

Amazon to help finance \$90M Northgate affordable housing development

Jun 21, 2023, 9:50pm PDT



Axis/GFA Architecture + Design rendering

Victory is an affordable housing project proposed for 1000 Northgate Way NE in Seattle. Developer GMD hopes to break ground on the project in spring 2024.

Development of new affordable housing in Seattle's Northgate area is rare but that's changing due to a six-story, Amazon-backed project by GMD Development.

A Patty's Eggnest and Jiffy Lube on the 1000 block of Northgate Way Northeast likely will be razed soon to make way for a roughly \$90 million project called Victory.

Seattle-based GMD Development, a private, mission-based developer and owner of affordable housing, has cleared the design review hurdle, and company partner Emily Thompson on Wednesday said she expects master-use permit approval soon. The goal is to begin construction next spring.

GMD earlier this month completed its demolition permit application for the nearly 1-acre property, which is adjacent to a QFC supermarket to the north.

This is the company's fifth Puget Sound-area project in six years. The first four developments total nearly 600 units.

The development site is about a mile northeast of the Northgate light rail station.

"(The station) has been open for nearly two years and no new affordable housing has opened (nearby) during that time," Thompson said.

Public development authority Community Roots Housing and Bridge Housing are partners on a planned 232-unit affordable project just south of Northgate Station "and that is really it," Thompson said.

Named for Victory Creek Park just to the east, the project will have 184 units, with just over a third being two- and three-bedroom homes, said Thompson, who added the homes will be reserved for households who make up to between 50% to 80% of area median income. For a family of three, 50% AMI is \$61,650 and 80% AMI is \$90,850.

Around 7,000 square feet ground-floor retail is planned at Victory, which will have a single level of underground parking with the number of stalls still to be determined.

Thompson said Amazon Housing Equity Fund and city of Seattle are "subordinate lenders" on Victory. Earlier this month, Amazon confirmed its participation in a separate Northgate affordable

housing project at 11057 Eighth Ave., for which it provided a below-market loan of \$9.8 million.

The Patty's and Jiffy Lube locations will continue to operate until the end of the year, and GMD is assisting both with potential relocations.

Axis/GFA Architecture + Design designed Victory and Sierra Construction is the general contractor. (Axis/GFA formerly operated as Caron Architecture.)

GMD, which has bought, rehabbed and built 27 projects in Alaska, Idaho, Montana and Washington, has been working on the Victory project for nearly two years. In November, the company paid \$11.1 million for the property, which Ngate 1-2 LLC of Hunts Point sold, according to public records.

Records show Rick Tsang leads the LLC, which paid nearly \$3.3 million for the property in 2015. According to his LinkedIn profile, he develops commercial real estate and is an international business and IT development consultant who worked at Microsoft.