



# LIVE AT FOOTPRINT

## Micro-Housing Overview

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City of SeaTac Planning Commission

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# FOOTPRINT INTRODUCTION

## FOOTPRINT LIVING

### FOOTPRINT'S MISSION

*The mission of Footprint Investments is to provide and support quality, economically friendly, moderately priced housing.*

- Properties typically have a “Walk Score” of over 90
- Resident Profile:
  - Students, young professionals, retirees, people new to the area, out of town consultants
  - Average age – early 30's
  - Average income – just under \$40,000 annually
  - More women than men
  - 10% – 20% of residents own cars
- Rents are affordable - \$500 - \$1,000 dollar range, full service, including the following:
  - All utilities and hard line internet access
  - Onsite washer and dryers
  - Centralized kitchens and common areas
  - Furnished units including desk, bed, shelves, microwave, and refrigerator
  - 24/7 security with cameras
  - Rooftop decks
  - Onsite bike storage



FOOTPRINT



## FOOTPRINT INTRODUCTION

### FEATURES AND BENEFITS OF FOOTPRINT LIVING BUILDINGS

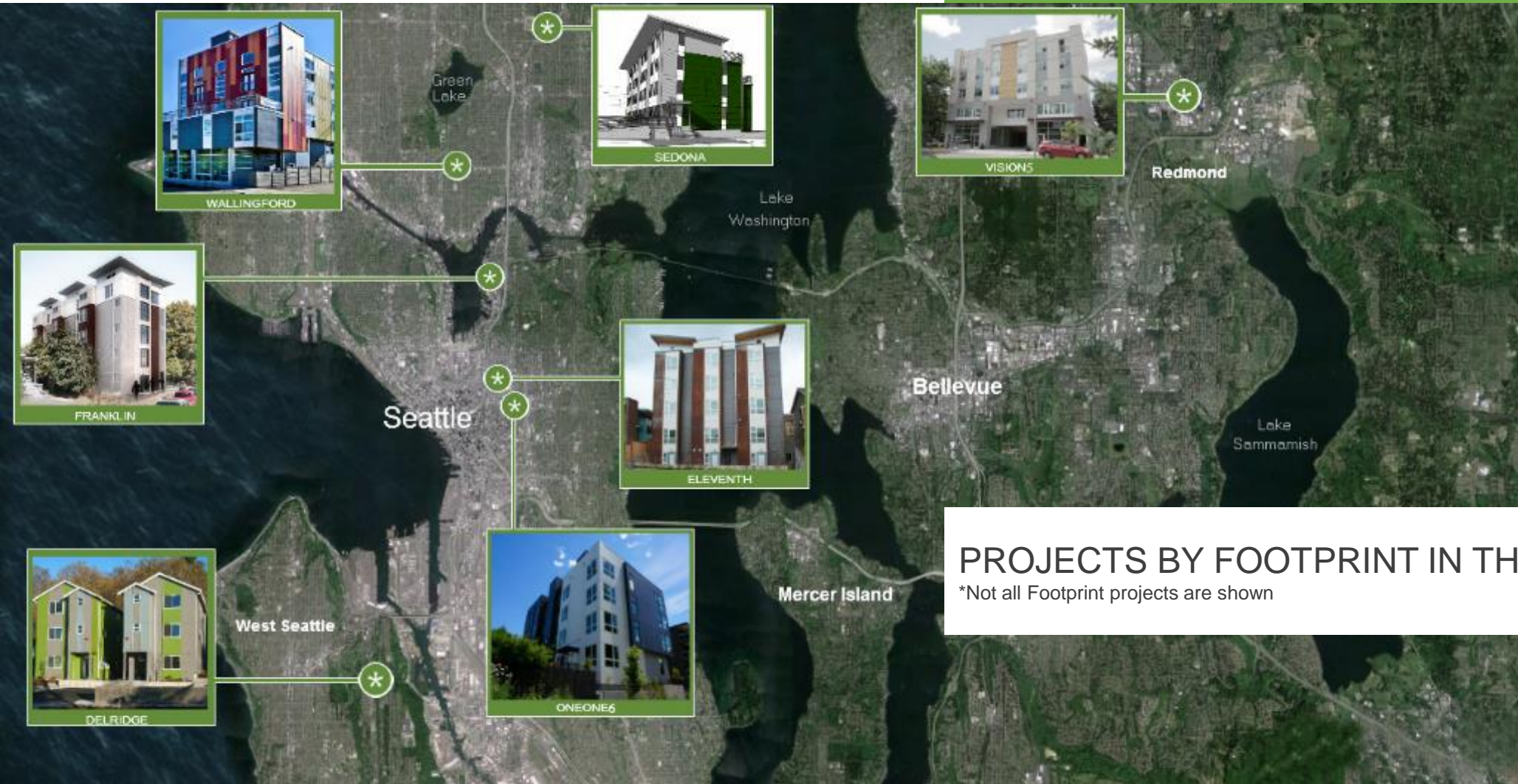
- Built to high quality design and construction standards
- Built to local green building standards
- Built efficiently
- Typically between 50 – 100 suites
- Professionally maintained and managed properties (24x7)
- In-city locations close to public transportation and Zipcar locations
- Walking distance to local restaurants, markets, retail shops, service businesses, etc.
- Encourages residents to eat and shop in their neighborhood



