



Seattle
Office of Housing

REQUEST FOR INTEREST

1312 – 1326 Yakima Avenue South

August 23, 2016

Responses Due: **Monday, September 26, 2016 at 12:00 noon**

I. Invitation for Interest

The City of Seattle Office of Housing (OH) invites interest from qualified housing developers to acquire City property located at 1312 – 1326 Yakima Avenue South for development of affordable ownership housing. Applicants are encouraged to submit creative proposals that respond to one or more of the following City priorities:

1. **Create a Lasting Community Resource through Long-term Affordable Homes.** The City's first priority would be to create new for-sale housing with long-term affordability restrictions (up to 80% AMI) for all or a portion of the development.
2. **Create Opportunity for Low-Income Buyers to Grow Equity.** The City's second priority would be to create new for-sale housing that would be affordable at the initial sale to low-income households (up to 80% AMI) in a substantial portion of the development.
3. **Promote Middle-Income Homeownership and Generate Proceeds to Invest in Low-Income Housing.** The City's third priority would be to create new market rate for-sale housing (up to 150% AMI) to add to the supply of homeownership opportunities in Seattle, and generate revenue to reinvest in low-income housing.

2006 income limits for prospective buyers based on family size are attached for reference. If there is sufficient interest in the development of this site, OH will issue a more detailed Request for Proposals (RFP) outlining specific evaluation criteria, project requirements, timelines, and City funding availability.

Respondents should anticipate that the RFP will include evaluation criteria such as financial feasibility, experience/capacity of the development team, extent of affordability, and inclusion of family-sized units in the development. In addition, OH encourages collaborative partnerships that bring together the expertise of private developers and affordable homeownership organizations.

In addition to soliciting interest in development of this property, the purpose of this RFI is to allow potential respondents to identify additional due diligence reports that would be critical or helpful in the preparation of final RFP responses. If multiple respondents indicate a preference for the City to solicit certain reports, OH will proceed with such investigation and make the results available as part of the final RFP. Final approval of sale terms shall be subject to City Council approval.

II. City Subsidy

OH anticipates that proposals serving low-income households (earning up to 80% AMI) may require a below market sales price. Respondents are invited to describe the amount and form of subsidy required to make their proposal work. Please note that any respondents that seek to serve households earning above 80% AMI will be required to pay the fair market value of the property.

In addition to sale of the property, OH anticipates making available **approximately \$500,000** in City financing from the Homeownership Program to subsidize development proposals that serve low-income first time homebuyers. Standard Homeownership Program policies will apply to such funding, including maximum amount of assistance, as follows:

- Up to \$45,000 per assisted household earning up to 80% AMI
- Up to \$55,000 per assisted household earning up to 60% AMI
- Up to \$55,000 per assisted household purchasing a long-term resale restricted home.

For the complete set of Homeownership Program policies, see page. 35 of OH's [Housing Funding Policies](#).

III. Site Information

Address: 1312 – 1326 Yakima Avenue South, Seattle WA 98144

Neighborhood: Leschi neighborhood

Property Location: The northeast corner of the intersection at Yakima Ave S and S Irving, Seattle, WA 98144

Legal Description: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

Tax ID Numbers: 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

Zoning: Lowrise 1 (LR1)

Size: Seven rectangular contiguous lots, totaling 16,320 square feet. Six of the lots measure roughly 2,400 Sq Ft apiece and 25'x96'; the corner lot is 1,920 Sq Ft and 20'x96'.

Appraised value (*based on assumption of no environmental contamination, and ECA exception to allow development as follow*):

Assuming development of 9 units: \$1,350,000

Assuming development of 7 units: \$1,225,000

Site conditions:

- Vacant land
- Approximately 40% of the property contains a steep slope with an average 30' drop in elevation from east to west. Applicants would need to apply for an exception to the Environmentally Critical Area designation to maximize development of the site. Based on the extent of such an exception, the site could accommodate development of between 7 and 9 townhomes.
- Unopened S. Irving St. lies directly south of the property, with a pedestrian pathway running between Yakima Ave. S. and 30th Ave. S.
- An initial tree survey disclosed six significant trees on the property.

ECA analysis:

The sites are mapped as environmentally critical areas with a designation indicating: 40% steep slope. ECA analysis of the site is attached for your review.

