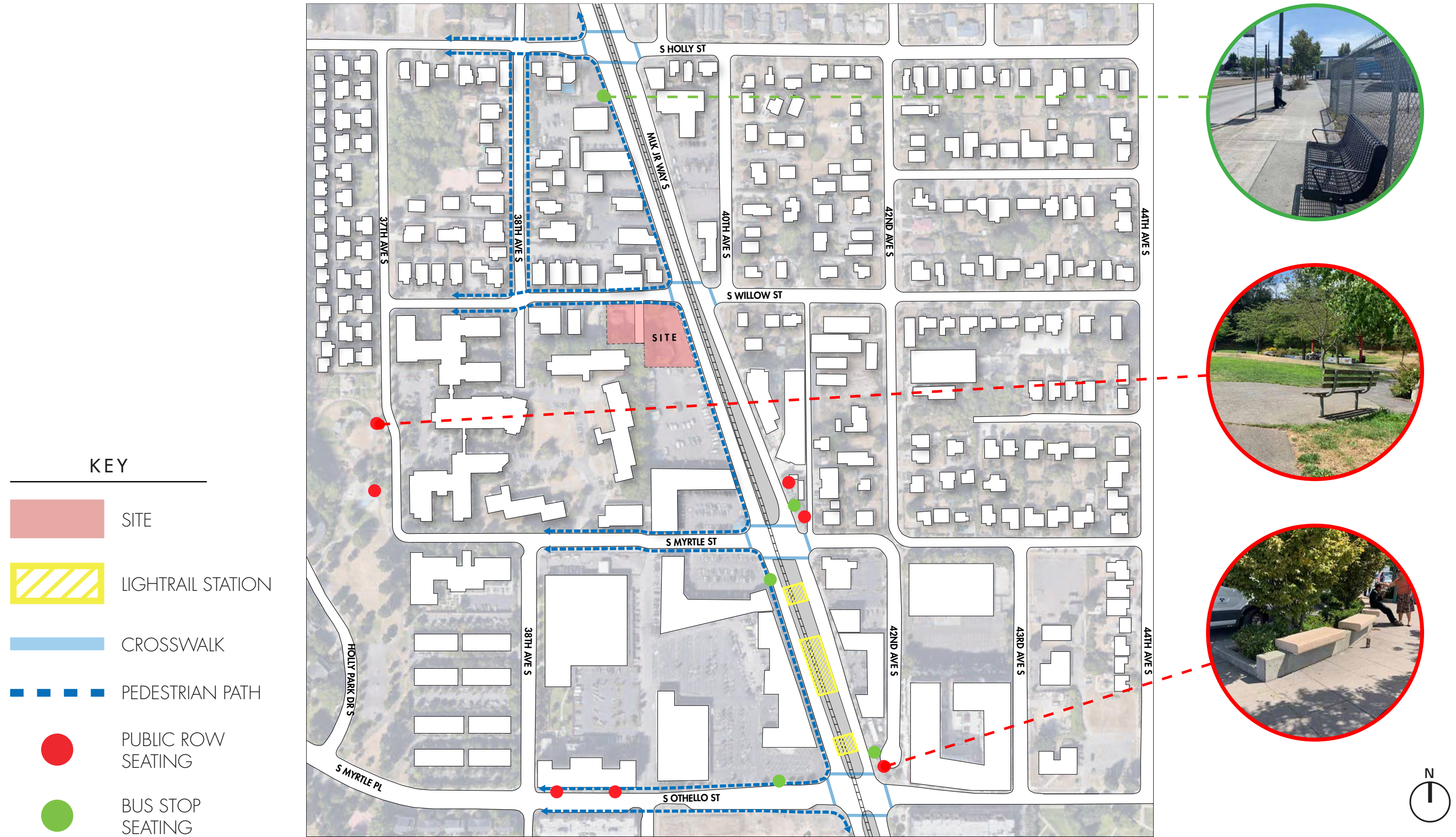
Total Development Cost is about \$53M
Total construction cost is about \$30M



STREET CIRCULATION



PEDESTRIAN CIRCULATION



KEY

- SITE
- LIGHTRAIL STATION
- CROSSWALK
- PEDESTRIAN PATH
- PUBLIC ROW SEATING
- BUS STOP SEATING



3 | PUBLIC BENEFITS

PUBLIC BENEFIT REVIEW OBJECTIVES

1. Determine whether or not the strategy exceeds code requirements
2. Identify how the implemented strategy is a public benefit
3. Ensure the materials used are of superior quality

OVERVIEW

2 WILLOW WALKWAY

North residential area with seating and planters that incorporate artwork.

