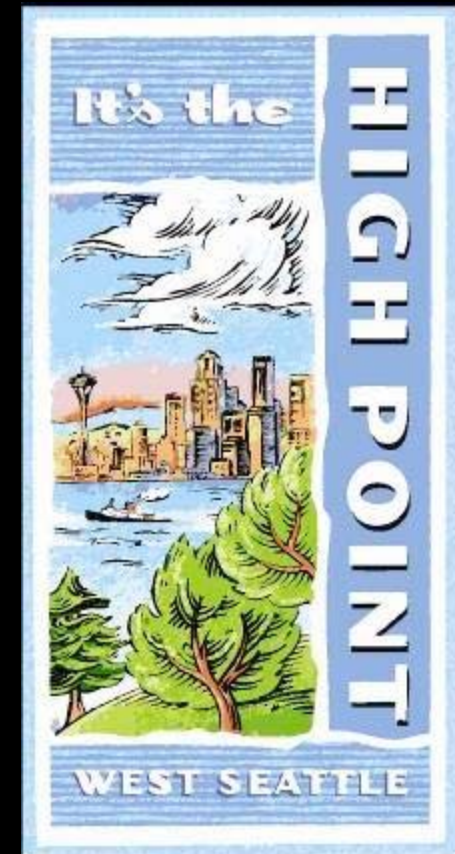


# High Point: A Case Study

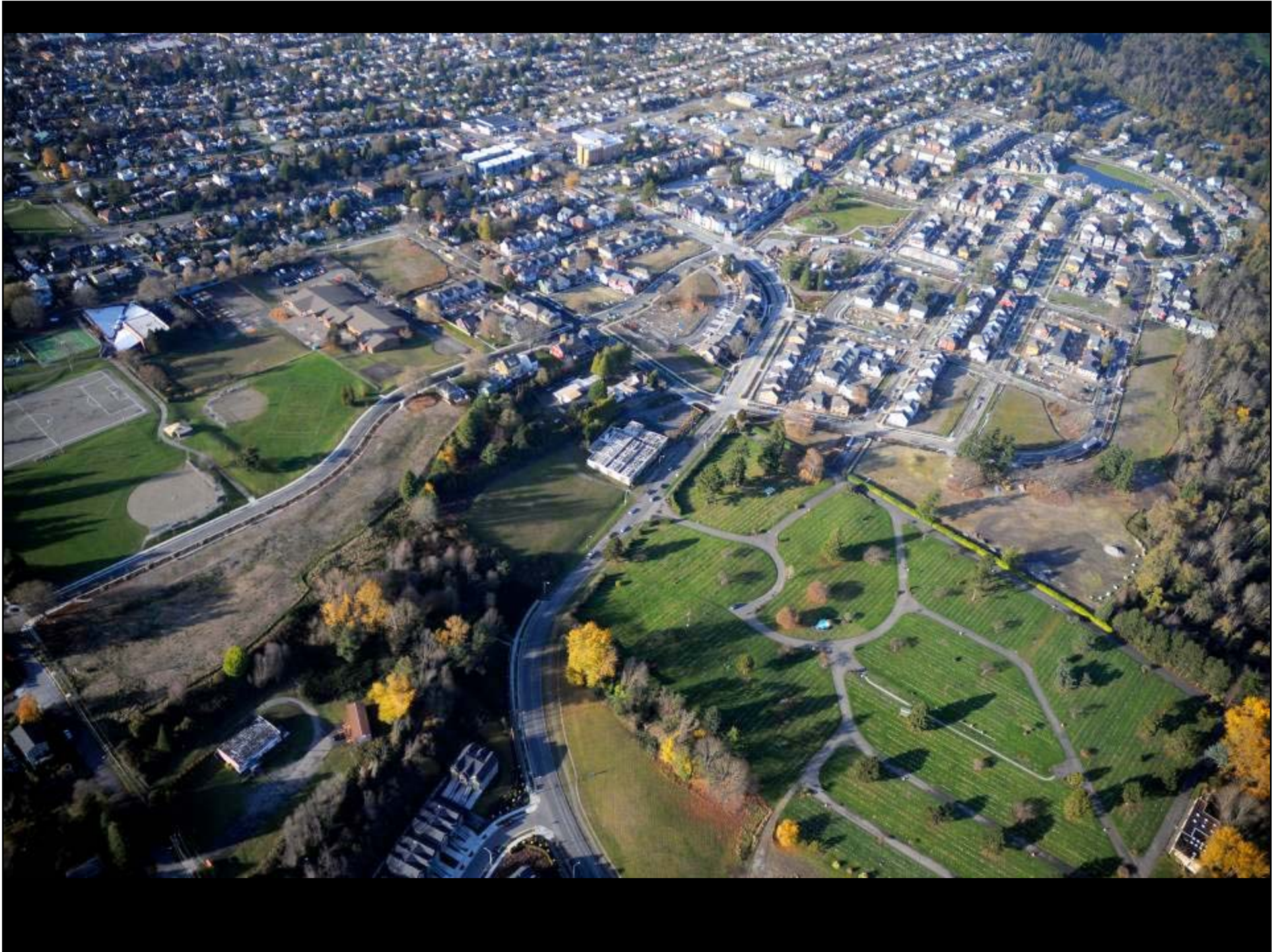
Getting It Right: Connecting Housing, Community  
Development, Water, and Sustainable Neighborhoods  
Smart Growth Conference  
February 6, 2010  
Seattle, WA