Maps / Photo:



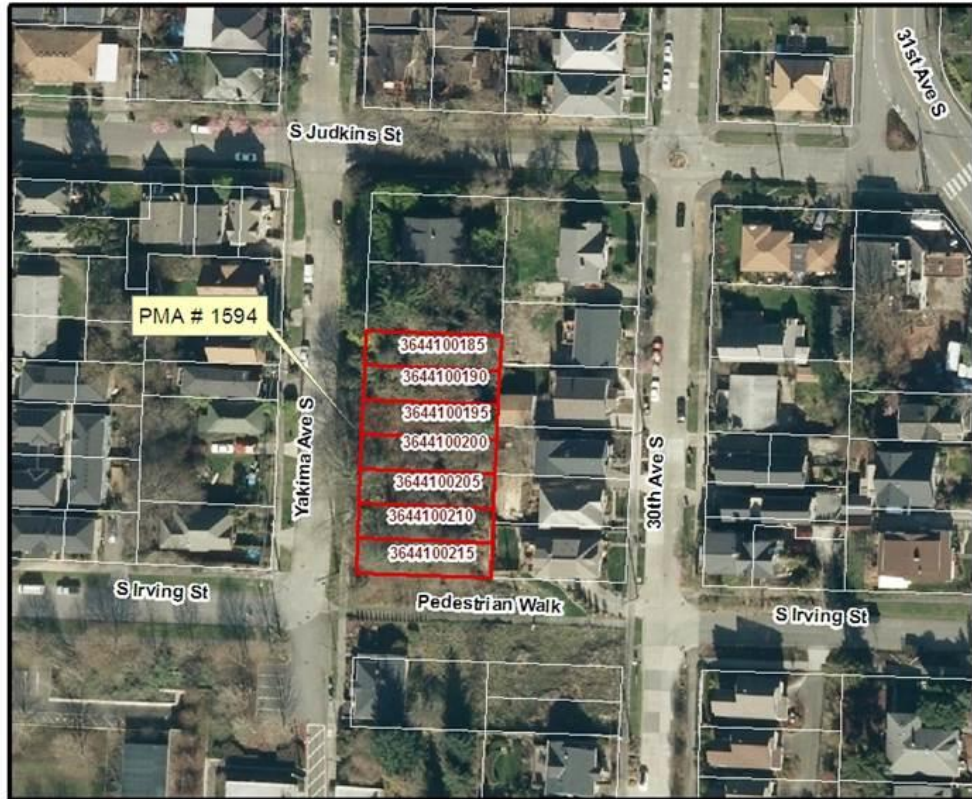
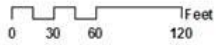
City of Seattle

PMA # 1594
Intersection of
S Irving St
and Yakima Ave S

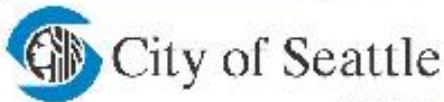
7 Tax Parcels
3644100185 to
3644100215

Legend

- PMA # 1594
- Parcels



Department of Finance and Administrative Services
Real Estate Services, RJ Gholaghong - January 2013
No Guarantee of any sort is implied, including accuracy,
completeness, or fitness for use.



