

urban**IMPACT!**

IMPACT FAMILY VILLAGE

EDG - DESIGN REVIEW MEETING Feb 10, 2009

urbanIMPACT!

IMPACT FAMILY VILLAGE

DPD LANDUSE PROJECT # 3009571

**SITE ADDRESS:
7700 RAINIER AVE S SEATTLE, WA**

**OWNER:
URBAN IMPACT!**

**DEVELOPER:
HOUSING RESOURCES GROUP**

**ARCHITECT:
MULVANNYG2 ARCHITECTURE**

DEVELOPMENT OBJECTS:

Urban Impact intends to develop the Impact Family Village at 7700 Rainier Ave S. The intent for the Impact Family Village is to build a 40' tall mixed-use structure comprised of approximately 6,000 sq ft of street level retail space and 65-75 affordable housing units along with approximately 90+ parking stalls for both residential and commercial use. Because of the topology of the site the eastern portion of the building will be dug into the hill side and will be less than 20' above the existing grade level at the eastern property line.

Urban Impact – Overall Development Summary

Urban Impact was founded in 1987 and its mission is to strengthen families and raise servant leaders by building life changing relationships that encourage good health, quality education, and economic opportunity. Urban Impact serves roughly 1500 – 1800 individuals in southeast Seattle each month. Our clients are predominantly African American and SE Asian, Hispanics and East Africans. The census tract served by Urban Impact has a poverty rate of 18.7%, compared to 7.9% for Seattle. A family of four living at poverty level makes \$19,000 or less annually.

Over the past ten years, Urban Impact has worked with community stakeholders to develop a vision for revitalizing the 7700 Rainier Avenue South block in the Rainier Beach Neighborhood.

Between 2000 and 2015, Urban Impact hopes to revitalize this under-developed block by providing:

- 65-90 affordable homes to south Seattle families, couples and individuals earning between 30% to 80% of Seattle's median income.
- Over 30,000sf of program, administrative and commercial space, including a 3-story, multi-purpose community facility that would house Rainier Health & Fitness, a 9,000sf multi-purpose sports/ performance space.
- Parking, landscaping, street improvements and outdoor common space to accommodate 7-day a week activities.

Impact Family Village- Project Description

Currently, the Rainier Beach community is concerned about the lack of affordable housing. In the past three years, Urban Impact has seen scores of its clients, the majority of whom earn less than \$30,000 annually, move south to Federal Way, Auburn, Kent, etc. Lifelong members of the Rainier Valley can no longer afford to live here.

In order to address this pressing need, Urban Impact has partnered with Housing Resources Group and MulvannyG2 Architects to develop a mixed-use affordable housing community – initially named Impact Family Village. The number of apartments will be refined after the EDG meeting in February and the initial rounds of funding applications throughout 2009. Estimates based on the current building envelope are for 65-70 apartments with a mix of 1BD, 2BD and 3BD apartments. Proposed income restrictions are a mix of incomes from 30%AMI to 80%AMI which is perceived to be a balance of Urban Impact's goals to provide housing opportunities for its clients and broader neighborhood goals to provide affordable workforce apartments. Impact Family Village will also include 6,000sf of ground floor commercial space, and an at-grade parking structure.

Public financing awards from the City, County and State will be pursued during 2009. Pre-development financing has been secured from Rainier Valley Community Development Fund.

