

100

Commitments

The Bend is guided by five imperatives and 100 commitments to our community.



Watershed
Community Development

The (**perhaps 100 was too many commitments**) Bend.

Affordable Spaces

- 1 Create no fewer than 600 apartments whose average rent is affordable to households who earn at or below 70% of area median income
- 2 Set rents such that at least 80% of apartments are rented at prices affordable to households who earn at or below 60% of area median income
- 3 Provide a range of rent levels including some apartments rented at prices affordable to households who earn at or below 40% of area median income
- 4 Limit workspace rents to a target maximum of \$24 per square foot per year (in 2023 dollars), not including utilities and tenant improvements
- 5 Offer street-level workspaces of less than 300 square feet for micro-businesses
- 6 Workspace tenants in finding financing and subsidies to buy their spaces, and work with developers to minimize the cost of those spaces
- 7 Aim to fill 100% of workspaces with artists and artisans, nonprofits, and neighborhood-serving small businesses
- 8 Create and lay groundwork for converting at least 100 units to resident ownership within 20 years, with affordability restrictions
- 9 Provide at least 10 square feet of amenity space per apartment for dedicated recreation, exercise, gathering, and/or maker spaces, with programming for these spaces and, where possible, different types of space in each building with cross-building access so residents can mingle and take advantage of a wider variety of amenities
- 10 Provide in-unit laundry in a significant number of units, made available preferentially without added cost to households most impacted by shared laundry
- 11 Provide a ventilation system in every apartment that filters any outdoor air supply through filters rated MERV 13 or higher
- 12 Provide sound-insulating windows in every apartment rated at 45 STC or better with OITC 35 or better
- 13 Encourage public interaction through design, tenant selection, and access from street-level spaces to the mews and rights of way - for example, with market stalls and open artisan workshops
- 14 Ensure that no net loss of commercial space results from the project
- 15 Support workspace owners and tenants in offering programs that promote public interaction

Art as Convener

- 16 Embed curators into owner/architect/design teams
- 17 Embed curators into building operations/maintenance teams

Art as Convener (continued)

- 18 Offer residents opportunities to participate in selecting art and art events around their buildings
- 19 When the development plan includes paid opportunities to curate or provide art work, notify artist residents and encourage them to apply
- 20 Create programs and access so that any interested resident can participate in making, performing, and displaying art
- 21 Invest at least half of the art budget in artworks and events which can be experienced from streets and sidewalks or from parts of the site which the public can visit
- 22 Sponsor and host at least 250 works of art which might be permanent or temporary creations, installations, or events, toward an ultimate goal of 1000 such works over 20 years
- 23 Insert art and artists into administrative and communications activities
- 24 When the development plan includes paid opportunities to curate or provide art work, notify Duwamish Valley artists and encourage them to apply
- 25 Encourage artists working in the Bend to engage with the natural, indigenous, and recent history of the region
- 26 Commission or acquire at least 60% of artworks from womxn and BIPOC creators
- 27 Hold a ceremony to mark the removal of any major (Tier 2 or Tier 3) tree, and celebrate new tree plantings
- 28 Include community-created art in the construction of calming measures in intersections
- 29 Commission and arrange artwork in the neighborhood outside the District boundaries, including temporary installations and performances as well as at least one permanent artwork on each E-W streets which crosses the District
- 30 Invite artists to collaborate on the environmental design components in the district including interactive art experiences, signage and wayfinding for the meander and the buildings mews
- 31 Create recurring opportunities for participatory art making in public spaces
- 32 Provide that at least 100 apartments and the common areas which access them are designed, located, and/or provided with infrastructure to allow artists to create art within those apartments
- 33 Set aside at least one living space in each building for use by small- and mid-size arts organizations to host visiting artists and speakers, with an emphasis on organizations serving diverse and underserved artists and audiences
- 34 Designate a street-level space in the first building for artistic collaboration, with a focus on artists from historically under-resourced communities
- 35 Hire one or more art superintendents, who may be residents in the District, or allocate adequate property maintenance staff time to art maintenance

