



# **2023 Office of Housing Redevelopment Request for Interest**

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**Responses Due:** May 5, 2023

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## A. Objective

The Office of Housing (OH) is soliciting statements of interest from affordable housing developers regarding four site specific affordable rental redevelopment projects. Developer interest and responses to this Request for Interest (RFI) will inform OH’s Request for Proposal (RFP) release timelines.

The redevelopment projects are Lake City Community Center, Mount Baker Redevelopment Sites, South Park Henderson Street Project, Sound Transit (ST) 45<sup>th</sup> St U District Site. All projects are for low-income affordable housing. Project names are subject to change.

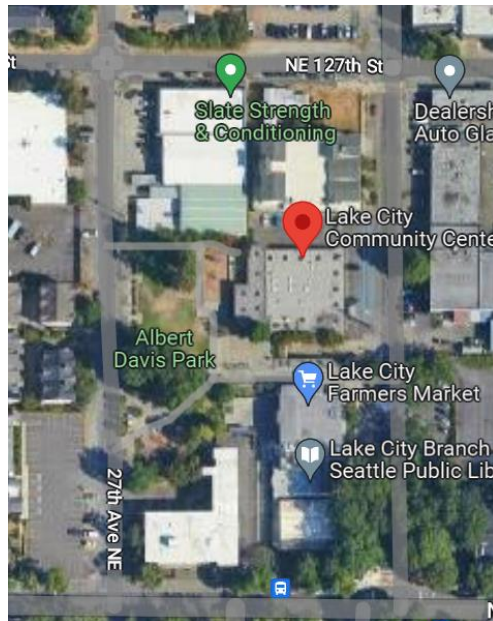
Responses to this RFI are non-binding and will not affect future developer requests for OH funding or influence OH evaluation of future RFP responses. Not responding to this RFI also will not affect or disadvantage applicants responding to any future RFPs. Individual RFPs will include more detail on City funding, and site redevelopment will be consistent with all existing City processes and regulations.

Affordable housing provides a foundation for individuals and households, and contributes to positive health, wellness, and educational outcomes. Affordable housing also prevents displacement, specifically Black and Indigenous and People of Color (BIPOC) communities. By redeveloping these sites for affordable housing, OH seeks to increase the amount of affordable housing in the city and provide stability for low-income and BIPOC households in Seattle.

## B. Projects

The following section outlines the projects and project details.

### Lake City Community Center



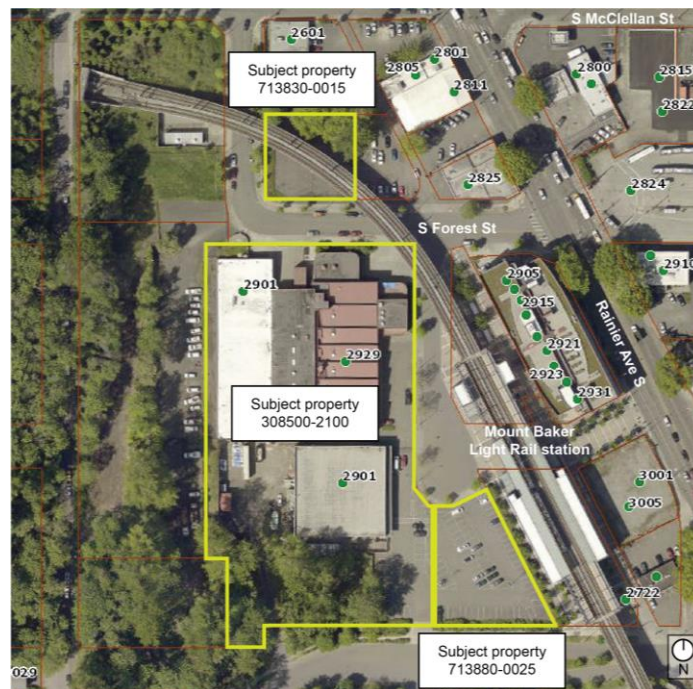
The Lake City Community Center is located 12531 28th Ave NE (PIN 3834500635) in the heart of the Lake City community. The site is 27,500 square feet and zoned LR3 (M), or Low Rise.

The property is currently the site of a Seattle Parks & Recreation (SPR) Community Center. When redeveloped, the property will remain in City ownership and the City will execute a ground lease for the housing portion of the building. OH will continue to work closely with SPR throughout the RFP process, pre-development, and construction.

SPR has maintained a strong relationship with the Lake City community and conducted community engagement in the past few years, with OH joining these conversations. Site priorities include a community center on the ground floor and maximization of the number of affordable housing units developed on site. These units would include a mix of family sized units (2- and 3-bedroom) along with studios and one-bedrooms. Connecting the community center to the surrounding neighborhood using urban design is also critical. Making the site accessible for seniors and early childhood education programming is also desired in the new redevelopment.

Third party reports for the site include a feasibility study done by Enterprise Community Partners, which is available upon request.