Team Members

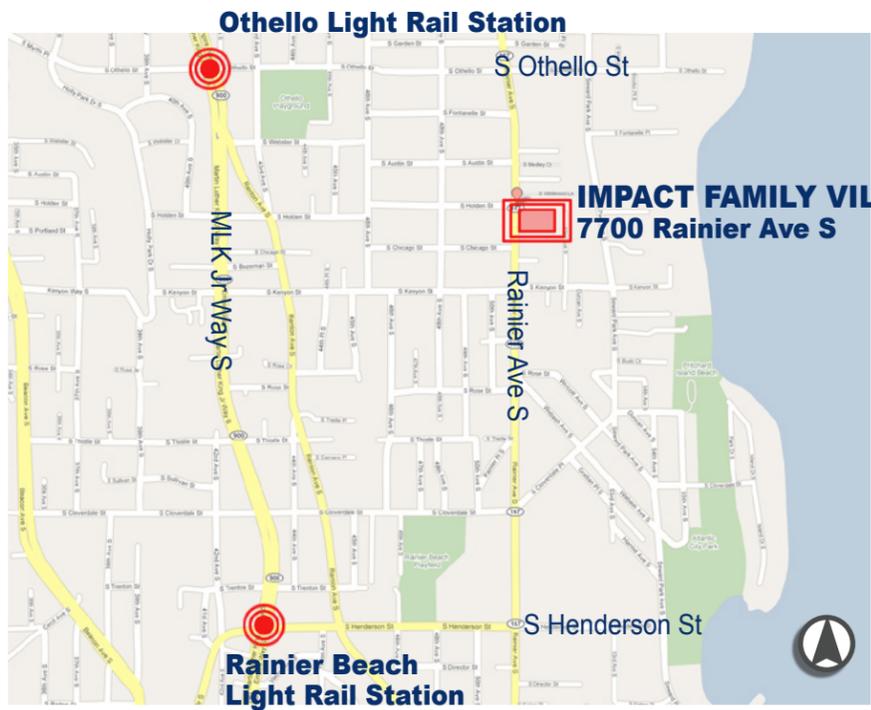
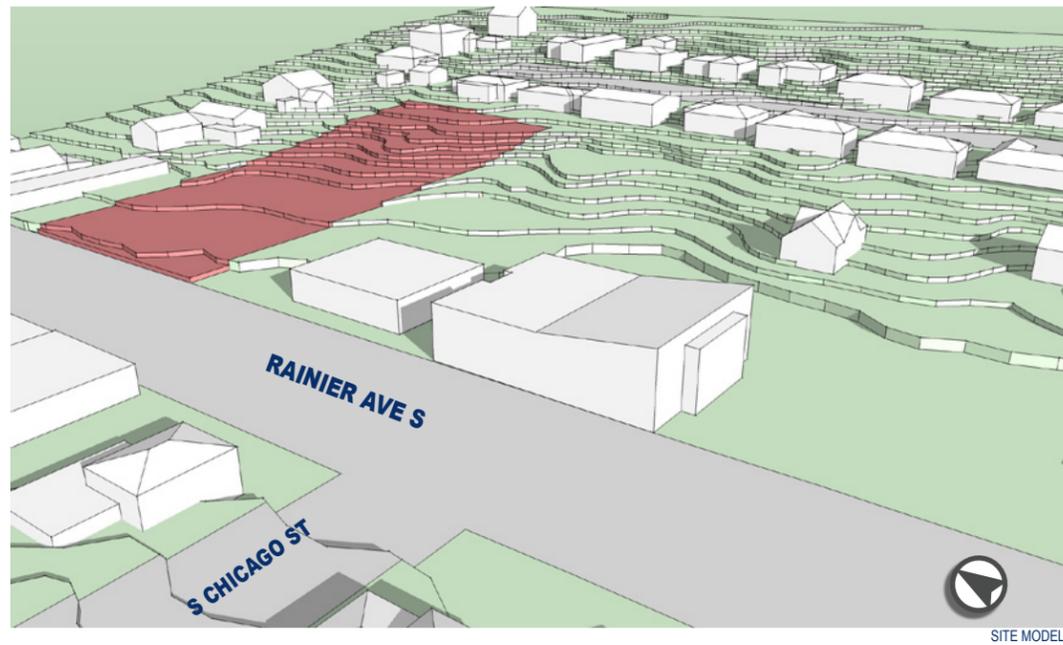
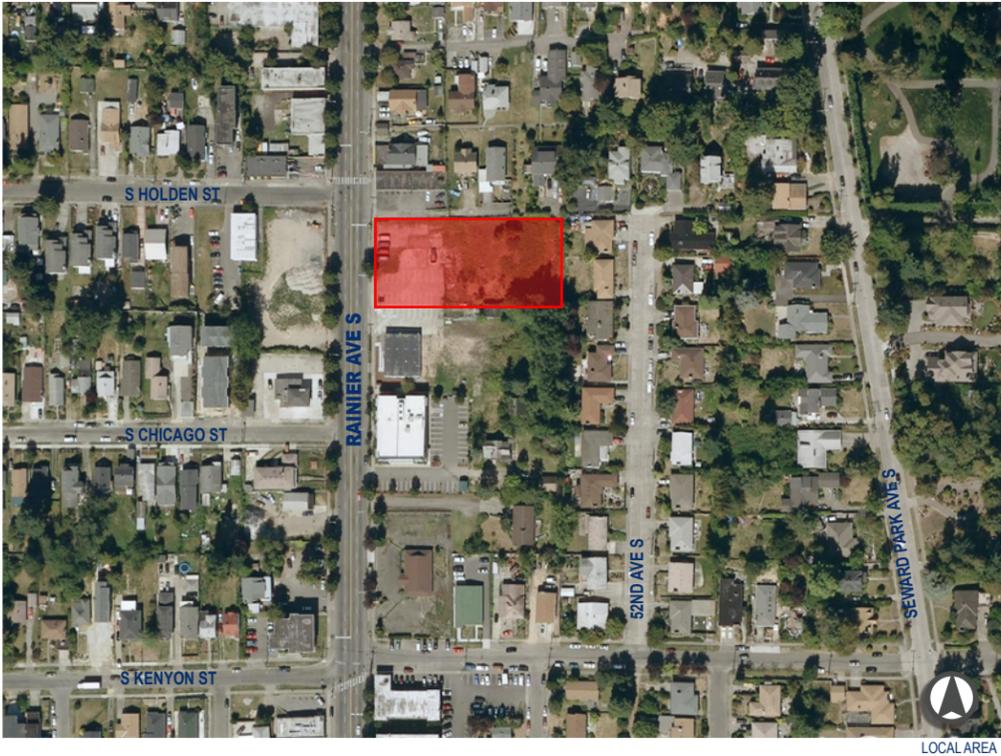
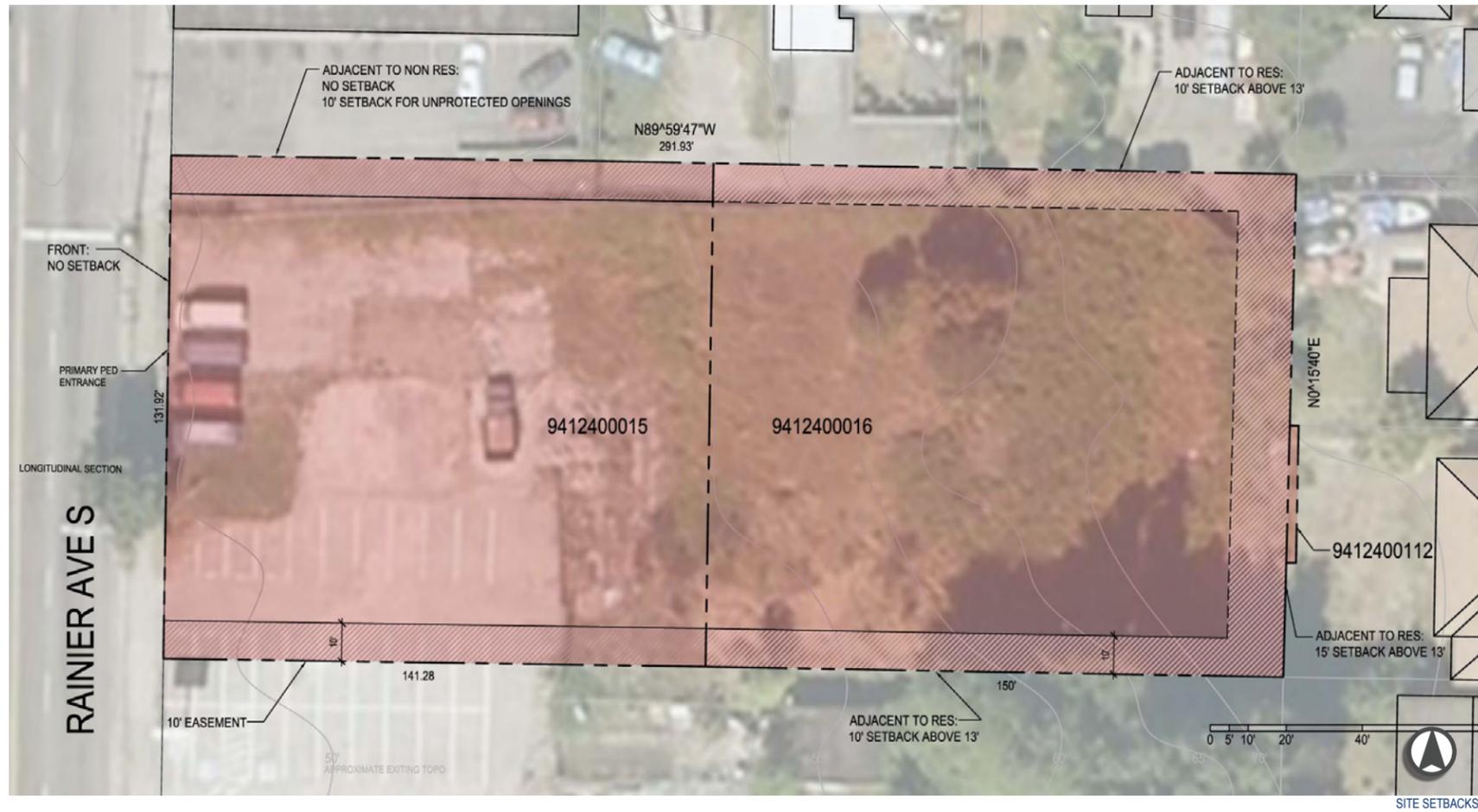
- Urban Impact: Sponsor, Owner, to-be-formed LLC Managing Member
- Housing Resources Group: Development Consultant and Construction Management
- MulvannyG2 Architecture: Architect
- General Contractor: To be determined, interviewing candidates October 2008 – January 2009
- Foster Pepper – Land Use Attorney for rezone process

Neighborhood Information

The proposed project is located in Rainier Beach neighborhood. Urban Impact has initiated preliminary presentations to community groups in the immediate area: Southeast District Council, Rainier Valley Chamber of Commerce, and the Hillman City Business Association. Urban Impact plans to canvas the neighborhood in early 2009 and subsequently hold an open house for their proposed development plans.

Mayoral and Neighborhood Goals

The existing programs and economic development activities of Urban Impact play an important role in supporting the low-income residents of the neighborhood. In the pursuit of Impact Family Village, Urban Impact responds to both community and mayoral to develop new, affordable, mixed-use communities along transit corridors with access to downtown. As such, Urban Impact is coordinating development and rezone activities with the Mayor's Office of Policy Management and will continue to work with City departments and neighborhood groups to discuss the project and incorporate public feedback.