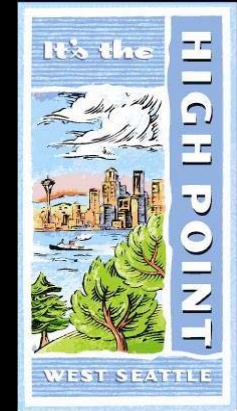
# Location: West Seattle

- 120 acres
- 1700 households
- Diverse
  - Socioeconomic
  - Cultural
  - Generational
- Mixed-use
- 8% of Longfellow Creek watershed

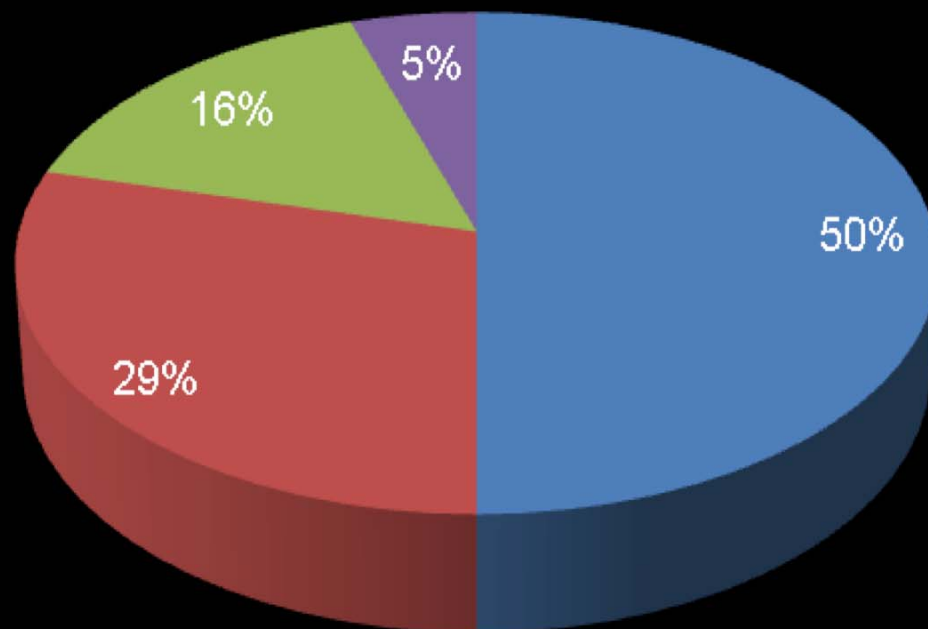




# Project Timeline

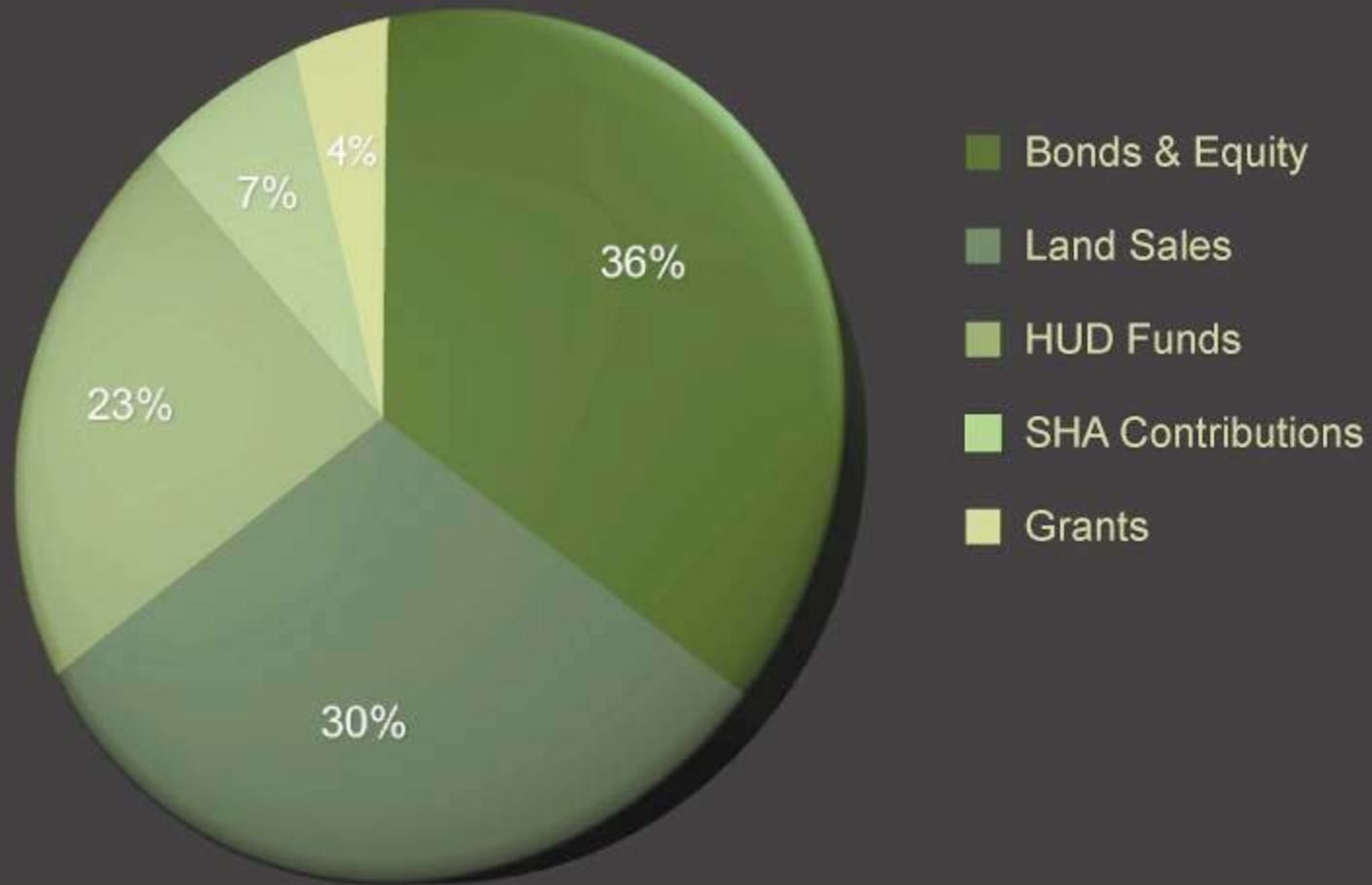


July '04	Begin Phase I construction
April '05	First residents move into units
Oct '05	First for-sale homes completed
Summer '07	Begin Phase II construction
Summer '08	First residents move into Phase II units
Spring '09	Last rental home completed
2010-2013	Construction Completed



- Market rate home ownership & rental units
- Rental units available to households earning 30% of median income or less
- Rental units available to households earning 60% of median income or less
- Homeownership units available to households earning 80% of median income or less

