

SEATTLE SUSTAINABLE COMMUNITY DEVELOPMENT PILOT PROGRAM

Program Challenge: How can the City create opportunity, incentive, and accountability to use City owned public land and resources more innovatively and efficiently to build sustainable communities?

Program Objective: Pilot use of public properties to achieve community benefits as part of an integrated approach to community development.

Program Goals:

- Align City resources more closely with Comprehensive Plan policies.
- Reduce City department silos to leverage City resources.
- Pilot a City-wide context for identifying community development opportunities on publicly owned properties.
- Achieve greater community benefits from reuse and/or disposition of City properties.

Benefits of a Pilot Program

An opportunity to test more innovative and efficient use of City resources to build sustainable communities. Examples of efficiency and innovations are:

- Identifying development opportunities on public land previously identified as “utilized”.
- Creating new model to develop joint development agreements between City departments that leverage multiple city funding sources to achieve community benefits.
- Developing mixed-use urban infill on public parking lots.
- Public/private development of public land and ROW.

Policy Context

- **Comprehensive Plan: Capital Facilities Siting Policies**
“Work with other public or non-profit agencies to identify and pursue new co-location and joint-use opportunities for the community’s use of public facilities.”
- **Neighborhood Plans:** Some neighborhood plans call for using publicly owned surplus properties to develop mixed-use projects (ex. South Lake Union)
- **Resolution 29799** provides policy priorities for community benefits on City surplus land.
- **Resolution 30862** guides the disposition process and community engagement during disposition.

King County Sustainable Communities and Housing Pilot Project

In 2007 KC passed an ordinance authorizing the bundling of 3 properties into an RFP that provides incentives and development standards to achieve sustainability goals.

- Brainchild of Ron Sims.
- Precursor to HUD's Office of Sustainable Communities and Housing.
- Template for new HUD/DOT grants.

International District Library, Community Center and Viernes Domingo Apartments

HIGHLIGHTS

Includes Chinatown's first community center (with a gym), a branch library, and 6,342 square feet of commercial space

56 units for tenants at or below 50% of AMI.



FINANCING

Deferred loan from a Seattle housing levy: \$2.5 million

The Pro Parks Levy Opportunity Fund provides \$108,000 for this project.

Financed by the "Libraries for All" building program: \$735,000



Northgate Library, Community Center and Stormwater Cistern

HIGHLIGHTS

A 20,000 square-foot community center, a 10,000 square-foot library, and a 1.67 acre park on the site of the former Goodyear store.

An 11,780 cubic-foot underground concrete detention vault with a 267,000 gallon capacity, located under the lawn on the project, collects water from the roofs and paved surfaces of the site.