Site information and Existing Zoning

**Parcel # 9412400015
ZONED NC2-40
18,810sq ft**

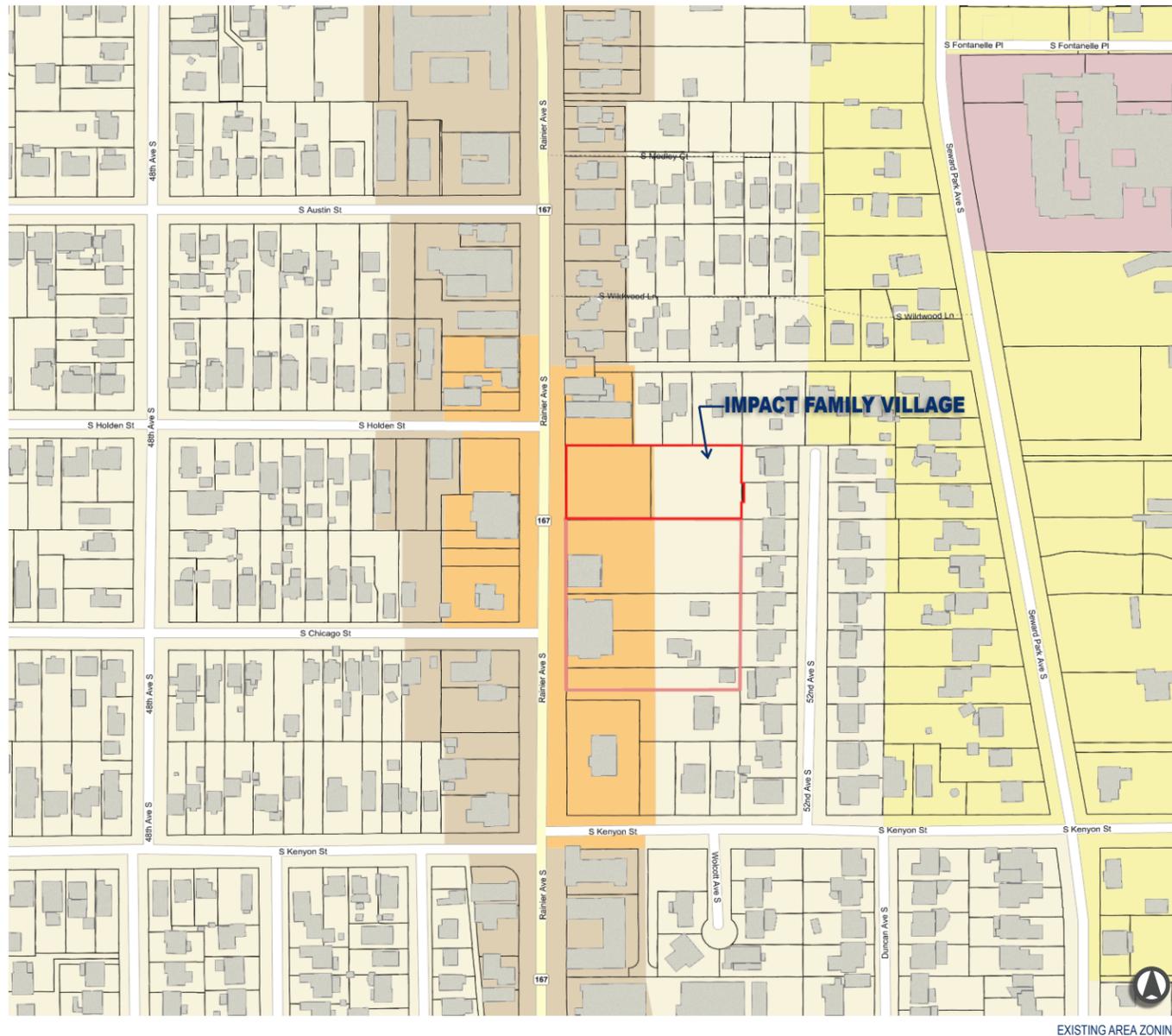
**Parcel #9412400016
ZONED SF-5000
19,800sq ft**

**Parcel #9412400112
ZONED SF-5000
72 sq ft**

**Total lot sq footage
38,682sq ft**

EXISTING SITE INFORMATION

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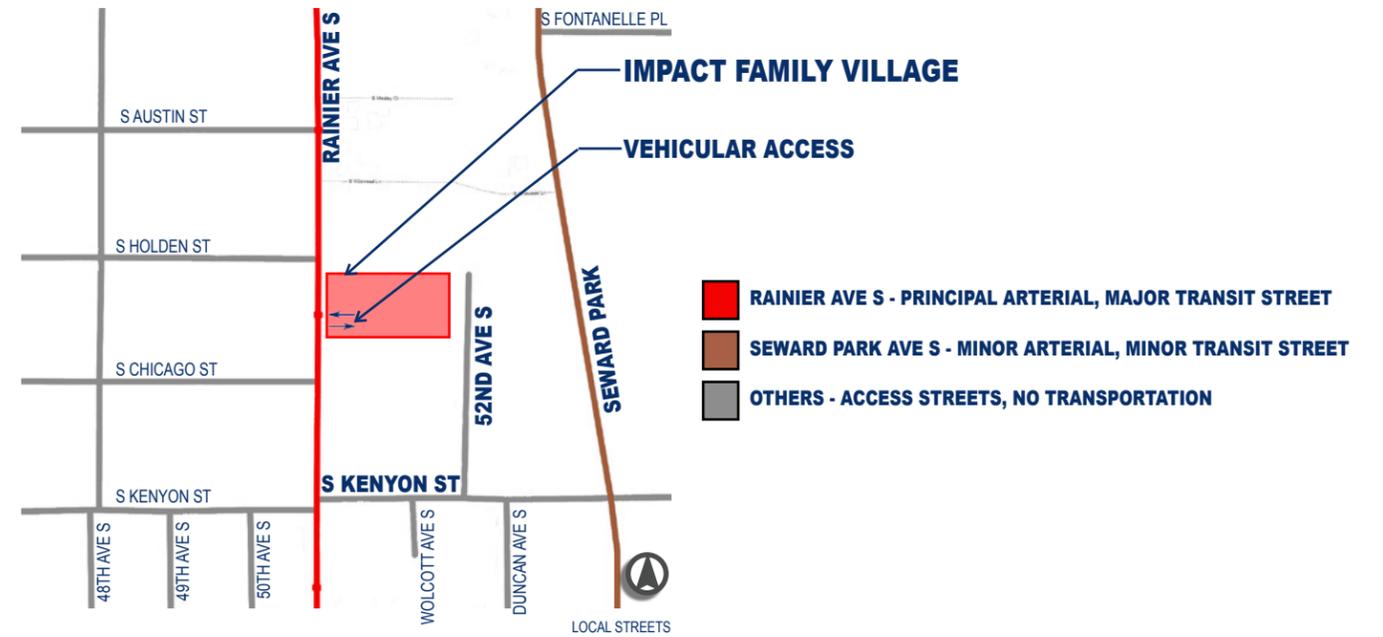
EXISTING AREA ZONING

The 7700 block of Rainier Ave S is a mixture of undeveloped lots, small commercial structures, abandoned commercial structures, single family housing, multi-family housing, church facilities, and community outreach office space. The architectural context is an eclectic mix of different styles and sizes ranging from single family housing that has gone through adaptive reuse turning into small business, restaurants, or other commercial space to larger multi-family apartment buildings and church facilities.

The site has street frontage on Rainier Ave S. The eastern portion of the site is at a significantly higher elevation than Rainier Ave S. This topological break helps mitigate the impact of any development on Rainier Ave S on the single family neighborhood to the east (52nd Ave S). There are no views or community landmarks in this area.

The eclectic mix of uses, styles, and sizes continues as you proceed further north and south on Rainier Ave S. The mix does shift towards more large scale multi-family housing projects including a new multi-family housing development that is currently under construction and a development that is in Design Review at Rainier Ave S and S Rose St.

- NC2-40 (EXISTING)
- L-3
- SF-9600
- SF-5000
- CONTRACT REZONE L1



Basic Code Requirements:

7700 Rainier Ave S

Zoning: NC2-40, Rainier Beach Neighborhood
Lot Size: 38,682 sq ft

Construction type: 1 level Type 1 construction with 3 levels of Type 5 residential construction above

Height: 40' with additional 4' bonus provided 13' floor to floor for street level commercial use (SMC 23.47A.012.A.1.a). Stair, elevator, and Mechanical equipment may extend up to 15 above height limit as long as total coverage does not exceed 25% of roof area (SMC 23.47A.012.D.4).

Use: Mixed use residential. First floor, with 13' floor to floor for street level commercial use, occupied by 6,000 sq feet of commercial space and covered parking and 3-4 floors of residential above.