A Diversity of Housing Opportunities  
1,700 mixed-income households



Sources of Financing at High Point

# Creating a Great Neighborhood



# Integrated Design

- City of Seattle-Surface Water Management Permit
- Architect and Engineer: Green experts
- City provides \$2.7 million-the “delta” for the natural drainage system
- Financial Incentive Programs from the City of Seattle

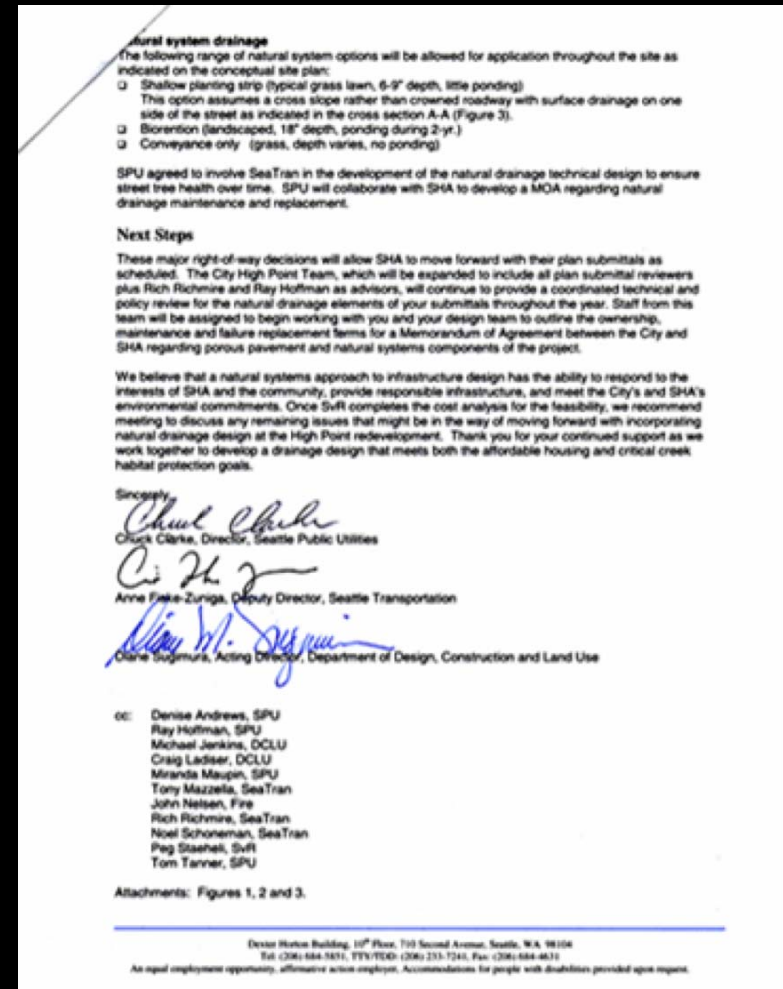


# The Deal

## A Win-Win Situation

### City wins

- Chance to create a Natural Drainage System (NDS) at 14-28 DU per acre
- NDS for 10% of Longfellow Creek watershed
- NDS in traditional neighborhood
- Partnership for alternative surface water treatment



# The Deal

## A Win-Win Situation

### Developer Wins

- 25-ft wide streets with parking on both sides
- Financial backing for NDS construction
- Conventional streetscape design
- Support during entitlement process
- Streamlined permit process
- Permit to build



# The Process

- Senior level City staff “hit person”
- Biweekly meetings with developer and City
- 20 meetings to prepare MOA
- Two staff reassigned
- Finessed the Fire Department’s issues

## Requirements

- Drainage threshold table on plat
- Drainage covenant
- Technical standards book
- Design guideline chapter



