PUBLIC BENEFIT MATRIX

ZONING DESIGNATION:

ALL HRG PROPERTIES ADJACENT TO THE WOLCOTT AVENUE RIGHT OF WAY ARE ZONED NC2-40.

STREET CLASSIFICATION:

WOLCOTT AVENUE BETWEEN RAINIER AVENUE SOUTH AND THE ALLEY IS NOT IMPROVED, AND IS NOT SHOWN AS A STREET ON THE SDOT STREET CLASSIFICATION MAPS.

ASSESSED VALUE OF ADJACENT PARCELS:

THE TOTAL ASSESSED VALUE OF ALL ADJACENT PROPERTY AS OF 2008 IS $4,070,700. SEE CHART ABOVE FOR BREAKDOWN OF VALUE BY PARCEL NUMBER.

SIZE OF PROJECT:

THE SIZE OF THE PROPOSED HOUSING RESOURCES GROUP LOW INCOME APARTMENT BUILDING IS 91,679 S.F. INCLUDING A 21,750 S.F. BASEMENT LEVEL.

SIZE OF AREA TO BE VACATED:

THE WOLCOTT AVENUE RIGHT OF WAY TO BE VACATED IS 15,234 S.F.

CONTRIBUTION OF VACATED AREA TO DEVELOPMENT POTENTIAL:

THE VACATED AREA ADDS 1,133 S.F. TO EACH FLOOR LEVEL OF THE PROJECT, FOR A TOTAL OF 4,532 S.F. OUT OF 91,679 S.F.
SOUTH ROSE STREET APARTMENTS
8124 RAINIER AVENUE SOUTH

PUBLIC BENEFITS - NEW HRG PROJECT
DESIGN COMMISSION MEETING #1 - 2/19/09

SMR Architects
511 Western Avenue
Suite 200
Seattle, WA 98104

1. PEDESTRIAN AND VEHICLE PASS THROUGH FROM RAINIER TO ALLEY.

2. LANDSCAPED PUBLIC COURTYARD WITH BENCHES

3. DECORATIVE PUBLIC BICYCLE PARKING

4. EXTENSION OF TRAFFIC ISLAND TO IMPROVE PEDESTRIAN SAFETY.

DECORATIVE BICYCLE PARKING
EXAMPLE OF DECORATIVE MOSAIC (NOT PART OF PUBLIC BENEFITS)

PUBLIC BENEFIT PLAN
1" = 10'-0"
WOLCOTT AVENUE RIGHT OF WAY, VIEW FROM RAINIER AVENUE LOOKING TOWARDS THE ALLEY.

ROSE STREET, LOOKING EAST TOWARDS DEAD END.

ROSE STREET, LOOKING WEST TOWARDS RAINIER AVENUE.
SITE PLAN - EXISTING CONDITIONS
DESIGN COMMISSION MEETING #1 - 2/19/09

ROSE STREET APARTMENTS
8124 RAINIER AVENUE SOUTH

CHUNG TAI BUDDHIST ASSOCIATION PROPERTY
WOLCOTT AVENUE TO BE VACATED - Chung T'ai Buddhist Association
BLACK COTTONWOOD TREES TO REMAIN (POSSIBLY TO BE REMOVED IN THE FUTURE)

HOUSING RESOURCES GROUP PROPERTY
EXISTING TREE TO REMAIN - SALIX SCOLERIANA
BLACK COTTONWOOD TREES TO BE REMOVED

WOLCOTT AVENUE TO BE VACATED - CHUNG TAI BUDDHIST ASSOCIATION

ALLEY

30'-0" ROW
40'-0" ROAD APPROX.
50'-0" ROW
SOUTH ROSE STREET

HOUSING RESOURCES GROUP PROPERTY
EXISTING TREE TO REMAIN - SALIX SCOLERIANA
BLACK COTTONWOOD TREES TO BE REMOVED

RAINIER AVENUE SOUTH

SOUTH ROSE STREET

HOUSING RESOURCES GROUP PROPERTY
EXISTING TREE TO REMAIN - SALIX SCOLERIANA
BLACK COTTONWOOD TREES TO BE REMOVED

HOUSING RESOURCES GROUP PROPERTY
EXISTING TREE TO REMAIN - SALIX SCOLERIANA
BLACK COTTONWOOD TREES TO BE REMOVED

SOUTH ELMGROVE ST.

PROPOSED NEW PEDESTRIAN SAFETY IMPROVEMENT
BLACK COTTONWOOD TREES - TO BE REMOVED (POSSIBLY TO BE REMOVED IN THE FUTURE)

SOUTH ELMGROVE ST.

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