FAR: Max FAR for structures containing both residential and non residential uses is 3.25 (SMC 23.47A.013.B Chart A.2)
Mixed NC2-40

Assume first level parking and commercial space with 100% lot coverage
 Levels 2, 3, 4 residential

FAR multiplier
 3.25
 Max FAR (FAR multiplier x Site sq ft)
 125,483 sq ft

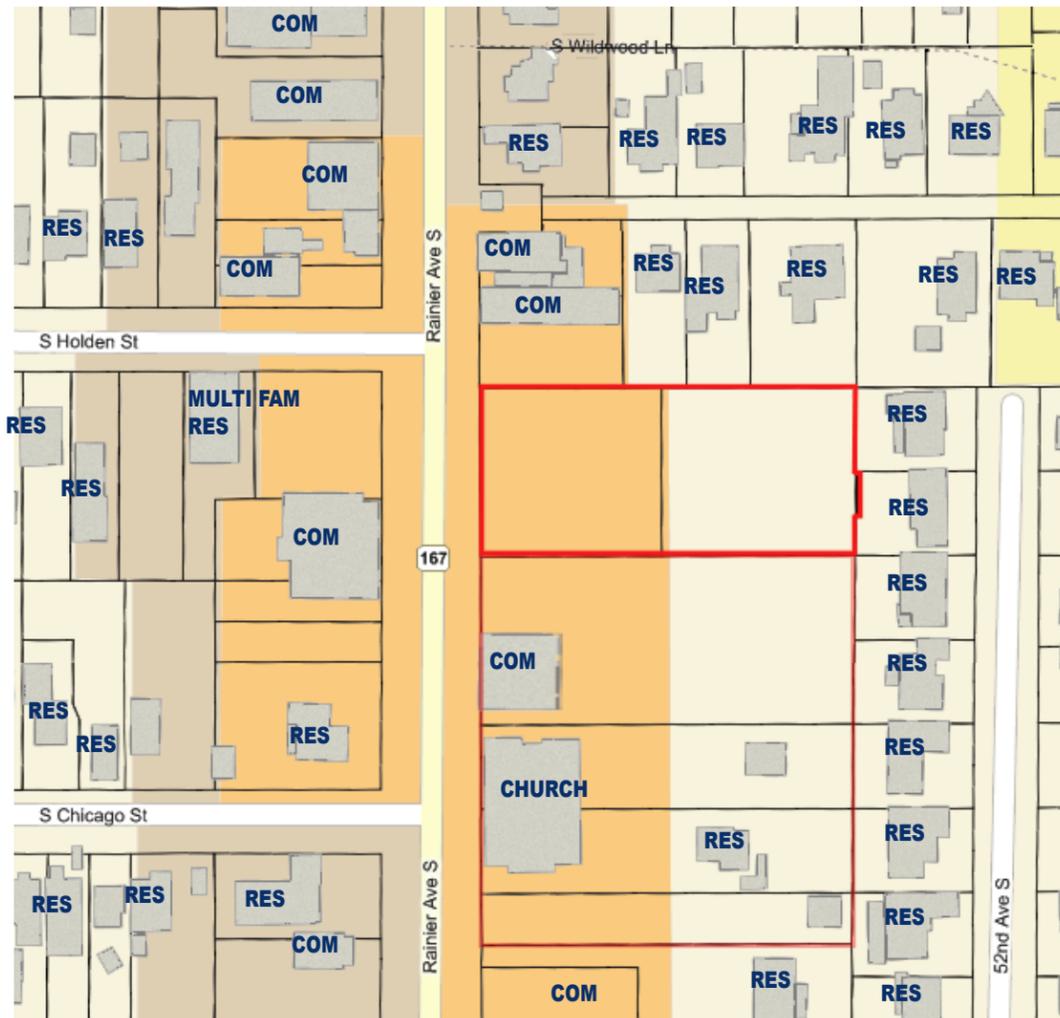
Max Res FAR = (3.25 - 1) x sq ft
 86,873 sq ft
 Sq ft per floor
 28,958 sq ft

Parking Residential Uses: 1 parking stall per residential unit (SMC 23.54.015 Chart B.B.L) approximately 65-75 stalls provided.

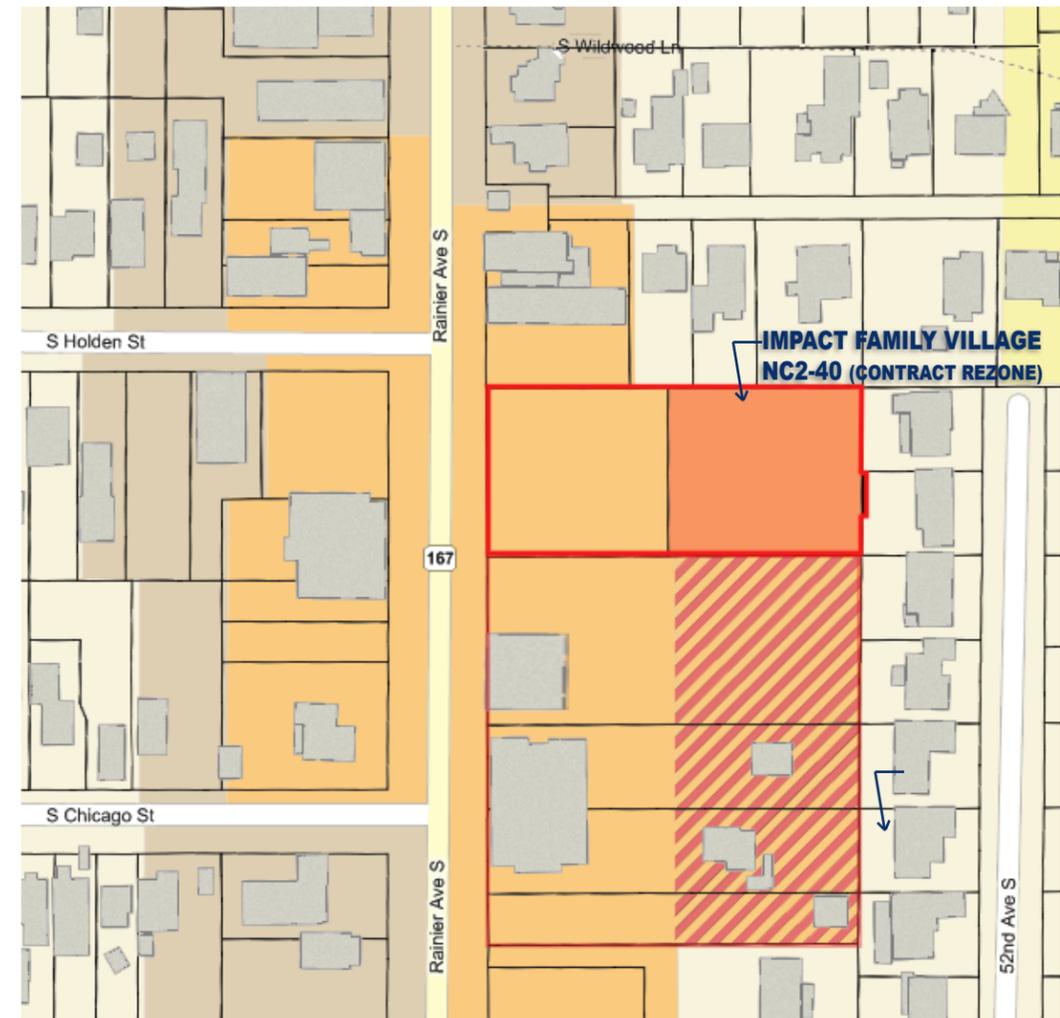
Parking Commercial Uses: No parking is required for the first 2,500 sq ft of non residential uses (SMC 23.54.015 D.3). 1 space is required for each 350 sq ft of community club or community center not owned by Seattle Parks and Rec (SMC 23.54.015 Chart C.E.).

ZONING, CODE, CONTEXT, AND TRANSPORTATION

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EXISTING ZONING



PROPOSED ZONING

Basic Rezone Criteria

No street access – the eastern parcels have no direct street access. An easement through the adjacent commercial lot would be required limiting the amount of affordable housing that could be built.

Lot size – The eastern parcels are much larger than the adjacent residential lots. The eastern parcels are 19,000 sq ft compared to an average adjacent single family lot of 6,000 sq ft. To effectively serve the SF-5000 zone the eastern parcels would need to be short platted to fit the contextual average lot size.

Block uses – Street access for the eastern parcels can only be achieved through an easement through the adjacent commercial lot to Rainier Ave. The percentage of residential structures on Rainier Ave is significantly less than 70%. The number of single family structures has not increased markedly in the last 5 years.

Topography – The eastern lot line is 20+ feet above the Rainier Street level. Currently the NC2-40 zone abuts directly against SF-5000 with no gradual transition. Using the site's topography and limiting the height of the building to be consistent with the Rainier Ave level would provide a much more gradual transition to the single-family uses to the east. As shown in a site longitudinal section the proposed building would only be 16'-27' above the level of the property line. The adjacent SF lot is allowed a 30' tall structure with a 5' sloped roof bonus. This allowed 35' is significantly higher than the proposed building's height. In effect this contract rezone would improve the existing transition from NC2-40 to SF-5000.