# Site, Location, & Neighborhood Fabric

## Skinny Streets and Walkable Neighborhoods

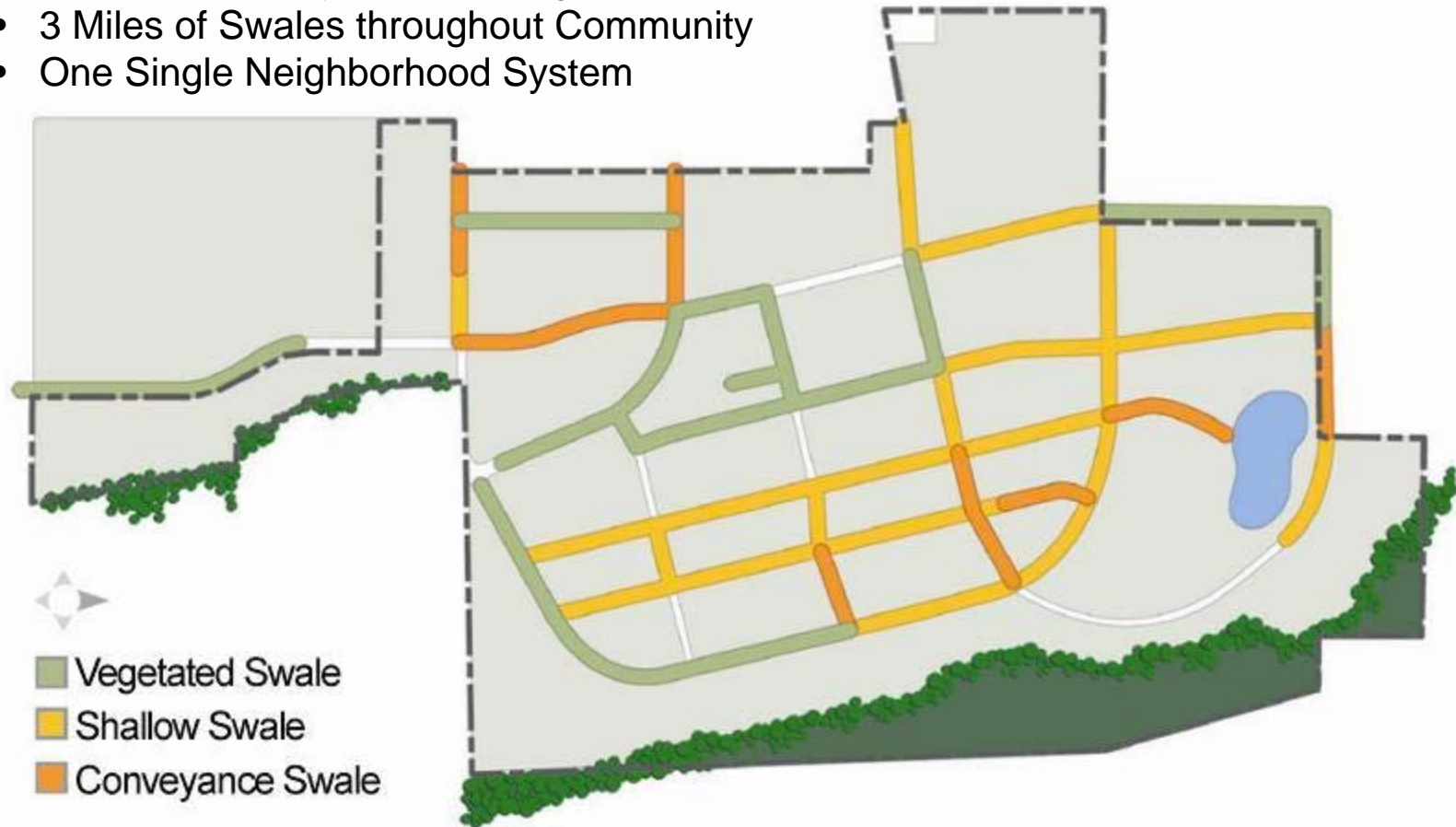
### Benefits

- Walking groups
- Sense of safety and security
- Kids on bikes



## ***“Integrated Drainage Plan”***

- Swales On Every Street -- Vegetated or Grass
- 3 Miles of Swales throughout Community
- One Single Neighborhood System