FOOTPRINT



# FOOTPRINT INTRODUCTION



## PROJECTS BY FOOTPRINT IN THE SEATTLE AREA

\*Not all Footprint projects are shown



FOOTPRINT

# FOOTPRINT INTRODUCTION





# FOOTPRINT PROJECT OVERVIEW



## FOOTPRINT WALLINGFORD

Wallingford Neighborhood

- 5 – Star Built Green
- Walk Score: 100
- Transit Score: 52
- Common rooftop areas with BBQs and views of Lake Union and downtown Seattle
- A short bike or bus ride to the UW



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# FOOTPRINT PROJECT OVERVIEW



## FOOTPRINT WALLINGFORD

Wallingford Neighborhood



Joey - Resident  
Footprint Wallingford

I just recently moved to Seattle to go to school and have a change of scenery. When moving here I was shocked at how much rent was for a decent place. Then I came across Footprint Wallingford, with affordable rent in a great neighborhood! Since I would be living alone for a bit I decided to try them out and quickly grew to love it. Easy upkeep, great location, and great rates!



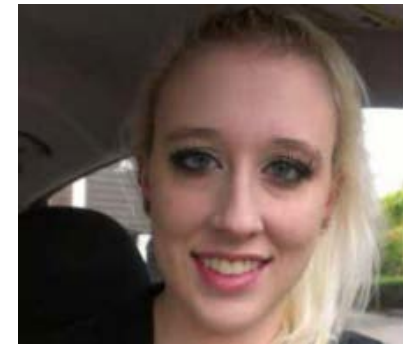


# FOOTPRINT PROJECT OVERVIEW



## FOOTPRINT WALLINGFORD

Wallingford Neighborhood



**Kelsey - Resident**  
Footprint Wallingford

Having only lived here for a few weeks, I already love living here. It's place in a safe neighborhood and near many places to shop, be social, and have fun. It's also convenient in going to school and getting to work by taking the bus, which is important to me.



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# FOOTPRINT PROJECT OVERVIEW



## FOOTPRINT WALLINGFORD

Wallingford Neighborhood

Common Area Kitchen



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# FOOTPRINT PROJECT OVERVIEW



## FOOTPRINT ELEVENTH

Capitol Hill Neighborhood

- 4 – Star Built Green
- Walk Score: 97
- Transit Score: 69
- Common rooftop area with downtown views
- Close to Seattle University & Seattle Central Community College



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# FOOTPRINT PROJECT OVERVIEW



## FOOTPRINT ELEVENTH

Capitol Hill Neighborhood



Doug - Resident  
Footprint Tudor Manor

My full time residence is in Anacortes, but as a consultant to Microsoft, I have meetings every week which require me to be in town for a few days each week. I've found that this living situation works really well for me as I tend to eat lunch & dinner out when I'm in Redmond and I have light breakfasts that are easily prepared in my suite kitchenette. This place is very clean, quiet, and professionally maintained. Tudor Manor provides great value for its residents and I look forward to continuing my residency here.



# FOOTPRINT PROJECT OVERVIEW



## FOOTPRINT ONEONE6

Capitol Hill Neighborhood

- 4 – Star Built Green
- Walk Score: 95
- Transit Score: 73
- Common rooftop areas and BBQs
- Two blocks from future light rail station
- Easy access to top Regional medical facilities



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# FOOTPRINT PROJECT OVERVIEW