5 OFFSITE RIGHT OF WAY IMPROVEMENT

Installation of two street lights along S Willow Street, continuous landscape planter along MLK Jr. Way S. (Not required by code.)

3 GATEWAY ARTWORK THEMES

Gateway Artwork themes are integrated into the public spaces and more locations on the building.

4 OFFSITE DONATION

The donation will contribute to the public safety and improve the urban design of the Othello neighborhood.

1 MLK JR WAY PLAZA

Public plaza that includes seating and planters that incorporate artwork.



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



1. MLK JR. WAY PLAZA



1. MLK JR. WAY PLAZA | ENHANCED PUBLIC AMENITIES



1. MLK JR WAY PLAZA | ENHANCED PUBLIC AMENITIES



MOSAIC TILE ART

LANDSCAPE
PLANTER

PERFORATED
METAL SCREEN
ART

OUTDOOR
SEATING

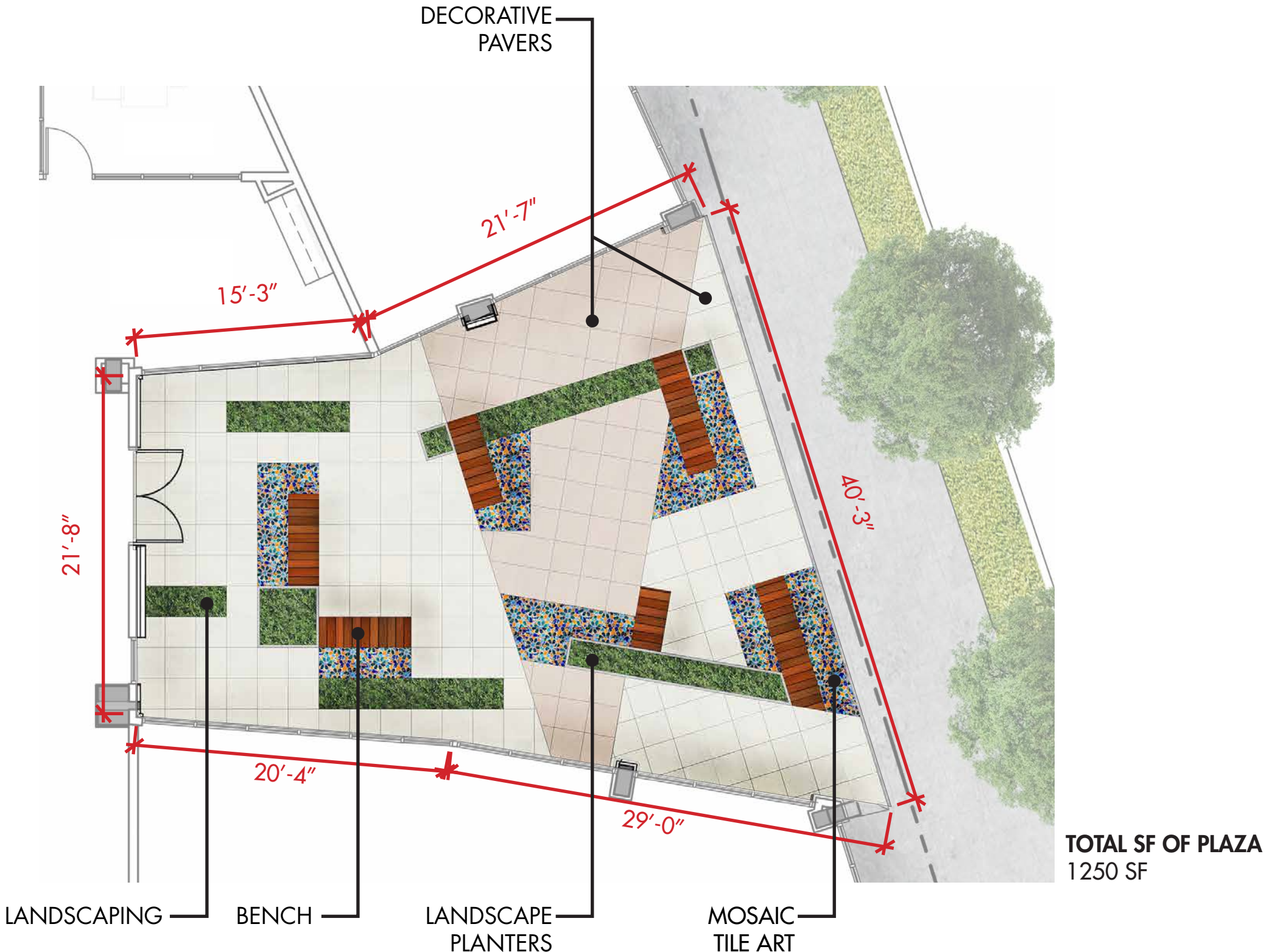
LANDSCAPING

DECORATIVE PAVERS

DESIGN REVISIONS BASED ON SDC COMMENTS

- Remove all commercial doors in MLK Plaza.
- Reorient plaza space and seating to open up to the Right of Way and allow public better access to plaza.
- Add additional seating to plaza.
- Add additional landscaping to plaza.
- Integrate mosaic tiles and perforated metal screen artwork into plaza. Artwork will be consistent with corner gateway element at NE corner of site.
- Paving has been revised to have different colors/textures.