Rainier Beach 2014 Neighborhood Plan – The Rainier Beach Neighborhood plan specifically designates the blocks from Kenyon to Holden as a sub area to establish "housing opportunity". Although the 2014 Plan does not promote any zoning changes as part of the plan, the plan does refer to allowing "flexibility for potential changes or contract rezones" when they support the goals of the Rainier Beach 2014 plan. The contract rezone to NC2-40 allows for the opportunity to provide more affordable housing that can help retain the diverse population of the Rainier Beach neighborhood. Without a rezone the ability to provide needed affordable housing is severely stunted.

- NC2-40 (EXISTING)
- NC2-40 (CONTRACT REZONE)
- NC2-40 (GENERAL REZONE)
- L-3
- SF-9600
- SF-5000

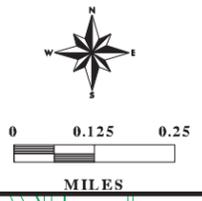


REZONE AND EXISTING USE

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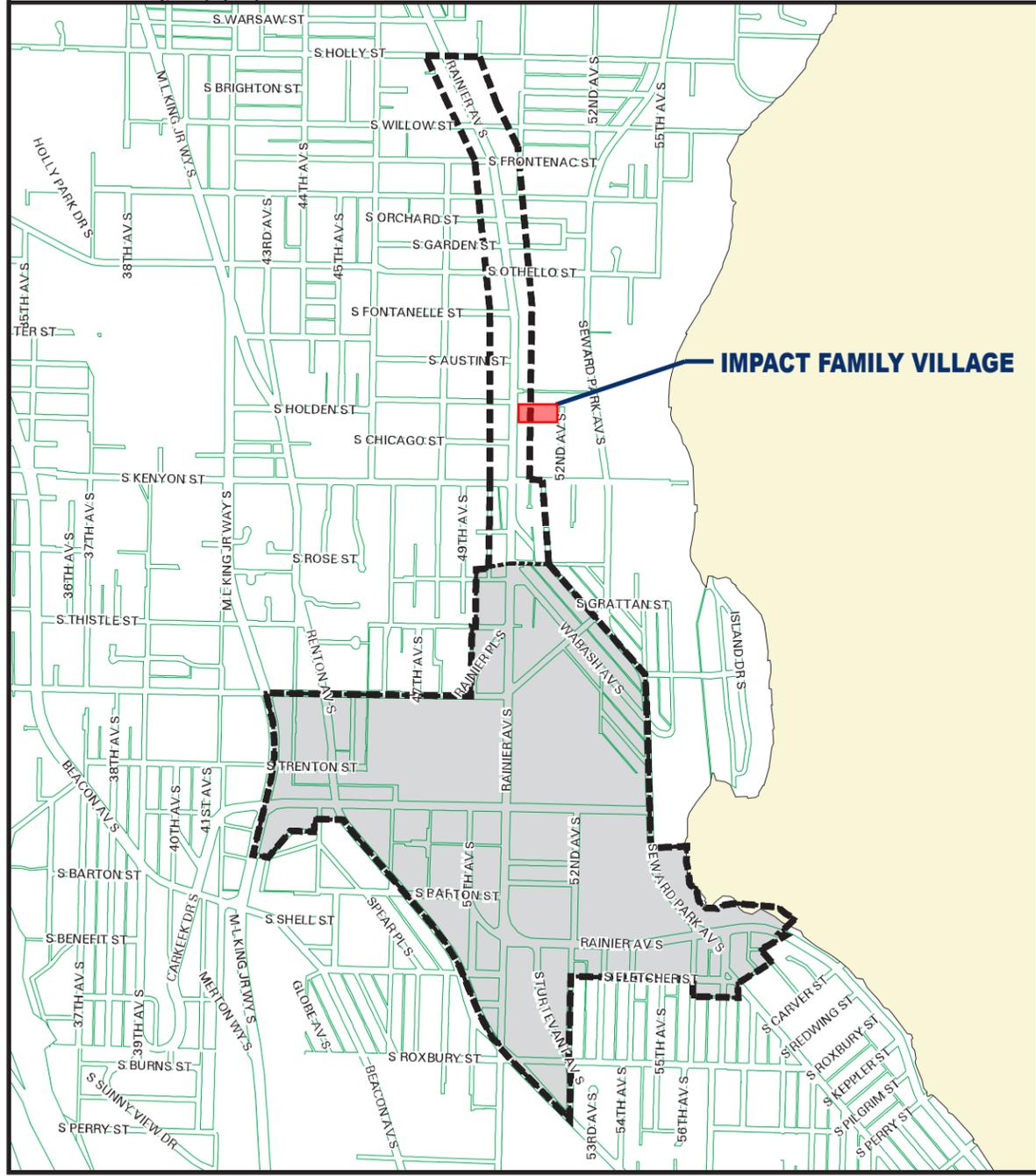
Rainier Beach Neighborhood Plan Area

Prepared by:
Strategic Planning Office



- Planning Area Boundary
- Urban Village/Center Boundary
- Urban Village/Center

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No warranties of any sort, including accuracy, fitness or merchantability, accompany this product.



Creation Date 05/27/99
file: \mapping\lvs\aml\8x11pa.aml

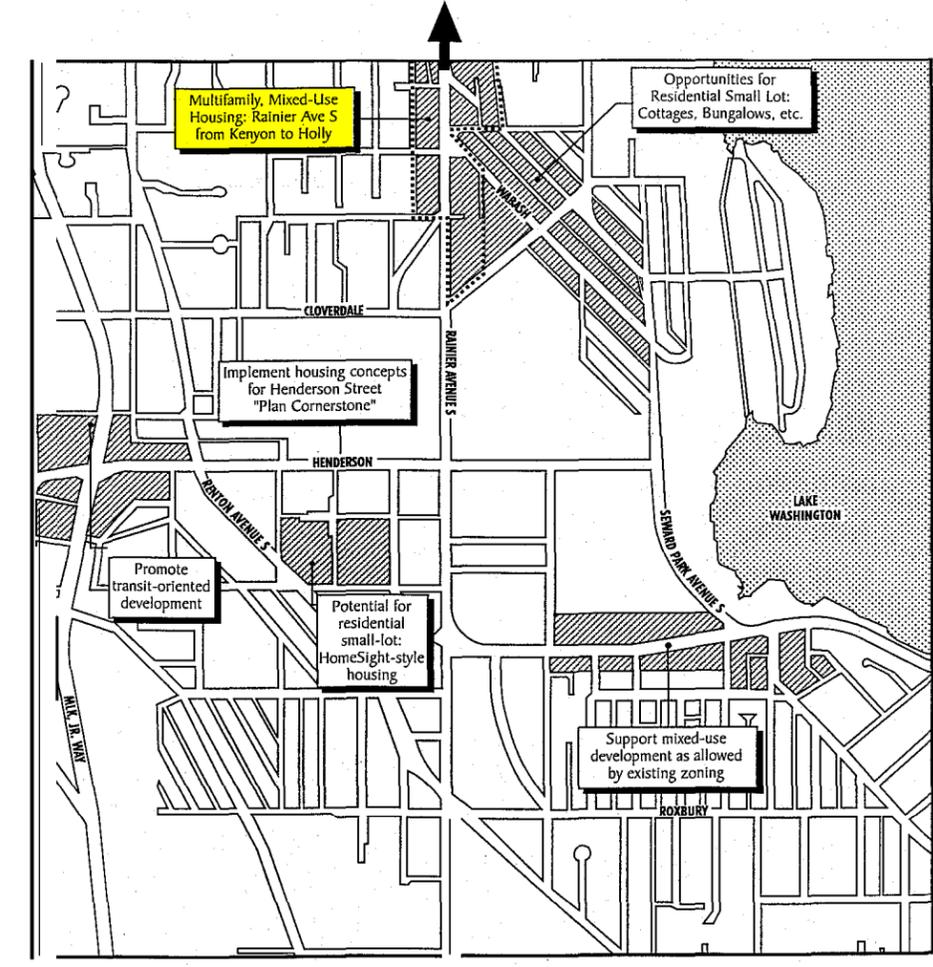
village: rv204
planning area: rbpa

Rainier Beach 2014:

These parcels are covered within the Rainier Beach Neighborhood Plan (Rainier Beach 2014) adopted in 1999. Although the parcels are not within the Rainier Beach Urban Village they are within the planning area boundary.