MOA between FAS and OH

Produced by the City of Seattle FAS, Real Estate Services, D.Bretzke
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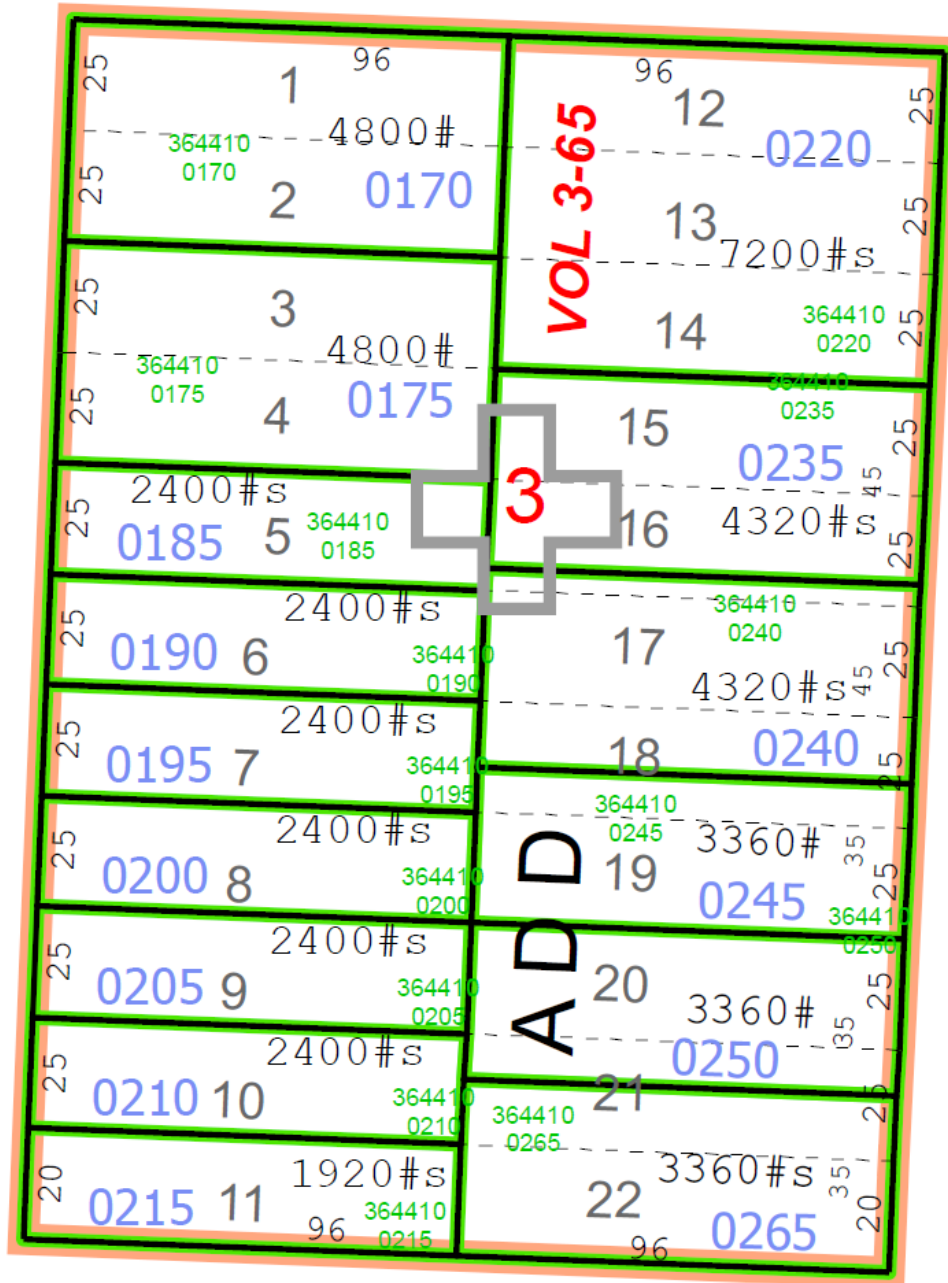


4410
117

YAKIMA AV S

330.04

B2440 1/2 p7



329.90

B2440 p94



Topographical Map

IV. Submittals

Responses should contain the following components:

1. Cover letter describing organizational interest and contact information
2. Proposed project description, including proposed affordability of homes to be developed
3. Description of organizational experience
4. Proposed estimated Project Development Budget and financing sources, including estimated amount/form of City subsidy, if any
5. Brief budget narrative explaining assumptions about the proposed acquisition price and any other areas needing clarification.
6. Estimated Project Timeline
7. Request for additional due diligence reports the City should commission (e.g., environmental assessment, geotechnical study, arborist study, etc.), including parameters for such reports. Alternatively, please indicate any preference for respondent to commission such reports directly.

Interested Parties should contact Thomas Mack at least seven days prior to final submittal. Final submittals are due by Monday, September 26, 2016 at noon to:

Thomas Mack
City of Seattle Office of Housing
206.684.0339

Mailing Address
P.O. Box 94725
Seattle, WA 98124-4725

Street Address
700 – 5th Avenue, Suite 5700

Please feel free to call if you have any questions.

Disclosure

All proposals and related materials become the property of the City upon delivery to the Office of Housing. State law, RCW Ch. 42.17, provides that public records are subject to public inspection and copying unless specifically exempted. RCW Ch. 42.17 enumerates limited exemptions a public agency's obligation to disclose public records. If the applicant believes that portions of its proposal are exempt from disclosure to third parties, the applicant must clearly label the specific portions sought to be kept confidential and specify an exemption that the applicant is relying on. However, acceptance of a proposal containing such designations by the Office of Housing is not an agreement that such material is legally confidential, and the Office of Housing cannot guarantee that such information will not be disclosed.

The applicant recognizes and agrees that the City will not be responsible or liable in any way for any losses that the respondent may suffer from the disclosure of information or materials to third parties, nor for any use of information or materials by third parties.