1. MLK JR WAY PLAZA PLAN



2. WILLOW WALKWAY



2. WILLOW WALKWAY | ENHANCED PUBLIC AMENITIES



BIKE RACK

MOSAIC
TILE ART

PERFORATED
METAL SCREEN
ART

BENCHES

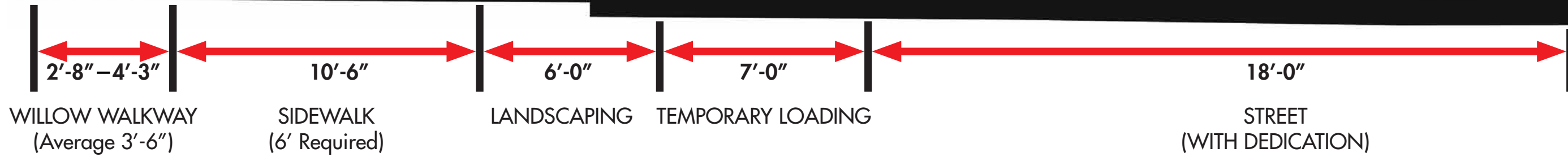
LANDSCAPE
PLANTERS

STREET
LIGHT

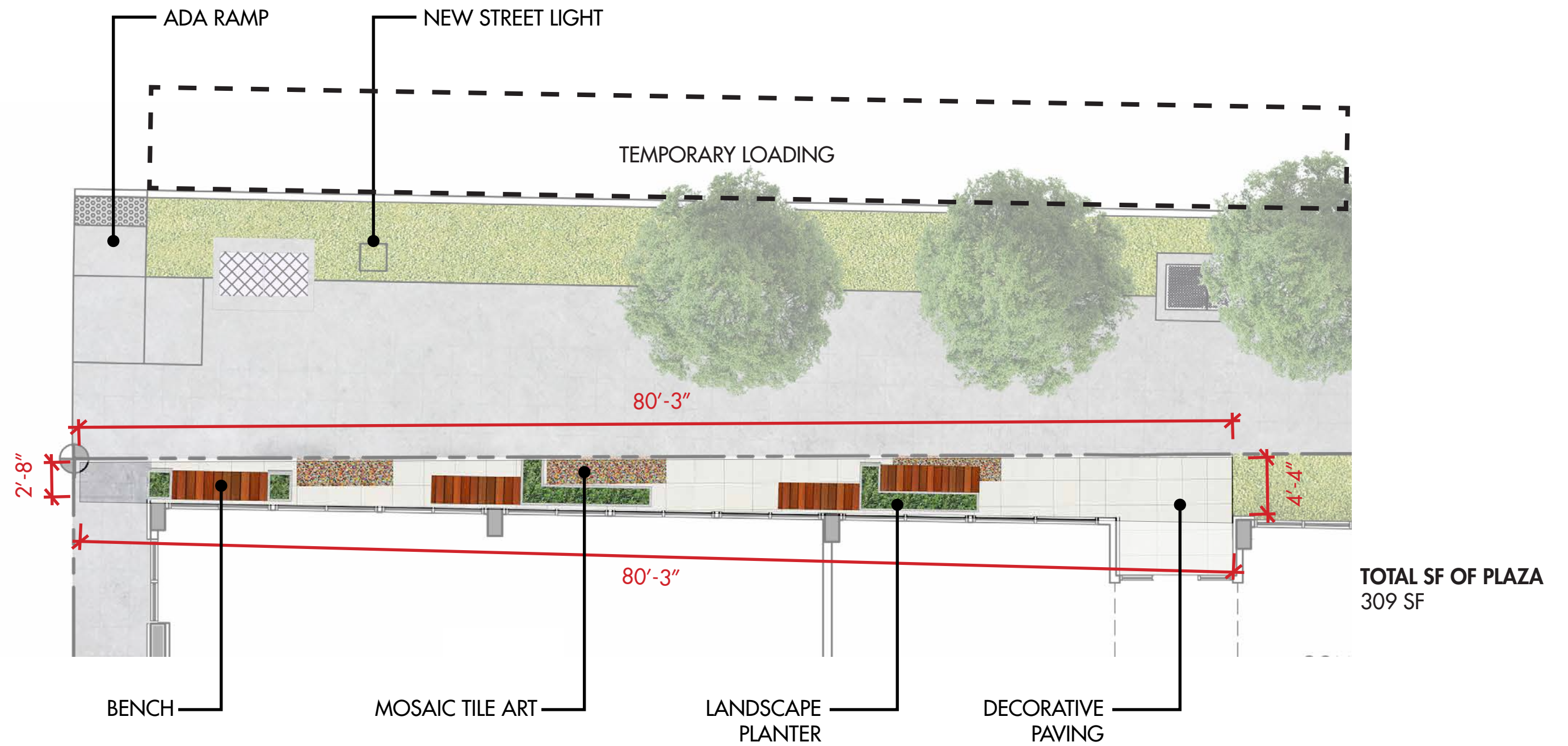
DESIGN REVISIONS BASED ON SDC COMMENTS

- Revised design of benches and landscaping.
- Revised location of decorative paving to be only within property boundary
- Integrate mosaic tiles and perforated metal screen artwork into plaza. Artwork will be consistent with corner gateway element at NE corner of site.
- Added two street lights along S Willow Street.