The Rainier Beach 2014 plan specifically designates the blocks from Kenyon to Holden as a sub area to establish "housing opportunity".

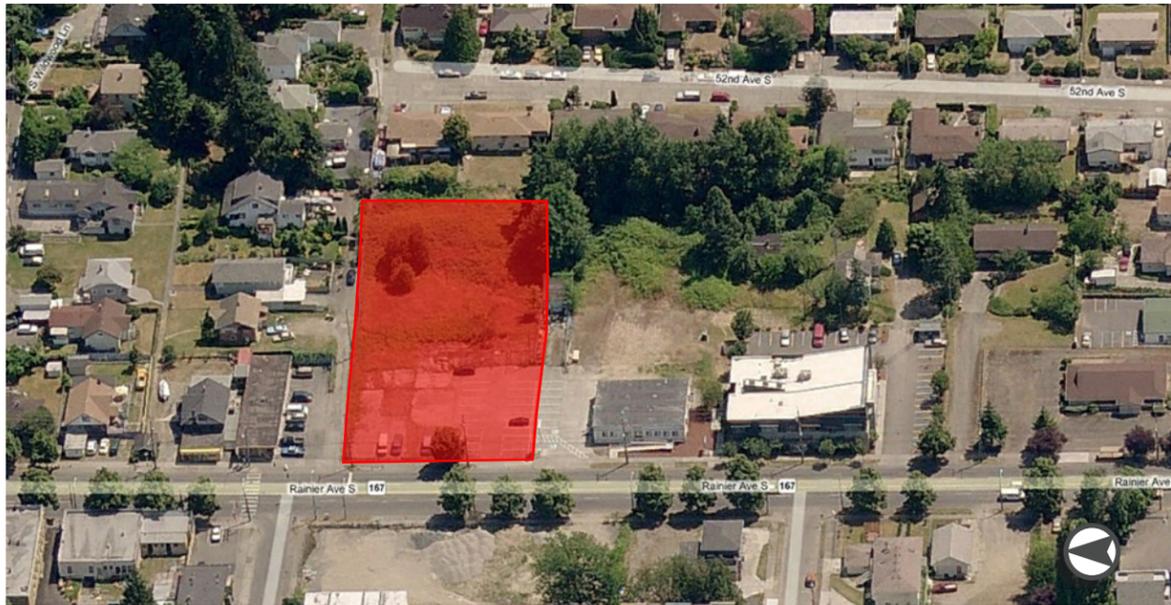
Although the 2014 Plan does not promote any zoning changes as part of the plan, the plan does refer to allowing "flexibility for potential changes or contract rezones" when they support the goals of the Rainier Beach 2014 plan. The contract rezone to NC2-40 allows for the opportunity to provide more affordable housing that can help retain the diverse population of the Rainier Beach neighborhood.