All costs of preparation of Proposals and all related expenses are at the sole risk of the Developer. No Developer shall have any claim against the City for any costs incurred in responding to this RDQ/P or in any negotiations, modifications of proposals, presentations or other actions to secure a contract for purchase of the Property, whether or not at the request of the City. Unless and until a purchase and sale contract shall have been duly authorized by ordinance and signed by the City and the Developer, the City shall retain the right to terminate the sales process, and/or to dispose of the Property in any manner permitted by law, without liability to any Developer.

RCW 35.81.095 provides in part: "A municipality shall not be required to select or enter into a contract with any proposer or to compensate the proposer for the cost of preparing a proposal or negotiating with the municipality."

V. Household Income Limits



2016 Income and Rent Limits - Home Buyer Program

Published by HUD on March 28, 2016

Income Limits	
<input type="checkbox"/>	% of Area Median Income
Family Size	HUD 80%
1 Person	\$48,550
2 Persons	\$55,450
3 Persons	\$62,400
4 Persons	\$69,300
5 Persons	\$74,850
6 Persons	\$80,400
7 Persons	\$85,950
8 Persons	\$91,500

Income Limits effective April 1, 2016

VI. ECA Analysis

Mark Travers October 28, 2015

Architect Keith Dang
CIC Valuation Group, Inc.
12729 Northup Way, suite 7
Bellevue, WA 98005

RE: Yakima Ave. Project – ECA Analysis

Dear Keith:

You asked us to provide pre design services for the above mentioned site based on current zoning and regulations.

The subject site is located in the City of Seattle and is comprised of 7 separate legal lots. According to Seattle's Department of Planning and Development (dpd) the sites are mapped as an environmentally critical area with a designation indicating: 40 % steep slope. The combined area of the seven lots is 16,320 sq.ft. and they feature the zoning classification; LR1. The site is located at the Southeast intersection of S. Irving St. and Yakima Ave. S. Site access is only available from the East side of Yakima Ave S. S. Irving Street is not improved.

Based on your request, we were able to plan a total of 9 townhouse style units on the site with a maximum gross building area of 1,728 sq. ft./ unit, which would include an attached single car garage, with 3 exceptions. Due to the limitations of the Seattle Department of Transportation the site will only support (3) curb cuts, which dictates 3 parking stalls on site. The total area of development is based on an a floor area ratio (FAR) of 1.0 .

For comparison we also analyzed the site for an estimated 35% ECA reduction in buildable lot area. The reduction yields a total of 7 seven units of the same size with 4 attached garages and 3 on site stalls. Based on my experience, it may be possible to apply for an ECA exemption which would allow the full development potential of the site to be realized.

In conclusion, the size of the project proposed may trigger off site improvement requirements from other City of Seattle Departments. Most likely it would include street improvements, and perhaps a waterline extension. A pre-application appointment would serve to clarify the full scope of the requirements.

After the building permit is issued the site could be subdivided into 9 fee simple lots. The lot lines would follow the party walls of the proposed townhouse units.

Please contact me if you have questions.

Sincerely,



Mark Travers AIA

206 / 763.8496 P
206 / 328.3238 F

Why Too Que
Building
2315 E Pike St
Seattle, WA 98122

marktraversarchitect.com

PARCELS:

LOT 5 364410-0185, 2400 SQ.FT
LOT 6 364410-0190, 2400 SQ.FT
LOT 7 364410-0195, 2400 SQ.FT
LOT 8 364410-0200, 2400 SQ.FT
LOT 9 364410-0205, 2400 SQ.FT
LOT 10 364410-0210, 2400 SQ.FT
LOT 11 364410-0215, 1920 SQ.FT

YAKIMA SITE
10/21/2015
(100% Site Area Development)

ZONE: LR1

URBAN VILLAGE OVERLAY: NO

FREQUENT TRANSIT SERVICE ZONE: YES => PARKING REQUIREMENTS REDUCED BY 50%

ECA: 40% STEEP SLOPE

PRESENT USE:

ALL LOTS: VACANT

LOT AREA TOTAL: $([6 \times 2400] + 1920) \text{SF} = 16,320 \text{ SF. (COMBINED LOTS)}$

23.45.518: BUILDING SETBACK (FOR ROWHOUSE):

FRONT: MIN. 5'-0"