2. WILLOW WALKWAY CROSS SECTION



2. WILLOW WALKWAY PLAN

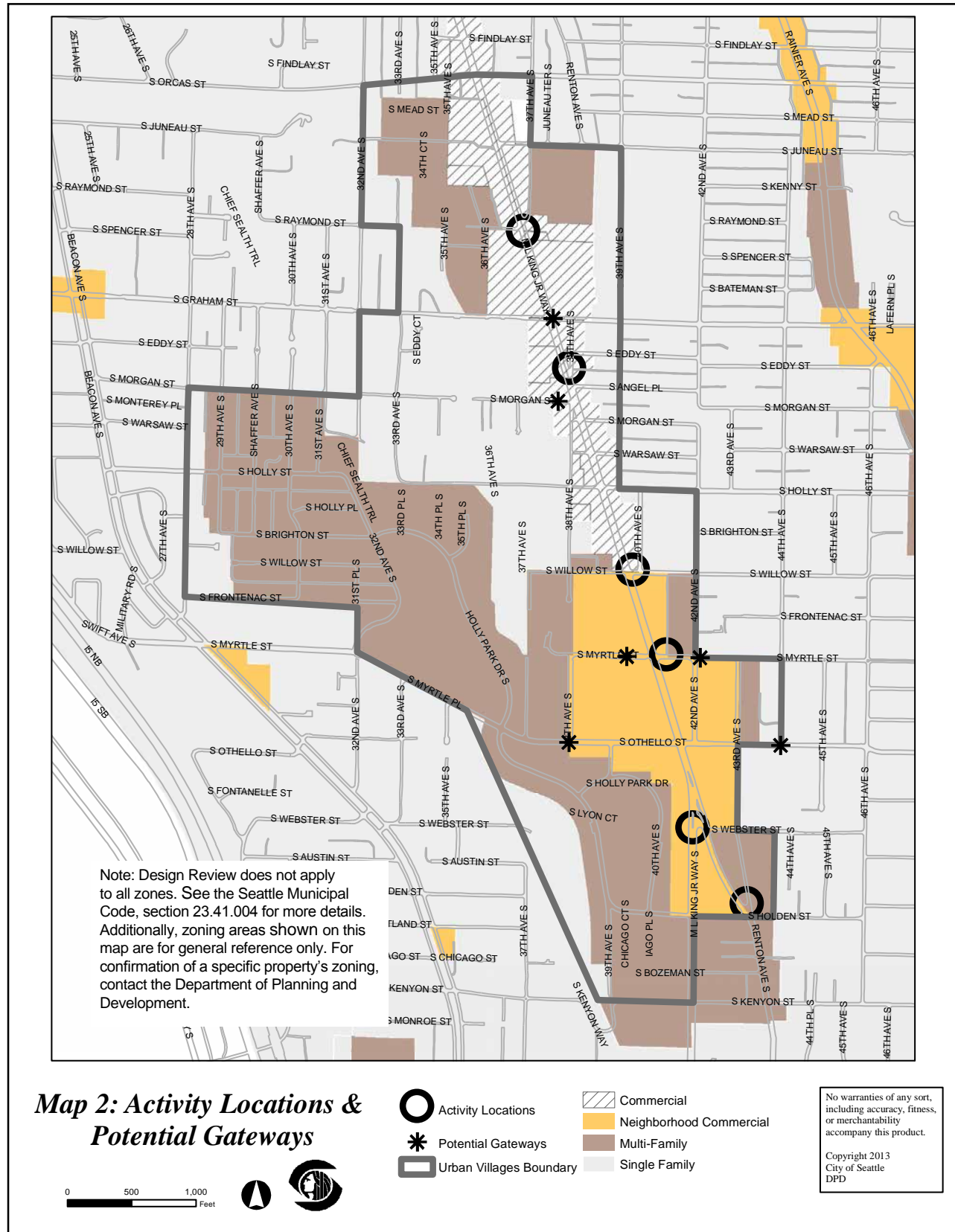


3. GATEWAY ARTWORK | EXPANDING FROM CORNER OF MLK & WILLOW



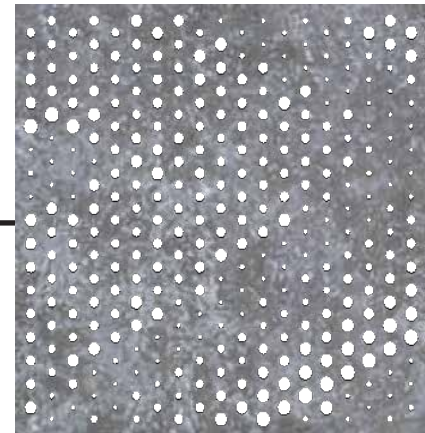
3. ACTIVITY LOCATION / GATEWAY

- The corner of MLK Jr. Way S and S willow Street is shown as an “Activity Location” per the Othello Neighborhood Design Guideline.
- During design review, both the board and planner thought that this location should also be considered a “Gateway” to the neighborhood.