Rainier Beach Neighborhood 2014
A ♦ PLAN ♦ FOR ♦ THE ♦ FUTURE

FIGURE 16
Housing Opportunities Map

Page 55



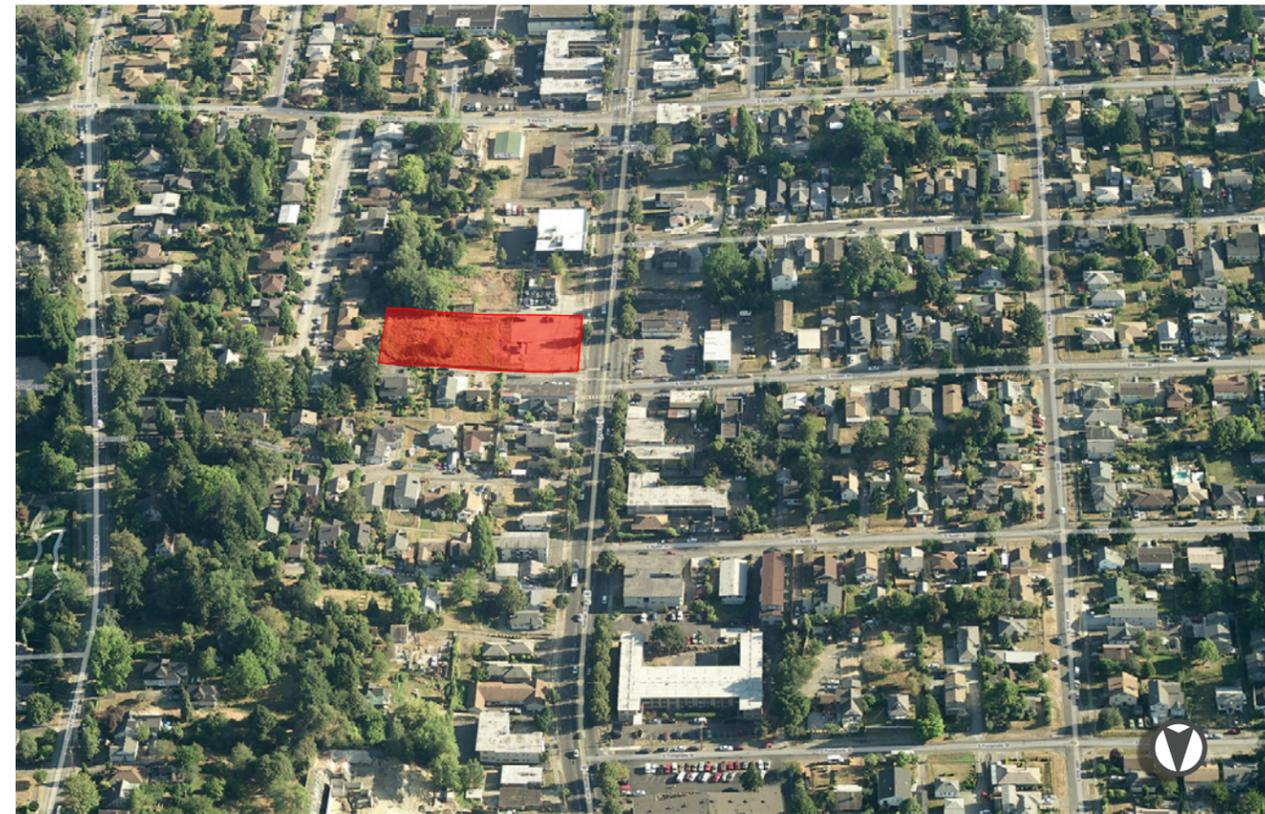
VIEW LOOKING EAST



VIEW LOOKING WEST



VIEW LOOKING NORTH



VIEW LOOKING SOUTH

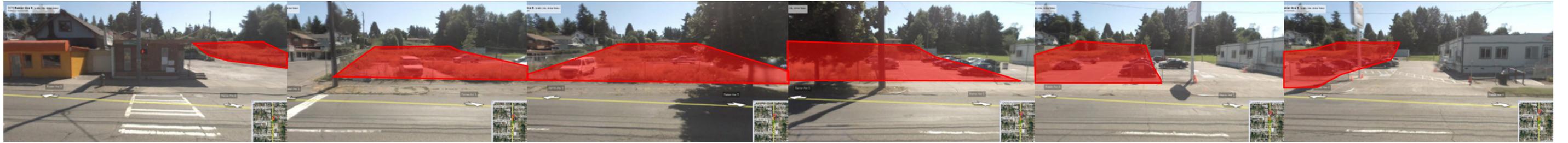
BIRD'S EYE PHOTOGRAPHS

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MULVANNY G2
 ARCHITECTURE

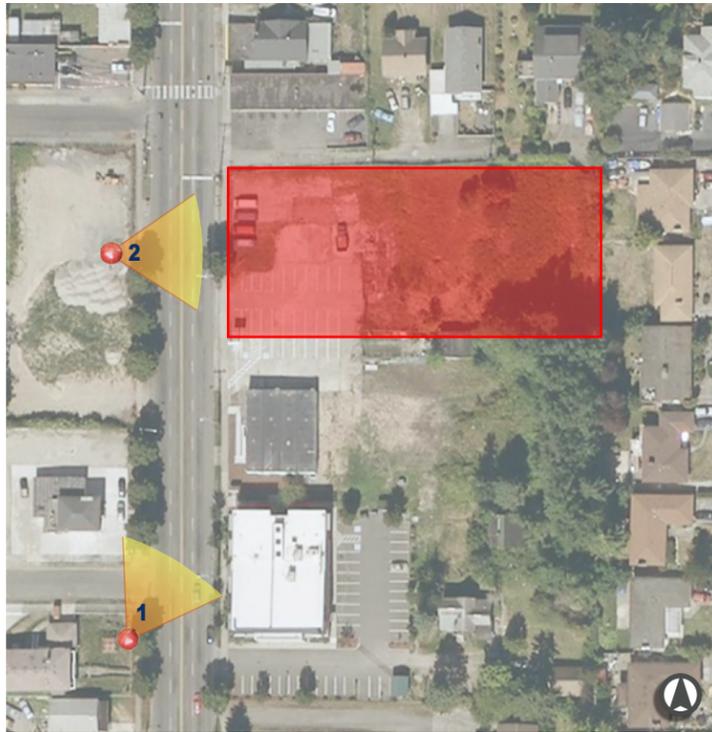
FEB 10, 2009



RAINIER AVE S STREETScape LOOKING EAST



RAINIER AVE S STREETScape LOOKING WEST



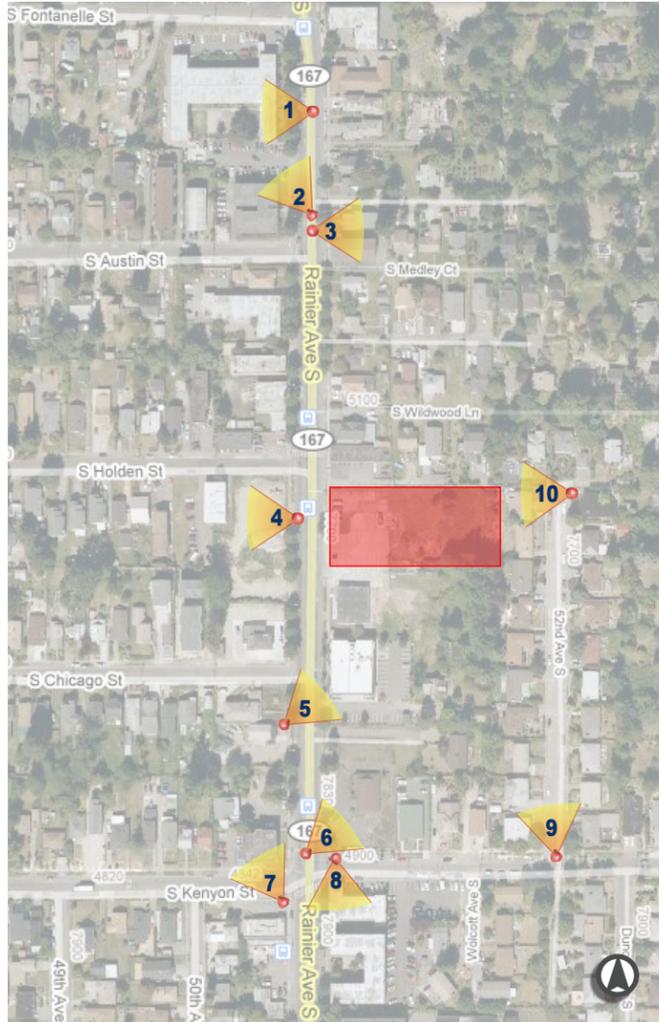
VIEW ACROSS RAINIER AVE LOOKING NE



VIEW ACROSS RAINIER AVE LOOKING E

RAINIER AVE S STREETScape

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1. VIEW LOOKING W



2. VIEW LOOKING W



3. VIEW LOOKING W



4. VIEW LOOKING W



5. VIEW LOOKING NE



6. VIEW LOOKING NE



7. VIEW LOOKING NW



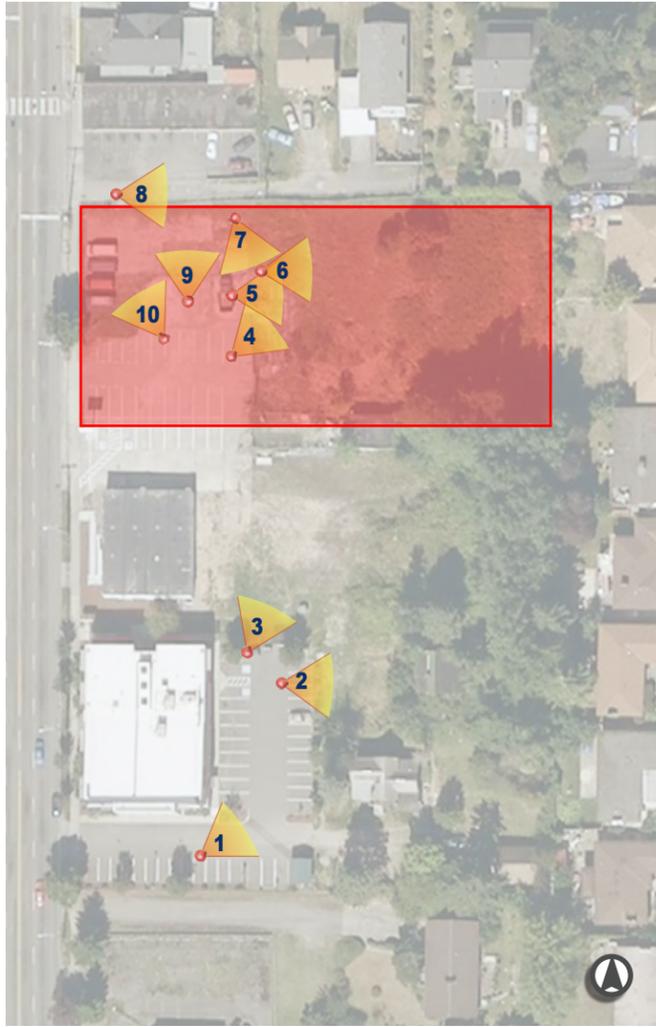
8. VIEW LOOKING S



9. VIEW LOOKING E



10. VIEW LOOKING W



1. VIEW LOOKING NE



2. VIEW LOOKING E



3. VIEW LOOKING NW



4. VIEW LOOKING NE



5. VIEW LOOKING E



6. VIEW LOOKING E



7. VIEW LOOKING S



8. VIEW LOOKING E



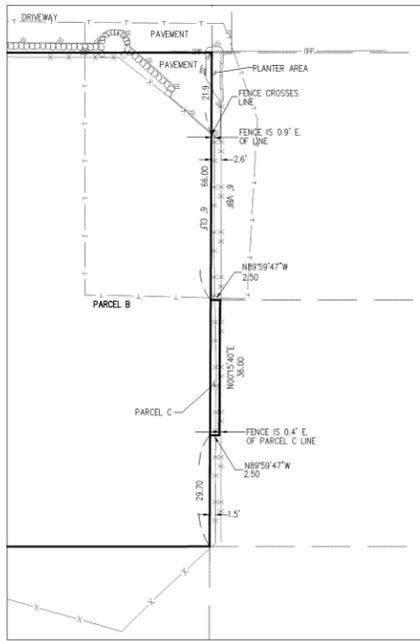
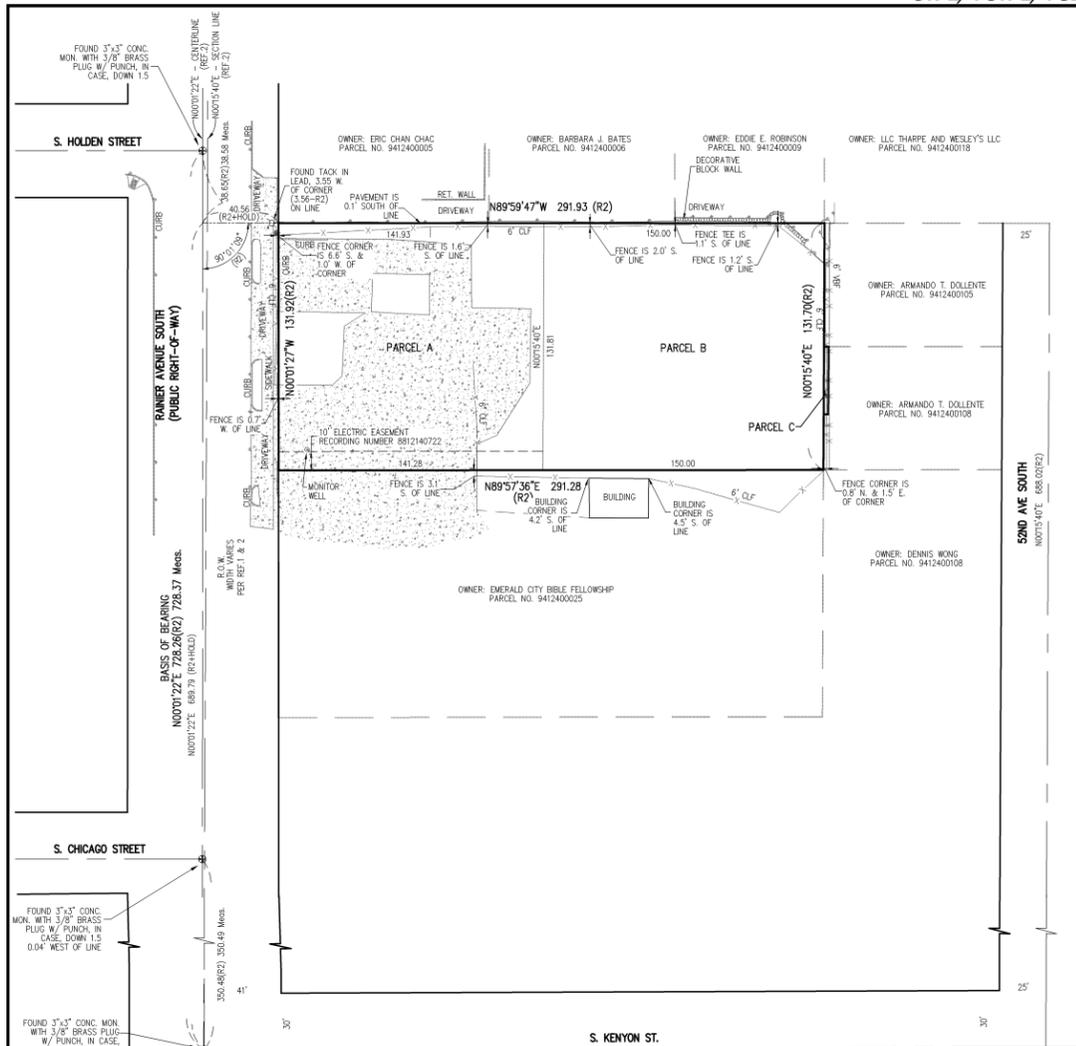
9. VIEW LOOKING N



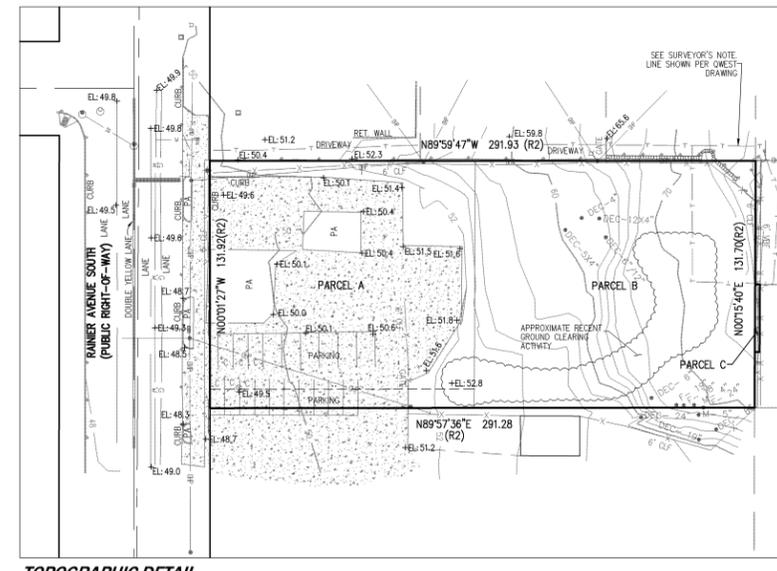
10. VIEW LOOKING NW

SITE PHOTOS

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DETAIL



TOPOGRAPHIC DETAIL

ALTA NOTES

1. THIS "ALTA/ACSM LAND TITLE SURVEY" HAS BEEN PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2005.
2. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM TCDR TITLE COMPANY COMMITMENT NO. 6415759-1, DATED JULY 22, 2008. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED TCDR TITLE'S COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON TCDR TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
3. PROPERTY AREA = 38,486± SQUARE FEET (0.8826± ACRES).
4. THIS PROPERTY HAS LEGAL ACCESS TO RAINIER AVENUE SOUTH SHOWN HEREON AS PUBLIC RIGHT-OF-WAY. PHYSICAL ACCESS MAY BE LIMITED BY IMPROVEMENTS, OR LACK THEREOF, AS SHOWN ON THE SURVEY.