REAR: MIN. 5'-0", 7'-0" AVERAGE W/ NO ALLEY, 0' W/ ALLEY

SIDE: 0' WHERE ABUTTING ANOTHER ROWHOUSE, OTHERWISE MIN. 3'-6", EXCEPT THAT ON SIDE LOT LINES THAT ABUT A SINGLE-FAMILY ZONE, THE SETBACK IS 5'-0" (N/A)

23.45.512: NO DENSITY LIMIT FOR ROWHOUSE DEVELOPMENT

23.45.510 FLOOR AREA RATIO IN LR1 FOR ROWHOUSE: 1.0 or 1.2 (*)

MAX F.A.R. = $16320 \text{ SF} \times 1 = \underline{16,320 \text{ SF ALLOWED}}$

PROPOSED: (9) UNITS OF 3-STORY TOWNHOUSE OF 18' x 32'

= $([18'-0" \times 32'-0"] \times 3) \times 9 = (576 \times 3) \text{ SF} \times 9 = 1728 \text{ SF} \times 9 = \underline{15,552 \text{ SF}} < 16,320 \text{ SF}$

23.45.522 AMENITY AREA: 25% OF LOT AREA

=> $16320 \text{ SF} \times 0.25 = \underline{4,080 \text{ SF REQ'D}}$

23.45.514 TABLE A STRUCTURE HEIGHT:

MAX BUILDING HEIGHT: 30'-0", +5'-0" FOR ROOF W/ MIN. 6:12 PITCH

23.45.527.b.1 MAX FACADE LENGTH: MAX. 65% OF LOT DEPTH.

@ NORTH (SIM. @ SOUTH): $96'-0" \times 65\% = 62'-5"$ ALLOWED WITHIN 15'-0"

PROPOSED: 32'-0"

23.54.015 TABLE B-I PARKING REQUIREMENT:

1 SPACE PER DWELLING UNIT => (9) SPACES REQ'D

PROVIDED MIN. 50% OF REQ'D SPACES: (6) ATTACHED GARAGES WITHIN THE PROPOSED STRUCTURES AND POSSIBLY (3) SURFACE PARKING SPACES.

23.54.030-TABLE A: NUMBER OF CURB CUTS PERMITTED

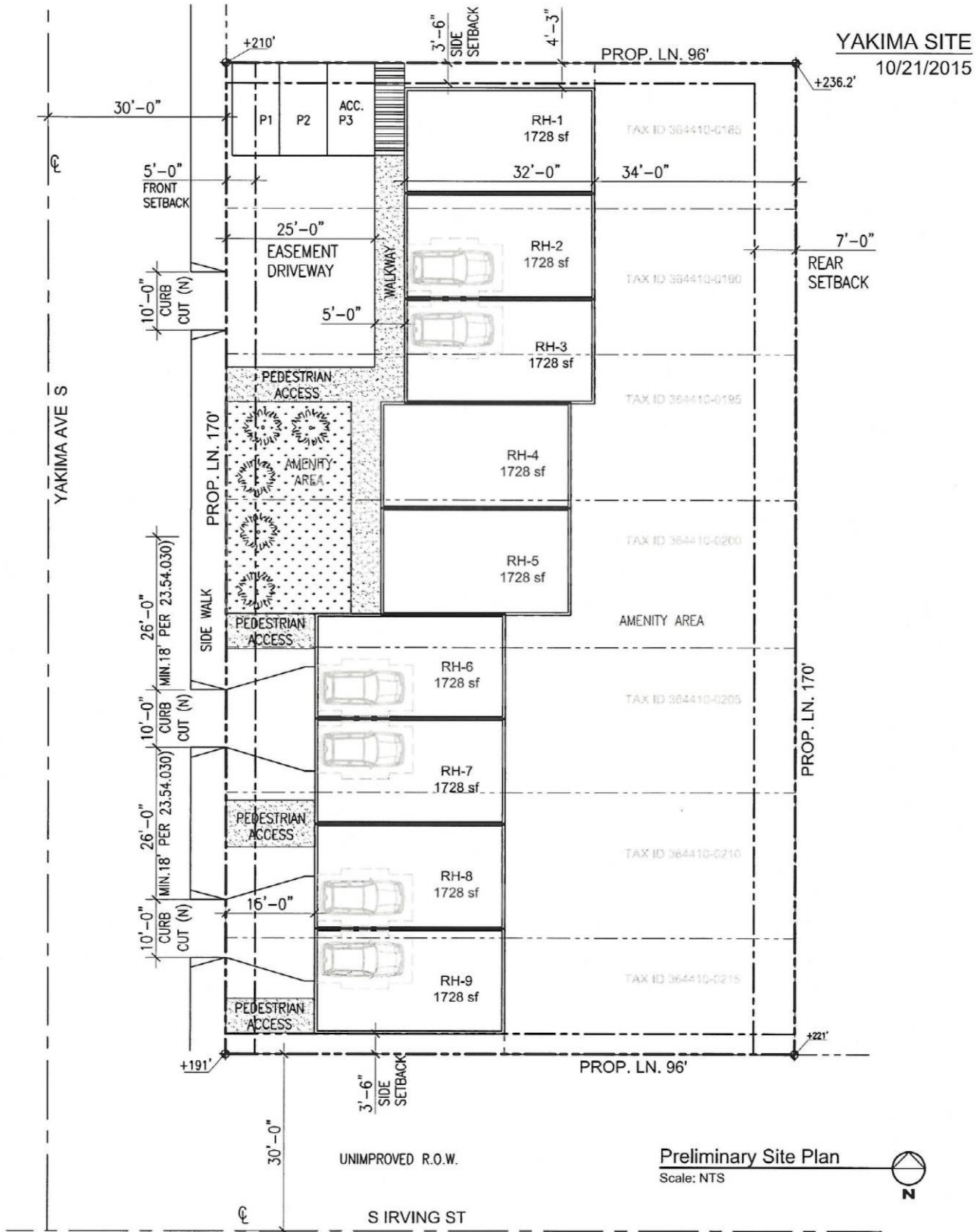
FOR STREET OR EASEMENT FRONTAGE OF THE LOT GREATER THAN 160 FEET UP TO 240 FEET: 3