### Mount Baker Redevelopment Sites



These sites are located at 2901 27<sup>th</sup> Ave S, 2700 S Winthrop St S, and 26<sup>th</sup> Ave S and S Forest St in Mount Baker (PIN 308500-2100, 713880-0025, 713830-0015). This is the location of the former UW Laundry site and former King's Hall building and parking lot.

In total, the site area is 4 acres, and the developable area is 3.7 acres. The parcel at 26<sup>th</sup> Ave S and S Forest St (PIN 713830-0015) is located under the light rail guideway and is not suitable for housing development. The zoning is SM-NR 95 (M), or Seattle Mix – North Rainier.

In 2020, the City of Seattle received three parcels from the University of Washington (UW), adjacent to the Mount Baker Link light rail station. The terms of the transfer state the development program as low-income affordable housing and a potential early learning research facility developed and operated by the UW. OH estimates the development of approximately 400 units of affordable housing across two buildings in a multi-phase process. OH has been working in close partnership with the UW regarding the plans for their early learning facility. The UW estimates that it will require approximately 34,000 square feet of ground floor space in one building for their early learning research facility. There is potential for additional commercial/community ground floor use in the second building.

The former UW Laundry site is currently a City storage facility and the former King's Hall building is vacant. The parking lot is active and operated by a vendor of the City of Seattle.

OH anticipates selecting a primary developer for the site through a two-part process; Part I will be the release of a Request for Qualifications (RFQ), anticipated for June 2023, that will advance a selection of developers. Part II will be a release of an RFP to the selected pool of developers, anticipated for fall 2023, from which a primary developer will be determined. The designated developer will be the primary developer and will be responsible for all administrative, design, and permitting requirements for the two buildings, including Lot Boundary Adjustments. A Community Workforce Agreement will most likely be part of the redevelopment.

Available third-party reports for the sites include a 2019 Phase I and Phase II Environmental, a 2019 geotechnical report, and a 2020 ALTA survey, available upon request. The site will require environmental remediation; however, the former UW Laundry facility did not conduct dry cleaning on site. There is also a substantial slope on the western side of the 2901 27<sup>th</sup> Ave S property.

OH continues to work in close partnership with the UW on their early learning research facility. There is also an opportunity for 0.75 – 1 acre of open space on site. OH is working with Seattle Parks & Recreation regarding this opportunity.

Sound Transit also owns the properties directly west of 2901 27<sup>th</sup> Ave S between S McClellan St and S Winthrop St, also known as the East Portal site (PIN 308500-2085 and 308500-2065). Sound Transit is analyzing the development potential of the site, including the option for affordable housing. OH is in conversation with Sound Transit to coordinate any future redevelopment efforts.

In 2021, OH and Sound Transit led an extensive engagement effort to identify top priorities and key qualities and outcomes community members wanted for the site, including:

- Meaningful integration of community priorities in the development
- Enhanced safety and security
- Family- and community-centered design in buildings and programming
- A vibrant and welcoming space that reflects the neighborhood's history
- Support for BIPOC communities, such as small businesses and households

An engagement summary is available on the [project website](#).

## South Park Henderson Street Project



The redevelopment site is comprised of two parcels at 8914 14<sup>th</sup> Ave S and 1412 S Henderson St (PINs 788360-8611 and 788360-8608, respectively), located near the heart of South Park. The site is 12,00 square feet and zoned C2-75 (M), or Commercial. This a mixed-use zone allows residential and commercial development. The properties were purchased by the City of Seattle in June 2021.

The City currently has a commercial lease with a tow truck company along with one residential tenant at the 8914 14<sup>th</sup> Ave S property. At 1412 S Henderson St, the City has a commercial month-to-month lease with a Crossfit gym. Relocation of the residential and commercial tenants may be required.

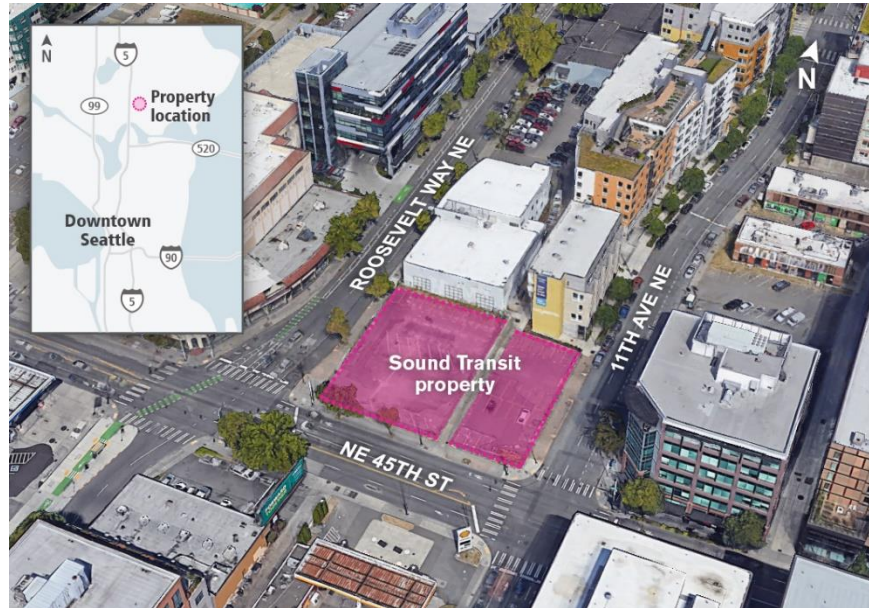
OH has fostered a strong relationship with the Duwamish Valley Affordable Housing Coalition and the Duwamish River Community Coalition. The awarded developer of the project is expected to continue the close partnership with these two organizations. The community has been a strong advocate in shaping the vision for future affordable housing development, and responses to the RFP will be encouraged to respond to community needs and vision. A final engagement report is expected in summer 2023.