- Because the Design Review Board and Planner required the project to act as a Gateway to the neighborhood, the project was required to include a Gateway element within the design.
- To satisfy this requirement, the Gateway artwork was designed in the NE corner of the building along the building façade and balconies, which was approved by the Board.

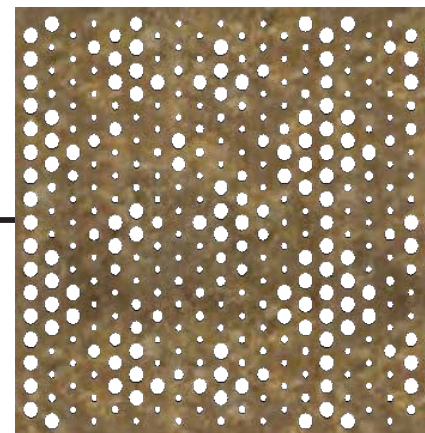


3. GATEWAY ARTWORK | EXISTING DETAIL TO MEET DESIGN REVIEW GUIDELINES

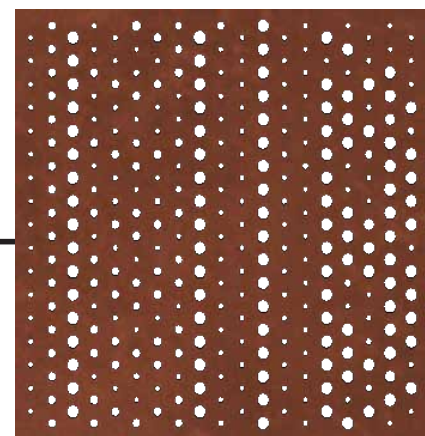
Large art piece to be installed behind balcony on metal siding.