Bioswale Construction



Finished Bioswale



The Pond: An Asset, Not A Liability  
1/4-mile walking trail



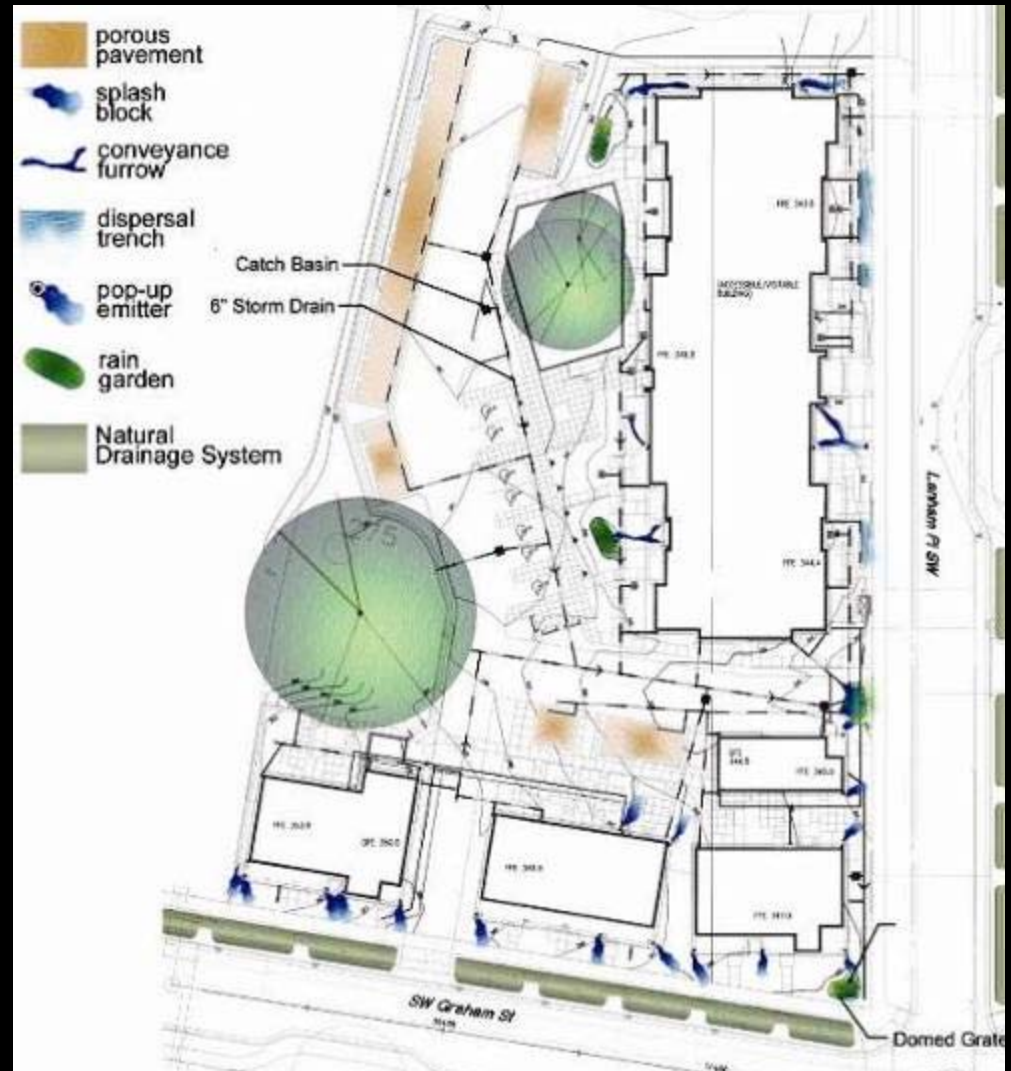
High Point Natural Drainage Strategies  
Permeable Paving

# Site Improvements

## The Natural Drainage System

### Challenges

- Creating a “normal” streetscape
- Soil conditions
- Porous concrete
- Contractor education
- Resident education: no oil changing
- Maintaining without pesticides and herbicides



# Site Improvements

## The Natural Drainage System

### Benefits

- “Perform” like a mountain meadow
- Native plants thrive and are beautiful
- Helps sell the “High Point brand”





**MITHÜN**

ARCHITECTS + DESIGNERS + PLANNERS



DESIGN COMPANY