FINANCING

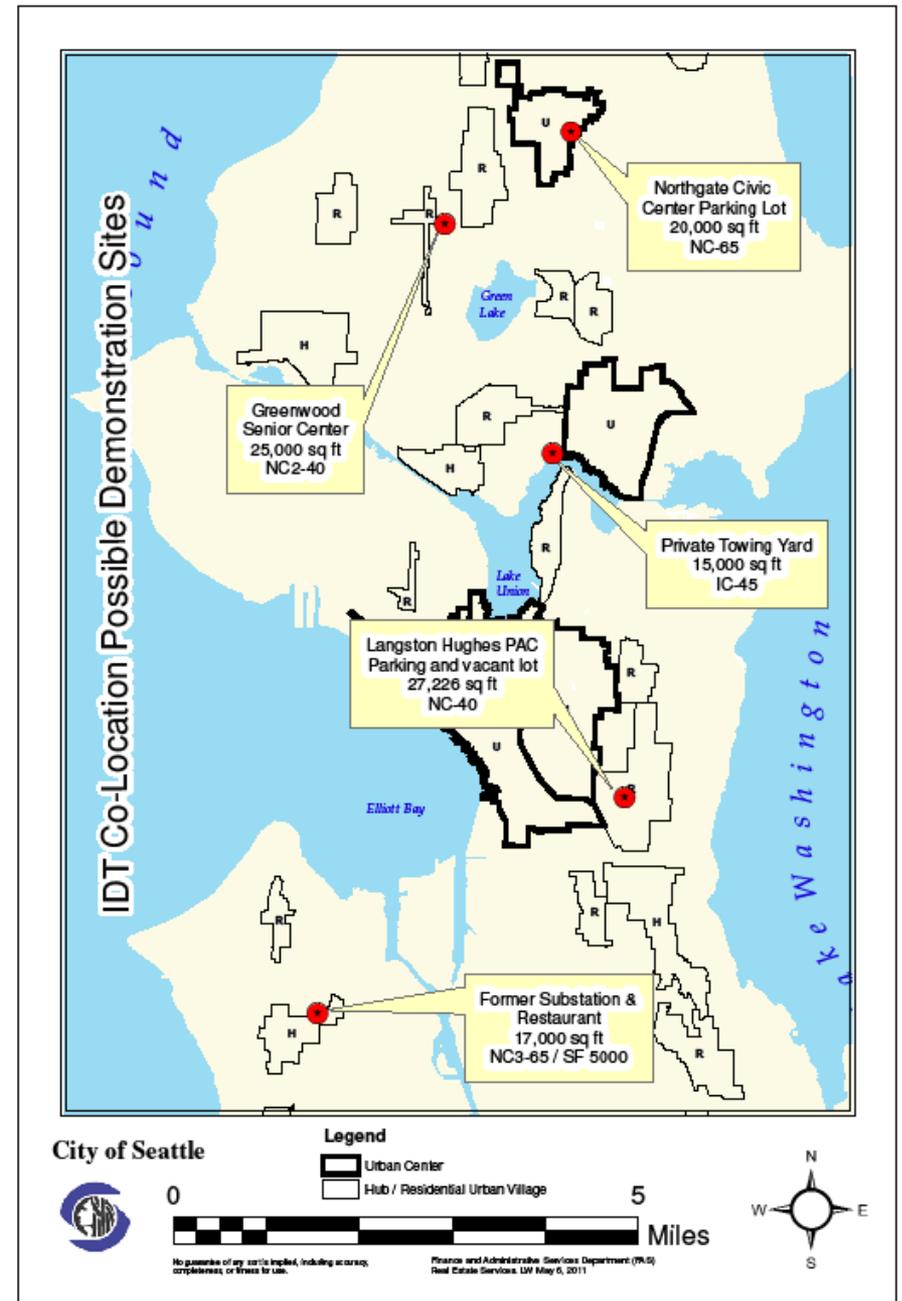
- \$8.85 million from Community Centers Levy
- \$7 million from Libraries for All bonds
- \$4.8 million from Pro Parks Levy
- \$2.1 million from SDOT



Demonstration Sites

Five well zoned, well located, and available publicly owned sites over 10,000 sf identified for development by department policy staff and departments' real estate managers:

- Greenwood Senior Service Center (FAS)
- Northgate Civic Center Parking Lot (Parks)
- Langston Hughes Performing Arts Center Parking and Vacant Lots (Parks)
- Fremont Towing Yard adjacent to Burke Gilman Trail (SDOT ROW)
- West Seattle Substation on Avalon Way (City Light)



Sustainable Community Development Pilot Program

By Resolution, create a pilot program to explore feasibility of development on demonstration sites and foster interdepartmental cooperation.

Legislation would:

- Authorize development feasibility analyses.
- Outline preliminary development goals for RFP processes.
- Outline a robust community engagement process and exempt these properties from Res. 30862.
- Outline formal reporting process and identify review date.

Values of a Sustainable Community Development Project

- Multi-generational uses
- Leave a legacy
- Address issues of equity
- Placemaking provides a sense of community identity
- Urban infill and compact development
- Adaptable and flexible space over time
- Addresses access and connectedness with mobility networks