## FOOTPRINT ONEONE6

Capitol Hill Neighborhood

Common Area Kitchen

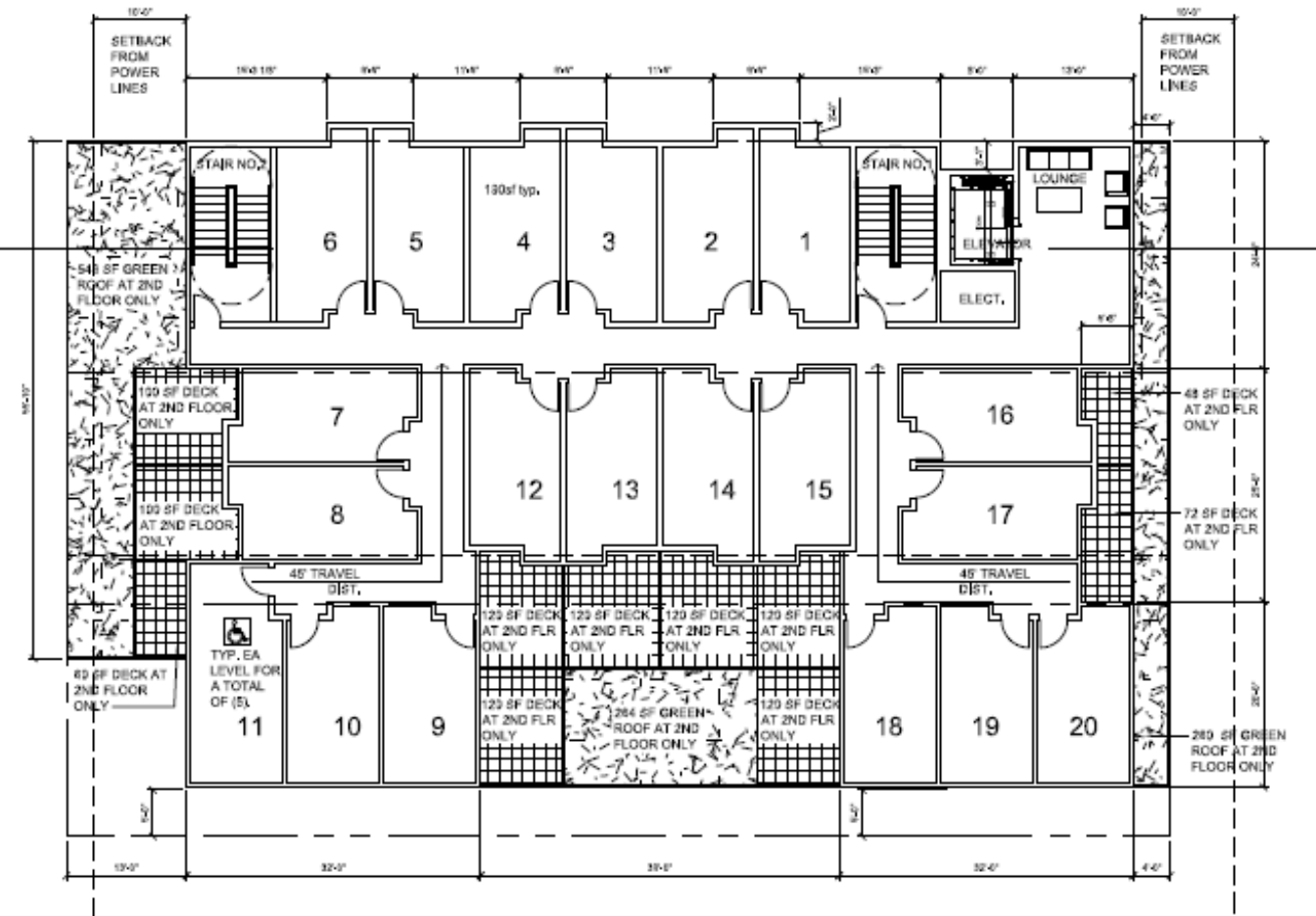




# EFFICIENT BUILDING DESIGN

Concept is based on efficient building designs that allow for an affordable price point.

- Suite sizes
- Common areas
- Rooftop gathering spaces
- Minimal or no parking



# CITY OF SEATAC MARKET OVERVIEW



South 154<sup>th</sup> Street Station Area





## CITY OF SEATAC SUMMARY

# WHY MICRO-HOUSING IN THE CITY OF SEATAC?

- Consistent with City of SeaTac Comprehensive Plan. Could easily create a town center around the facility.
- Walking distance from the light-rail system
- Need for moderately priced, high quality housing in SeaTac
- Buildings that are safe and well located, with access to public transportation, shopping, restaurants, parks and amenities
- Encourages an economic friendly way of life



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## FOOTPRINT PROPOSAL

- Allow for Micro-Housing Within the Urban Center
- Near the Transit Station Area
- Modify Existing Zoning Codes to Allow for Moderately Priced Housing
  - No Parking Requirement
  - No Mitigation/Impact Fees
- Housing Property Tax Exemption





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[www.liveatfootprint.com](http://www.liveatfootprint.com)