HUNTER ZINC



BAROQUE ZINC

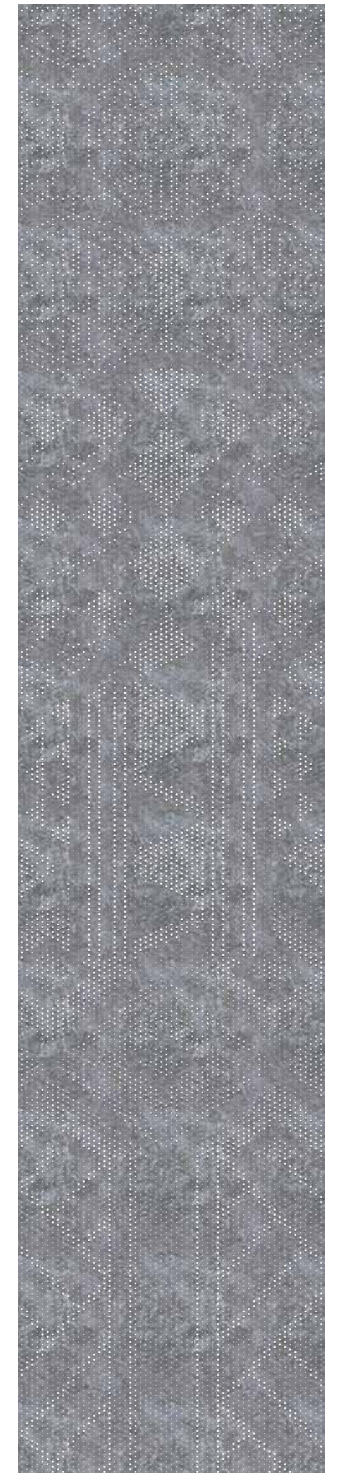


SOLANUM STEEL

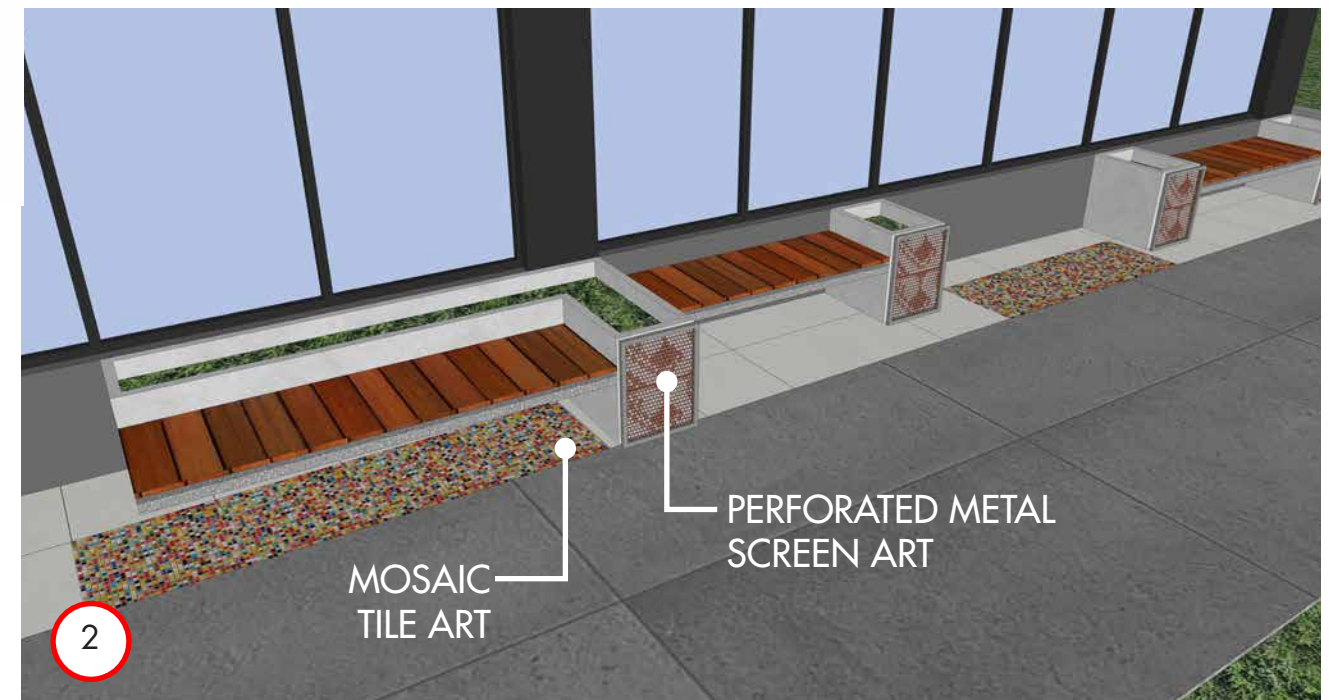
Textile patterns from different cultures present in Othello woven together



