Madison/Boylston

FHIA Public Meeting
November 13, 2018
- Developing affordable housing in Seattle since 1980
- Seattle’s largest nonprofit affordable housing developer
- **32 affordable properties; 2,100 homes**
- Currently manages **7 properties in the First Hill neighborhood**, two of which are pictured

![Tate Mason House](1100 Minor Ave)

![Cascade Court](1201 Summit Ave)
- Developing permanent supportive housing in Seattle since 1980
- 14 affordable properties; 1,100 homes
- Currently owns property in the First Hill neighborhood, pictured
Transit-Oriented Development Plans

- ST sought to dispose of surplus land and released RFP for housing
- Bellwether/Plymouth selected
- Sound Transit Board approves motion to grant site (August 2018)
- “G” RapidRide planned to replace “12” bus along Madison St in 2021
Planned “G” RapidRide Bus Route along Madison Street
# Terms of Development

<table>
<thead>
<tr>
<th>Category</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Number of Housing units</strong></td>
<td>Target of 308 units, but no fewer than 250. If 308 units or more are constructed, 100% of the units must serve those earning 80% of AMI or below, with the average AMI served across all units of 60% or below and provide at least 250 units serving those earning at or below 60% of AMI including at least 80 units serving those earning at or below 30% of AMI. If fewer than 308 units are constructed, 100% of the units must be affordable at or below 60% of AMI and provide at least 80 units serving those earning at or below 30% of AMI.</td>
</tr>
<tr>
<td><strong>Percentage of units that are affordable</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Family sized units</strong></td>
<td>Target of 10% of units, sized 2+BR, but no fewer than 8%</td>
</tr>
<tr>
<td>Active street-level uses</td>
<td>At least 4,000 SF of street-level non-residential space serving the general public</td>
</tr>
<tr>
<td>Sustainability</td>
<td>Designed to meet or exceed Washington State Evergreen Standard</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>A maximum of 20 parking stalls.</td>
</tr>
<tr>
<td>Sale Price</td>
<td>No cost transfer</td>
</tr>
<tr>
<td>Termination of Agreement</td>
<td>Performance milestones, including those related to land use approvals, financing, and transaction closing.</td>
</tr>
</tbody>
</table>
FHIA Priorities for Madison/Boylston, as indicated at 6/5/2017 Community Meeting

Housing:
- Affordable
- Senior
- Homeless Supportive

Ground floor:
- Retail
- Restaurant / Café
- Daycare
- Health Clinic

Design:
- Open Space
- Trees
- Walkable
Madison/Boylston Site Context
Madison/Boylston Site Context
Madison/Boylston Site Context

Madison Street Elevation North

Boylston Street Elevation East
Madison/Boylston Site Context

1 - FIRST HILL MILE
Streetscape Improvements

LEGEND
- Open space and pedestrian improvements

BLOCK 95 ALLEY VACATION
1. The First Hill Mile
2. First Hill Park Funding
3. Public Art
4. Minor Ave Voluntary Setback
5. Boren Voluntary Setback
6. Columbia St ROW Enhancements
7. Cherry St ROW Enhancements
8. Boren & Cherry Ped Crossing
9. Minor & James Ped Crossing

MINOR AVE SKYBRIDGE
1. Minor Ave Garden
2. Public Art - Minor Ave Garden
3. Public Art - Skybridge
4. Minor & Columbia Raised Intersection
5. Minor Ave ROW Enhancements

Project Here
Madison/Boylston Conceptual Design

- 17 stories
- 45 family-sized units
- Separate entrances, per HUD guidelines
- Commercial/Retail on Madison and Boylston
- Community Facility on Boylston
Madison/Boylston Conceptual Design

Aerial View from Southeast

Aerial View from Southwest

Pedestrian View from Northwest
<table>
<thead>
<tr>
<th>LEVELS</th>
<th>BOMA GSF* / Floor subtotal</th>
<th>Units</th>
<th>Total unit count</th>
<th>BOMA Circulation / Amenity / Lobby / BOH</th>
<th>Retail 1 and 2</th>
<th>Community Space</th>
<th>Bellwether Lobby / Amenity</th>
<th>Plymouth Lobby / Amenity</th>
<th>Net Rentable</th>
<th>Efficiency</th>
<th>SDCI (SPC 22.48.050)</th>
<th>Residential Use</th>
<th>Fl to Fl</th>
<th>Overall Ht (Measured from AVG Grade)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROOF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 18</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 17</td>
<td>14,930</td>
<td>12</td>
<td></td>
<td>8,025</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 16</td>
<td>14,930</td>
<td>22</td>
<td></td>
<td>2,600</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 15</td>
<td>14,930</td>
<td>22</td>
<td></td>
<td>2,600</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 14</td>
<td>14,930</td>
<td>22</td>
<td></td>
<td>2,600</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 13</td>
<td>14,930</td>
<td>22</td>
<td></td>
<td>2,600</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 12</td>
<td>14,930</td>
<td>22</td>
<td></td>
<td>2,600</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 11</td>
<td>14,930</td>
<td>22</td>
<td></td>
<td>2,600</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 10</td>
<td>14,930</td>
<td>22</td>
<td></td>
<td>2,600</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 09</td>
<td>14,930</td>
<td>22</td>
<td></td>
<td>2,600</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 08</td>
<td>14,930</td>
<td>22</td>
<td></td>
<td>2,600</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 07</td>
<td>14,930</td>
<td>22</td>
<td></td>
<td>2,600</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 06</td>
<td>14,930</td>
<td>21</td>
<td></td>
<td>15,240</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BELLWETHER LEVELS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 05</td>
<td>17,276</td>
<td>29</td>
<td></td>
<td>4,511</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 04</td>
<td>17,276</td>
<td>29</td>
<td></td>
<td>4,511</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 03</td>
<td>17,276</td>
<td>29</td>
<td></td>
<td>4,511</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 02</td>
<td>17,276</td>
<td>29</td>
<td></td>
<td>4,511</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 01</td>
<td>14,000</td>
<td>28</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GROUND ALLEY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LEVEL 01 A</td>
<td>13,000</td>
<td>28</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTALS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

