

Broadway Crossing

Seattle, Washington



Developer Capitol Hill Housing

Architect GGLO, LLC

Units 44

Description Broadway Crossing, home to 44 affordable apartments in Seattle’s historic Capitol Hill neighborhood, was not part of the original plan for the corner Broadway and East Pine Street. The initial proposal called for a single story drugstore, but, somewhat surprisingly, area residents protested the development, asking instead for a taller, denser mixed-use project that could provide housing for low-income residents. And planners, city officials and developers listened.

Rather than a single story drugstore surrounded by surface parking, Broadway Crossing will be a five-story, mixed use and mixed income building on a prime piece of Seattle property, marking the gateway to a local business district. Developed jointly by local nonprofit Capitol Hill Housing and for-profit developer S.E. Grainger Development Group, the project includes 44 units, most of which are available to low- and very low- income families, while the remaining are affordable to those earning moderate incomes. Because of its location, Broadway Crossing residents have access to an enviable list of community amenities and neighborhood retail services. Not only is public transportation readily available on local streets, but a new light rail line and adjacent station are in the works. And while the heart of Seattle’s downtown is just a half-mile away, even closer to the project are all the essentials of life: parks, schools, grocery stores, hospitals and even a theater.



Project Financing

LIHTC Equity through Enterprise	\$5,643,000
KeyBank Construction Loan	\$9,000,000
Washington Community Reinvestment Loan	\$522,000
Seattle Office of Housing	\$1,800,000
Total Development Cost	\$16,965,000

A Green Advantage The story of the Broadway Crossing project is one that gets greener with each chapter. Initial plans for the property called for the redevelopment of an old gas station with a one-story drugstore. But in urban environments such as this, high density projects provide the most efficient use of land and natural resources and local residents who understood this, demanded more density. Not only would residents’ requests for higher density and affordable housing be met, they would also get a building rich with green features.

Located in a dense, urban neighborhood with numerous transit options, Broadway Crossing provides residents with many opportunities to meet their transportation needs without having to drive cars. Within walking distance of the building are almost all of life’s essentials – grocery stores, health

centers, parks, schools, employment – and that which is more distant can easily be accessed by the bus and planned light rail lines. Broadway Crossing contributes to the neighborhood’s pedestrian atmosphere, with doors that egress directly onto sidewalks and its street-level storefront. Attractive, drought resistant plantings – watered, as needed, with captured rain water from cisterns – enhance the building’s aesthetic presence while reducing its environmental footprint.

Inside, it’s packed with more green features aimed at reducing resource use and creating a healthy living environment. Energy Star appliances and lighting fixtures, coupled with southern and eastern exposure for units, limit electricity usage in the building, while low-flow water fixtures ensure no water is wasted. Paints, sealants, carpets and other building materials are free of harmful chemicals, keeping the air clean and safe to breathe.

Rents Rents will be affordable to residents at or below 60 percent of the area median income (AMI). Nineteen of the units will be covered by Section 8 rental assistance.

Amenities The residential courtyard is an amazing south-facing space that has a stunning view of downtown Seattle. The landscaping divides the common outdoor area into three open to the air “rooms” for taking in the view, a children’s play area, and dining.

Social Services Nine of the new families at Broadway Crossing are transitioning from homelessness into this new residential setting. With a grant from the Bill & Melinda Gates Foundation’s Sound Families Initiative, Capitol Hill Housing is working through Family Services, a local organization that supports families transitioning from homelessness, to provide services for these families with children who desperately need affordable housing to keep their families intact and economically flourishing. In addition, nine apartments are set aside for disabled individuals, including persons with AIDS who get case management from Lifelong AIDS Alliance. Lifelong has a nationally-recognized model that allows people living with HIV/AIDS to live as independently as possible while being linked to resources for medical care, food services and a variety of other social services.

Developer Capitol Hill Housing (CHH) has been working since 1976 to create, preserve and manage quality affordable housing in Seattle neighborhoods, primarily in Capitol Hill. Beyond simply providing housing, CHH extends to serving populations with special needs, helping transition formerly homeless individuals into stable living environment and creating places for people coping with HIV/AIDS or mental illness.



Enterprise is a leading provider of development capital and expertise for creating decent, affordable homes and rebuilding communities. For 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$7 billion in equity, grants and below-market loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org to learn more about Enterprise’s efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

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