Diverse and Inclusive Community

- 36 Incorporate design elements beyond code requirements that support people of various ages including seniors and children in each building
- 37 Incorporate design elements beyond code requirements that support people with health conditions or accessibility needs in at least 10% of all apartments, in each building
- 38 Provide 3 or more bedrooms in at least 20% of apartments; design at least 25% of those apartments for congregate living and at least another 25% to meet the needs of households with children, including in-building child-friendly amenities
- 39 Encourage local sourcing by creating a database of local businesses and providing it to developers and contractors working on the project
- 40 Attract local workers to live in the buildings such that for every two apartments, there is at least one resident who works in the Duwamish Valley
- 41 Solicit and incorporate input from artists and potential future residents on the resident preference process
- 43 Empower our communities and their representatives as decision makers: artists, residents and workspace tenants, local community organizations, and individuals who are part of diverse ethnic and cultural groups, in particular those which have been or are at risk of being displaced from the Duwamish Valley
- 44 Establish advisory groups made up of current and future residents, artists, businesses owners and employees, and local community partner organizations and volunteers; these will include members of various ages and physical mobility, people with low incomes, individuals who are from communities historically displaced from Georgetown, those who are or have been immigrants or refugees, and people with limited English proficiency
- 45 Regularly partner with advocacy groups who represent parts of our community to share resources, develop relationships, and learn best practices
- 46 Seek to fill workspaces with tenants whose owners, managers, and employees represent our communities served, with targets of 50% artists and 50% from immigrant and refugee communities and communities of color
- 47 Extend city-mandated relocation assistance payments to cover all residential tenants displaced by the development and add a moving cost stipend, and offer these displaced residents a preferential opportunity to move into the newly built housing
- 48 Fill our housing with our communities served such that at least 50% are artists and artisans, at least 50% work in the Duwamish Valley, and community preference plans affirmatively promote fair housing outcomes
- 49 Preferentially offer all units for at least 30 days after each vacancy to artists and implement community preference selection criteria which support local residents at risk of being displaced and people who have personal or ancestral ties to the community but have been displaced
- 50 In up to 10% of units, exempt at least one lease signer from income restrictions and verification to promote economic integration and accommodate special situations

Diverse and Inclusive Community (continued)

- 51 Provide or facilitate diverse programming of events and activities in public, shared, and work spaces which appeal to a wide variety of cultural and interest groups, and conduct or encourage broad proactive outreach to potential audiences for that programming
- 52 Create and distribute promotional materials for events and opportunities in formats accessible for persons with disabilities and in languages other than English
- 53 Set goals for, promote, and measure progress toward preferential hiring for members of our communities served, drawing from the city/county affirmative action tool kit and precedents such as the Yesler Terrace Community Workforce Agreement

Environment and Stewardship

- 54 Incorporate design elements beyond code requirements in public spaces and rights of way that support people of various ages including seniors and children as well as people with health conditions or accessibility needs
- 55 Ensure all new construction adheres to a standard such as Built Green 5-Star or Evergreen Sustainable Development
- 56 Install at least 1 watt of solar panels per gross square foot of building area, some of which may be wall-mounted or located on other buildings in the neighborhood
- 57 Provide individual water metering for each residential unit
- 58 Bring resources to our development partners to employ bird-friendly design strategies
- 59 Provide for simultaneous electric vehicle charging at every onsite parking space
- 60 Achieve no less than 90% recycling of construction and demolition waste
- 61 Add acoustic insulation beyond code to exterior walls for reduced heat loss and improved liveability with a target of 50 STC
- 62 Incorporate at least 8 independent non-residential street-level uses with doors onto 5th Avenue which contribute to a dynamic, pedestrian-oriented green street
- 63 Share data on energy usage, waste diversion, and other metrics with tenants and the public, and gamify usage reductions to promote participation in conservation efforts
- 64 Develop and implement green operations plans including materials chosen for lower cleaning and maintenance requirements, green cleaning practices, and maintenance and operations shared between buildings to reduce redundant equipment and supplies
- 65 Target carbon neutral operation of buildings via transportation efficiency, food waste reduction, solar generation & other strategies
- 66 Through a focus on housing the local workforce, reduce vehicle travel by at least 1 million miles per year

Environment and Stewardship (continued)

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- 67** Implement a food waste composting/diversion program with no less than 90% diversion of food waste