Mark Travers

Architect, AIA

www.marktraversarchitect.com

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p 206 763 8796 - f 206 328 3238



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YAKIMA SITE
 10/21/2015
 (35% ECA Reduction)

ZONE: LR1

URBAN VILLAGE OVERLAY: NO
 FREQUENT TRANSIT SERVICE ZONE: YES => PARKING REQUIREMENTS REDUCED BY 50%
 ECA: 40% STEEP SLOPE

PRESENT USE:

ALL LOTS: VACANT
 LOT AREA TOTAL: $([6 \times 2400] + 1920) \text{SF} = 16,320 \text{ SF}$. (COMBINED LOTS)
 PROPOSED WITH 35% PRODUCTION SITE AREA (DUE TO ECA SITE): $16,320 \times 0.65 = 10,608 \text{ SF}$ (BUILDABLE AREA)

23.45.518: BUILDING SETBACK (FOR ROWHOUSE):

FRONT: MIN. 5'-0"
 REAR: MIN. 5'-0", 7'-0" AVERAGE W/ NO ALLEY, 0' W/ ALLEY
 SIDE: 0' WHERE ABUTTING ANOTHER ROWHOUSE, OTHERWISE MIN. 3'-6", EXCEPT THAT ON SIDE LOT LINES THAT ABUT A SINGLE-FAMILY ZONE, THE SETBACK IS 5'-0" (N/A)

23.45.512: NO DENSITY LIMIT FOR ROWHOUSE DEVELOPMENT

23.45.510 FLOOR AREA RATIO IN LR1 FOR ROWHOUSE : 1.0 or 1.2 (*)
 USING 1.2 FOR DEVELOPMENT THAT MEET THE STANDARDS OF SUBSECTION 23.45.510.C
 MAX F.A.R. = $10,608 \text{ SF} \times 1.2 = 12,729.60 \text{ SF ALLOWED}$

PROPOSED: (7) UNITS OF 3-STORY TOWNHOUSE OF 18' x 32'
 $= ([18'-0" \times 32'-0"] \times 3) \times 7 = (576 \times 3) \text{ SF} \times 7 = 1728 \text{ SF} \times 7 = 12,096 \text{ SF} < 12,729.60 \text{ SF}$

23.45.522 AMENITY AREA: 25% OF LOT AREA
 $=> 10,608 \text{ SF} \times 0.25 = 2,652 \text{ SF REQ'D}$

23.45.514 TABLE A STRUCTURE HEIGHT:

MAX BUILDING HEIGHT: 30'-0", +5'-0" FOR ROOF W/ MIN. 6:12 PITCH

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1 SPACE PER DWELLING UNIT => (7) SPACES REQ'D
 PROVIDED MIN. 50% OF REQ'D SPACES: (4) ATTACHED GARAGES WITHIN THE PROPOSED STRUCTURES AND POSSIBLY (3) SURFACE PARKING SPACES.

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