



Watershed
Community Development

THE BEND

A Live/Work District by Watershed Community Development

Over the next five years with \$300 million in planned investment, Watershed Community Development will create a five-building live/work district in Seattle's Georgetown neighborhood. The project will construct affordable housing, support and share the arts, and build and nurture inclusive community.

The Bend will include 600 new apartments to house 1,500+ people. The housing will cap rents to be affordable to residents who have low and moderate incomes and will close the gap between neighborhood workers and homes they can live in.

This live/work district will feature over 35,000 square feet of affordable community space at street level. The ground floor will activate the streetscape with commercial spaces providing daily life amenities that are currently missing from the Duwamish Valley: grocery, childcare, healthcare, and financial services. The commercial spaces will also invite cultural, community, and nonprofit groups to Georgetown. Covered alleys will carve through the ground floors of new buildings, creating unique opportunities for art, small-scale workshops, and live/work units to enrich the pedestrian realm.

Why Here?

Georgetown is in the heart of the Duwamish Valley, whose lower-income, ethnically-diverse communities shoulder the brunt of the health and ecological costs of Seattle's economic boom. Most neighborhood employees earn below area median wages in light industrial and service jobs. With a scarcity of homes, the median sale price for local housing is now 10 times the local median income. Duwamish Valley residents have a history of activism and finding creative solutions to community challenges. The Bend is the latest example of resistance and resilience for and by the people of the Valley.

Bring Back the Bend! Georgetown peaked as a live/work neighborhood during World War II and post-war boomtime with Boeing producing airplanes in our backyard and returning veterans seeking housing. To serve the need, Seattle Housing Authority rapidly built Duwamish Bend, whose 1,500 affordable residences once housed 3,712 people. There were a community center, school, child care center, library, and movie theater. But the balance point in the neighborhood swung toward industry in the 1960s and 1970s. The critical community amenities, the affordable housing, and a true live/work neighborhood disappeared.



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Experience and Expertise

Watershed's leadership team includes experience in transportation planning, community development, bond financing, human resources, project management, fundraising, and nonprofit leadership. We currently own 17 buildings in Georgetown and sustainably generate \$2.5 million annually in programmatic revenue to operate our spaces. We have already secured more than \$50 million and acquired 40% of the land in our target development area, including all five building sites for this phase of our work.

Our plans incorporate displacement mitigation strategies beyond city requirements, a bold program to fully utilize unique zoning opportunities, and a clear-eyed understanding of the urgency of our work. Art everywhere will enliven the district. Broad commitments to renewable energy, electric vehicle charging, and waste avoidance will conserve resources. Ongoing assessment by third-party data analysts will measure our progress against our promises.

Why Now

The district is the only place in Georgetown where a collection of mid-rise apartments can be built. This 8.7 acres of commercial zoning allows a wide variety of activities at ground level with housing above. Commercial developers overlooked this area until recently; but without a bold plan, market-rate housing will inevitably overrun this island of opportunity.

Your support now can help us do more before others with different values start to redevelop the neighborhood.

Goals: 600 affordable apartments available for 1,500+ people, community-based organizations creating a thriving neighborhood in 35,000 square feet of low-cost, street-level spaces

Cost: \$300 million

Community Support Goal: \$200 million from grants, gifts, and low-interest loans

“We have
to harness
capitalism
to create
communities
for people.”

— Paul Bauknight,
Center for
Transformative
Urban Design



Contact us to learn more at
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