 - 68** Support tenants in waste minimization by incorporating per-floor recycling, providing organics and recycling sorting stations, setting up swap areas, and contracting with organizations who collect hard-to-recycle items

 - 69** Plant 100 new trees, with at least 5 new trees planted for every Tier 2 or Tier 3 tree, as defined by the Seattle Tree Protection Ordinance, which is cut down during development, toward an ultimate goal of 200 new trees in the Bend

 - 70** Remove an acre of pavement to allow green stormwater management, ecological restoration, and lower heat retention

 - 71** Install or facilitate green stormwater infrastructure elements which clean and slow down more than 250,000 gallons per year of stormwater

 - 72** Replace 2.5 acres of car-oriented pavement with plantings and partly permeable surfaces that emphasize foot and bike mobility

Livable Neighborhood

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- 73** Implement directional down-lighting and other dark-sky friendly lighting strategies

 - 74** House a food vendor/grocery in one of the workspaces which regularly stocks a diverse selection of fresh produce and other healthy foods to meet the needs of the diverse Duwamish Valley communities

 - 75** House a food bank in one of the workspaces, including providing or helping to find a temporary space during construction so the PSLA food bank can operate without interruption

 - 76** Provide space for an early childhood education facility serving at least 30 students, with preference given to District residents and Georgetown workers

 - 77** Maintain the neighborhood's commercial character by designing each building with an approximately 20' high plinth/podium as well as by using neighborhood-appropriate materials and interior and exterior design elements

 - 78** Prominently feature handcrafting in building elements such as art and furniture

 - 79** Consult with local business owners and other stakeholders before and during design for each new building and major right-of-way improvement, with particular attention to freight needs such as loading docks access, truck routing and turning radius, and truck overnight parking

 - 80** Reach out early to local business owners and their employees to understand housing needs and preferences and help them sign up early for affordable housing units; offer preferential housing opportunities to these workers for 30 days after each vacancy

 - 81** Establish a food hub that supports at least 5 businesses, has a particular emphasis on refugee and immigrant enterprises, is complementary to the nearby King County-sponsored regional facility, and becomes self-sustaining

Livable Neighborhood (continued)

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- 82** Offer a food education program to residents

 - 83** Provide 24-hour community ambassador presence in the District and adjacent parts of the neighborhood

 - 84** Create a drivers' lounge with gathering space, food, and restrooms for with showers which caters to long haul truckers, train drivers, and other freight industry workers

 - 85** Develop a Bicycle Master Plan with community stakeholders for the purpose of promoting more bicycle use in and through the District

 - 86** Encourage residents and workers to ride-share

 - 87** Provide residents with access to a car share program

 - 88** Organize an on-demand shuttle service which offers connections to priority locations and services such as schools, medical facilities, shopping, transit stops and ride-share locations, and community-serving hubs

 - 89** Reduce on-street parking impacts by contracting for evening/weekend use of parking lots within 5 blocks of the buildings, with at least one available space per two new housing units

 - 90** Improve 12 intersections, including 10 raised crosswalks

 - 91** Enhance bus stops with shelters

 - 92** Install or advocate for street elements such as signage, striping, and signals that improve universal accessibility and comfort

 - 93** Physically connect the non-contiguous sites by providing a safe, comfortable, and art-filled pathway between and through the buildings that accommodates people of all abilities and mobility needs

 - 94** Establish a minimum half-acre green space near the District, including at least 3,000 square feet for garden space

 - 95** Champion and support a publicly accessible restroom, faucets, and electrical outlets

 - 96** Apply Crime Prevention Through Environmental Design principles so that people feel and are safe

 - 97** Improve bus transit linkages by requesting an extension of route 60 (Beacon Hill connector) into the District and increased bus frequency on route 132 (4th Avenue S)

 - 98** Design public and semi-public spaces for flexible use with utilities, fixtures, art display sites, and opportunities for reconfiguration

 - 99** Incorporate flexible street edges and other public space design elements that prioritize people and ecology

 - 100** Reuse structural steel and timber, brick and concrete, and other material recovered during demolition on our sites, along with other salvaged material such as railroad rails and precast concrete curbs; carefully consider safety and diverse mobility needs as well as utility and aesthetics in such reuse