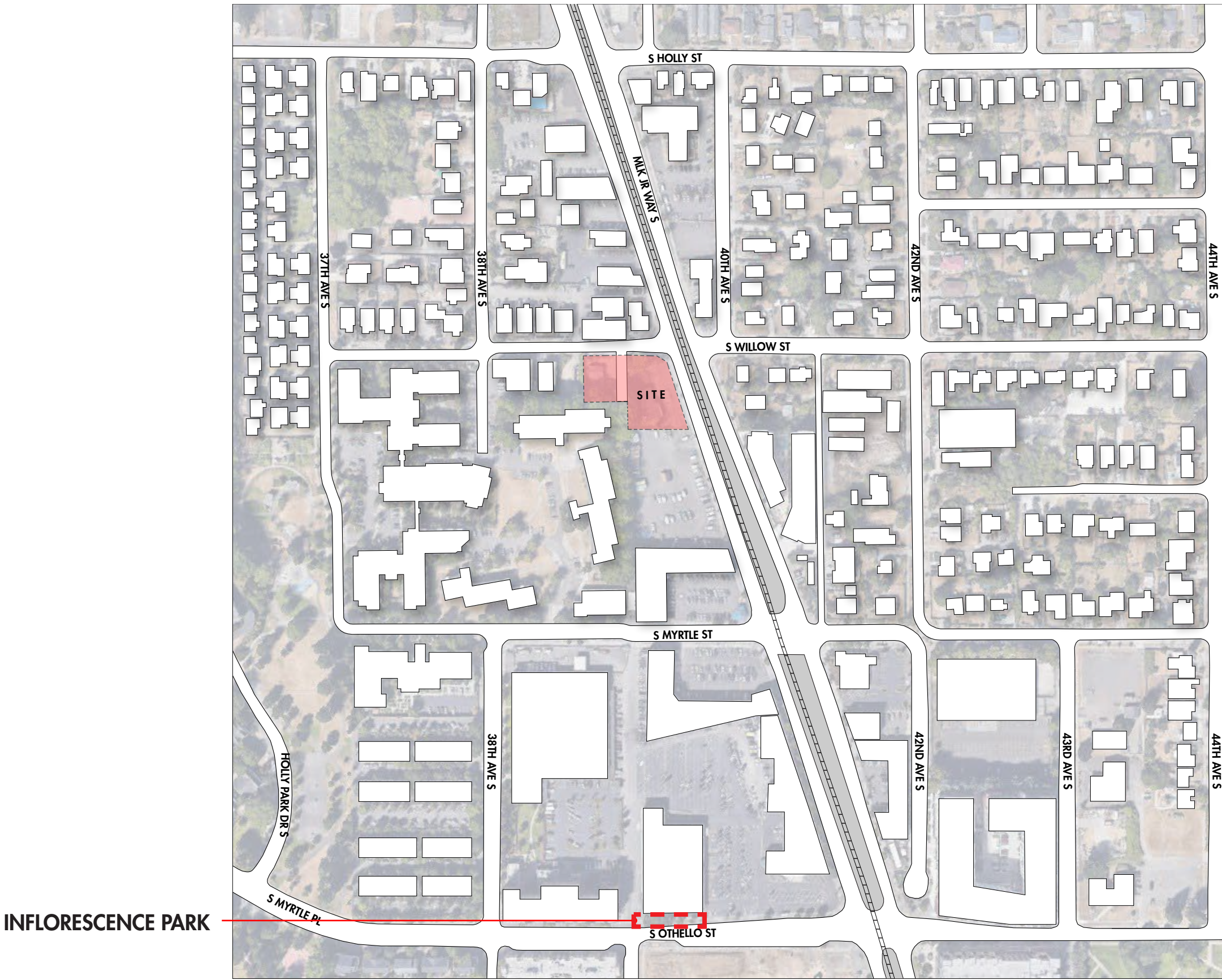
Image perforated onto a metal sheet



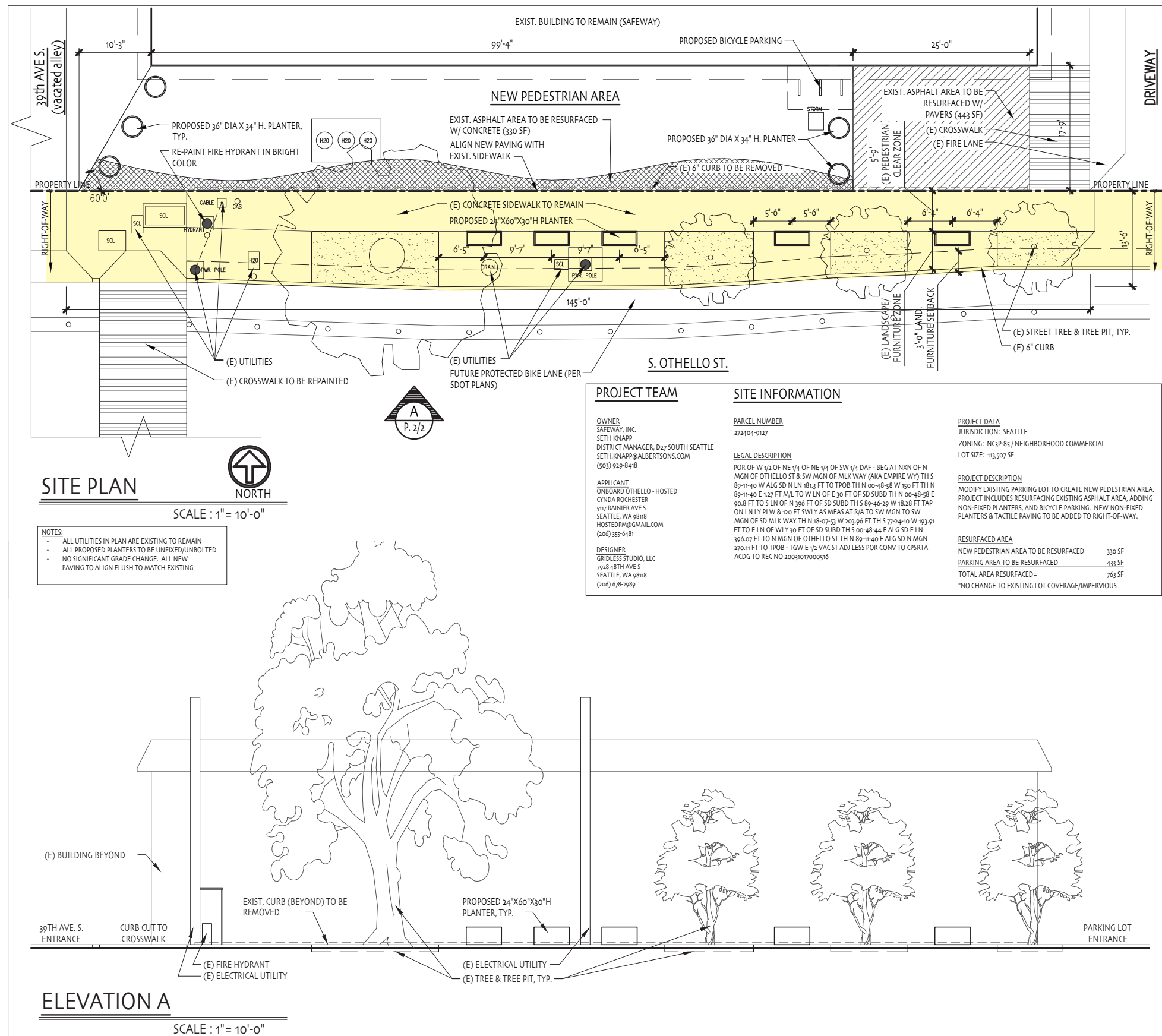
3. GATEWAY ARTWORK ENHANCED INTEGRATION



4. OFFSITE DONATION | INFLORESCENCE PARK



4. 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.
- Project is designed and budgeted. Other sponsors include Kaiser Family Foundation, Rainier Beach Action Coalition and many others.
- Phase one of this project is fully funded and expected to start construction in 2020.
- We propose to fund the public portion of this project through the department of neighborhoods.



5. OFFSITE RIGHT OF WAY IMPROVEMENT



PUBLIC BENEFIT COST MATRIX

#	Public Benefit Component	Costs	Required by Code	Timing of Implementation	Total Cost
1	MLK Plaza 1250 SF	Concrete Pavers: 970 SF x \$22/SF = \$21,340 Landscaping: 75 SF x \$5/SF = \$375 Benches: 78 SF x \$83.66/SF = \$6,525 Planters: 53 SF x \$22/SF = \$1,166	Not Required	During course of construction (See project schedule)	\$29,410
2	Willow Walkway 309 SF	Concrete Pavers: 265 SF x \$22/SF = \$5,830 Benches: 66 SF x \$83.66/SF = \$5,522 Planters: 44 SF x \$22/SF = \$968	Not Required	During course of construction (See project schedule)	\$12,320
3	Gateway Artwork Integration	Mosaic Tile Art: 164 SF x \$35/SF = \$5,740 Perforated Metal Screen Art: 34 SF x \$20/SF= \$680	Not Required	During course of construction (See project schedule)	\$6,420
4	Off-site Donation	Inflorescence Park	Not Required	Funds to Don No Later than 04/01/20	\$25,000
5	Off-site Right of Way Improvement	Two Street Light = \$45,000 Landscaping Planter = \$5,000	Not Required	During course of construction (See project schedule)	\$50,000
	TOTAL				\$123,150
	Entire project supports City goals for race and social equity by providing 100% affordable housing on site, not required by the City.	No Cost	Not Required	During course of construction (See project schedule)	No Cost

THANK YOU

COMMENTS OR QUESTIONS?