Early community engagement revealed the following priorities for redevelopment:

- Family sized (2- and 3-bedroom) units serving approximately 70 – 120 (or more) households
- Community services on the ground floor
- Activation of 14<sup>th</sup> Ave S corridor
- Safe and healthy housing to those experiencing displacement pressures
- A highly energy- and water-efficient building that is potentially LEED Certified or Passive House
- Community Preference to benefit those most impacted by displacement
- Meet racial equity outcomes outlined in the Duwamish Valley Action Plan

Available third-party reports for the sites include a 2021 Phase I and Phase II Environmental, a 2021 geotechnical report, and a 2021 ALTA survey. These reports are available upon request. Anticipated contamination of the topsoil was detected in the environmental reports. Quarterly ground water monitoring was conducted throughout 2022.

## Sound Transit 45<sup>th</sup> St U District Site



This site is located at 1000 NE 45th St between 11th Ave NE and Roosevelt Way NE in the University District (PIN 773360-0155), approximately two blocks from the U District Link light rail station. The site is approximately 18,000 square feet with a SM – U 95-320 (M1) zoning, or Seattle Mixed – University District. This site was used by Sound Transit for construction offices and parking during the construction of the Northgate Link light rail extension. Sound Transit plans to offer this site for development as affordable housing under the requirements established by state statute RCW 81.112.350.

OH is working in close partnership with Sound Transit on site redevelopment and plans to release a joint RFP. Robust community engagement in 2021 led by Sound Transit has resulted in the following priorities for the site:

- Affordable housing as a primary focus
- Maximizing the number of housing units while accommodating a range of household sizes
- Ground floor uses that complement the affordable housing and improve the street-level and pedestrian environment

An engagement summary, projects updates, and Board of Directors guidance are available on the [project website](#). Specific project goals and evaluation criteria will be defined in the RFP. A summer/fall 2023 RFP release date is expected.

An alley bifurcates the site along the north-south axis in the middle of the site. Sound Transit is working with the City of Seattle to vacate the alley before RFP release so that proposals can take full advantage of a unified development parcel. In its current state, the site could potentially accommodate a mid-rise development with approximately 75 units. With an alley vacation, over 200 units may be possible in a high-rise configuration. To complete the vacation process, the winning development team will likely have to meet certain conditions to be established by the City Council, including reconfiguring the alley to either exit onto an adjacent street (for example, 11th Ave NE) or terminate in a turnaround or hammerhead configuration to maintain the alley’s existing circulation function for the block.

While preparing for permanent development on the site, Sound Transit has leased the property to the City of Seattle for use as a temporary tiny house village. The village, which includes 36 units, is overseen by the King County Regional Homelessness Authority. The lease may be extended annually to 2024.

Sound Transit plans to provide third party reports for the site—such title, survey, and environmental reports—as part of the RFP process.

### C. Submission Requirements and Schedule

Responses must include the following documents. The forms can be found on OH’s [website](#) under the “Funding Announcements & Application” page.

- Statement of Interest form (“Developer Name\_Statement of Interest\_2023 Redev RFI”)
  - Send as a Word document
- Existing Projects form (“Developer Name\_Existing Projects\_2023 Redev RFI”)
  - Send as an Excel document

The submission schedule is as follows:

DATE	MILESTONE
April 14, 2023	RFI Release
Wednesday, April 26 12:00 – 1:00 pm	Virtual Info Session More information at <a href="#">OH website</a>
Friday, April 28 10:00 – 11:00 am	
May 5, 2023	RFI Responses Due
June 2023	OH Announcement of 2023 RFP Schedule

Two virtual information sessions will take place on Wednesday, April 26, 12:00 – 1:00 pm and Friday, April 28, 10:00 – 11:00 am. The information shared at each meeting will be the same. Meeting materials will be available on OH website after the info session. OH staff will contact affordable housing developers with how to RSVP. RSVP details will also be available on the OH website.



**Send responses electronically as a Word or PDF attachment to Jessica Gomez at [jessica.gomez@seattle.gov](mailto:jessica.gomez@seattle.gov) and Bin Jung at [bin.jung@seattle.gov](mailto:bin.jung@seattle.gov) by May 5, 2023, at 5:00 pm.** Please title the email "Developer Name – 2023 OH Redevelopment RFI Response." For questions, please contact Jessica Gomez and Bin Jung via email.