

Midtown Square – January/February 2020 Project Update

Hello all –

Construction is progressing well at Midtown. We are still tracking to a one-month schedule delay due the Governor’s “Stay Home, Stay Safe” order related to Covid-19, but other than that construction is proceeding well. Roofing is complete on the NW Building and the NE Building and is making progress on the SW Building. The roofer has installed a movable cover on the SE/SW Buildings to provide protection in foul weather to maintain productivity. Exterior scaffolding is complete, and window installation is well underway on the NW and NE Buildings. Insulation and sheetrock are being installed on Levels 7 and 6 in the NW Building and will start on Level 7 in the NE Building in the coming days.

Here is a photo of the construction progress as of mid-January, looking up at the south façade of the South building:





View from SE corner of 23rd Avenue & East Union to wood framing progress in late November.



View of the square from the Northwest corner



View of the south side of the building

If you have any immediate concerns on construction impacts or questions, feel free to reach out directly to the project manager, Kurt Robinson (krobinson@wgclark.com).

As a reminder:

The project includes 432 apartments, 30% of which (130 apartments) will be affordable units. Affordable means the rent is limited based on income, with rents set by the City of Seattle starting at \$950/month for a studio, \$1,000/month for a one bedroom, and \$1,200/month for a two bedroom. More information will be shared on apartment leasing in future updates. The project also includes a significant amount of retail (25,000 sf) and one level of underground parking (approximately 227 stalls).

Africatown Community Land Trust and Capitol Hill Housing are developing their project immediately to the south, between the southern edge of our project and Spring Street. Wyking Garrett (wyking@gmail.com), Muammar Hermanstyne (mhermanstyne@gmail.com) and Jeremy Wilkening (jwilkening@capitolhillhousing.org) can answer questions about their project.

Design/Art Program – Installation Phase

We are continuing our work with the artists selected for the art program. Currently, the artists are working on finalizing their detailed design plans. In late January we plan (weather permitting) to begin installation of the art panels on the NW and NE facades of the building. This art, by Barry Johnson and Adam Jabari, is a major component of the overall design and we're looking forward to the installation. The facades will mostly be under scaffolding until mid-March when the installation is complete.



LOCATION 1- NORTHWEST BUILDING

Panels to be completed by Barry Johnson



LOCATION 6- NORTHEAST BUILDING

Panel to be completed by Adam Jabari Jefferson

Retail

The Midtown project is organized around a 16,000 sf square in the center of the project. This publicly accessible square is similar in size to Occidental Mall, just south of Main Street in Pioneer Square. The square will be lined with retail shops and is intended to be an active community gathering space from day to night. We've made a commitment to prioritize leasing the retail space to African-American-owned businesses.

Over the last 18 months, we have made good progress on a number of discussions with local retailers and have developed a short list of candidates, but there is still time if you're interested in retail space at Midtown! Please reach out to Tracy (TracyC@jshproperties.com) or Dana (Danaafrank@msn.com). As a reminder, we are interested in talking to anyone with an interest, regardless of previous business experience or financial capacity.

As we reported last month, we have a lease signed with **So Beautiful Salon**. We also have a signed lease with **Raised Doughnuts**. We're also happy to announce that we have a signed lease with **Neighbor Lady**, who left their old location in 2020. They will be operating a bar/restaurant with a significant outdoor seating in the square. Neighbor Lady has operated across the street on Union Street since 2012. The new Neighbor Lady will still include a vegetarian friendly menu and very similar offerings to their previous location.

We also have two other signed Letters of Intent with existing local businesses to move into Midtown, and we hope to announce these details soon.

As agreed upon in the Memorandum of Understanding, the project's retail spaces do need to be fully leased and ready for occupancy by the time the project opens in 2021. As previously reported, for the retail spaces for which we do not have a letter of intent or active, on-going negotiations we will be opening these discussions to business who may not meet the criteria in the MOU. An emphasis will remain on finding locally-owned, independent businesses that will serve as an amenity to the neighborhood and add vibrancy to the project but we are broadening the candidate pool to beyond African-American owned businesses.

Minority Sub-contractor Bidding *(no updates from last month)*

As part of the Memorandum of Understanding (MOU), we've also made a commitment to maximize opportunities for African American and POC consultants and subcontractors to bid on the project. We have been working with Tony Johnson, of Johnson Construction and Consulting, to manage this effort with us and our contractor W.G. Clark. Tony's firm focuses on supporting women and minority owned businesses (WMBE) in the construction industry.

To date, we have achieved a total of \$14.5M contracted to Woman and Minority Owned Businesses for the construction, including \$2.7M to African-American-owned subcontractors.

These construction subcontracts are in addition to the \$870,000 paid to African American professionals and African-American-owned firms during the first two years of the project, prior to construction. We believe there are still opportunities to improve upon the total dollars to African American subcontractors, particularly through direct supply and service to WG Clark for the duration of the project.

Please feel free to reach out to us with any questions.

Thank you,

Lake Union Partners

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