|                | 275,264                    | 368   | 67,324          | 5,000                                    | 1,300          | 7,067           | 4,985            | 193,155                  | 255,260       | 3,940      |                  |                |          |                               |

GROSS RESIDENTIAL AREA SUBJECT TO AMENITY REQUIREMENTS (L2-13): 212,799
PLYMOUTH AVERAGE UNIT SIZE: 444
BELLWETHER AVERAGE UNIT SIZE: 562
ESTIMATED AMENITY SPACE REQUIRED: 10,640
### Madison/Boylston Conceptual Design

#### Plymouth Housing (115 units)

<table>
<thead>
<tr>
<th># of Units</th>
<th>Size</th>
<th>Max Income Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>112</td>
<td>Studio</td>
<td>&lt;30% AMI</td>
</tr>
<tr>
<td>3</td>
<td>1 BR</td>
<td>Management Staff unit</td>
</tr>
</tbody>
</table>

#### Bellwether (253 units)

<table>
<thead>
<tr>
<th># of Units</th>
<th>Size</th>
<th>Max Income Level (&lt;60% AMI)</th>
<th>Rent</th>
<th>Hourly Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>78</td>
<td>Studio</td>
<td>$44,940</td>
<td>$1,123</td>
<td>$21.61</td>
</tr>
<tr>
<td>130</td>
<td>1 BR</td>
<td>$51,360</td>
<td>$1,203</td>
<td>$24.69</td>
</tr>
<tr>
<td>33</td>
<td>2 BR</td>
<td>$57,780</td>
<td>$1,444</td>
<td>$27.78</td>
</tr>
<tr>
<td>12</td>
<td>3 BR</td>
<td>$64,200</td>
<td>$1,669</td>
<td>$30.87</td>
</tr>
</tbody>
</table>

#### Seattle Market

<table>
<thead>
<tr>
<th>1-Bedroom Comparable</th>
<th>Annual Income</th>
<th>Rent</th>
<th>Hourly Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction Buildings</td>
<td>$79,560</td>
<td>$1,989</td>
<td>$38.25</td>
</tr>
<tr>
<td>All 20+ Unit Buildings</td>
<td>$61,640</td>
<td>$1,541</td>
<td>$29.63</td>
</tr>
</tbody>
</table>
Madison/Boylston Conceptual Design

Architect
Weber Thompson

Contractor
Turner

Structural Engineers
kpff
Pedestrian Space examples
Tower Expression examples
Madison/Boylston Schedule

2018 SEPTEMBER:
- Public Funding Applications Submitted
- Design and Community Engagement

2019 JANUARY:
- Forward Commitments (OH, King, State)

2019 APRIL:
- 9% LIHTC Forward Commitment
- Engage Lenders & Investors

2019 JUNE:
- Close Financing
- Begin Construction on ground floor and Plymouth component
- 9% LIHTC Forward Commitment

2020 JUNE:
- Close Financing
- Begin Construction on ground floor and Plymouth component
- Expend Plymouth Funds in 2020

2021 JANUARY:
- Bellwether floors begin construction
- Bellwether Funds expended in 2021

2022 APRIL:
- Construction completed and homes placed-in-service
Madison/Boylston Schedule
Opportunities for Community Input

2018
SEPTEMBER
• FHIA UDPS Committee Meeting

NOVEMBER
• FHIA Public Meeting
• Administrative Early Design Guidance (EDG) meeting with City of Seattle

2019
JANUARY - JUNE
• Comment directly to Bellwether and Plymouth at bellwetherhousing.org/madisonboylston

JUNE
• Administrative Design Review (ADR)

• Updated design presented at additional FHIA meetings
Website

https://www.bellwetherhousing.org/madisonboylston

Send us feedback online
Thank You!