5. ZONING: NC2-40 FOR PARCEL A AND SF 5000 FOR PARCELS B AND C, SEATTLE, WA.
6. CURRENT MINIMUM BUILDING SETBACKS FOR SE 5000, 20' FRONT; 25' REAR; 5' SIDE; MINIMUM PER THE CITY OF SEATTLE. MAX. BUILDING HEIGHT = 30'±(CONTACT CITY OF SEATTLE FOR CLARIFICATION). MAX LOT COVERAGE STRUCTURES = (SEE CITY OF SEATTLE). CURRENT MINIMUM BUILDING SETBACKS FOR NC2-40 ZONED PORTION OF THE LOT, IF THE ENTIRE SITE IS DEVELOPED AS A SINGLE SITE, THEN THE ONLY REQUIRED SETBACK IN THE NC ZONED PORTION OF THE LOT IS THE PORTION OF THE NC ZONED LOT THAT ABUTS THE SINGLE FAMILY ZONED LOT TO THE NORTH WHICH REQUIREMENT IS 0' FOR PORTIONS OF THE STRUCTURE UP TO A HEIGHT OF 13' AND 10' SETBACK FOR PORTIONS OF THE STRUCTURE ABOVE A HEIGHT OF 13'. IF THE SITE IS DEVELOPED AS SEPARATE SITES (THE COMMERCIAL ZONED PORTION DEVELOPED AS A SEPARATE LOT FROM THE SINGLE FAMILY ZONED PORTION) THEN ALL THE SETBACK AND YARD REQUIREMENTS WILL BE DIFFERENT AND WILL BE BASED ON WHAT IS PROPOSED.
7. NO BUILDINGS OR PORTIONS THEREOF ENDOURCH OVER PROPERTY LINES, EASEMENTS, OR BUILDING SETBACK LINES UNLESS SPECIFICALLY SHOWN ON THE SURVEY DRAWING.
8. FLOOD ZONE DESIGNATION = X, AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, (TRIM) COMMUNITY NO. 530089 (CITY OF SEATTLE), PANEL NO. 645 OF 1725, SUFFIX F, EFFECTIVE MAY 16, 1995, KING COUNTY, WASHINGTON, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
10. CORE DESIGN, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF ANY CEMETERIES, RUBBISH FILLS, SLOUGHS, SPRINGS, FILLED-IN WELLS, OYSTERS, OR SEEP HOLES ON THE PROPERTY.
11. CORE DESIGN, INC. SURVEY CREWS DID DETECT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUT DID NOT OBSERVE ANY BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
12. CORE DESIGN, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. BASED ON AVAILABLE PUBLIC RECORDS, THERE ARE NO CHANGES TO THE RIGHT-OF-WAY LINES COMPLETED OR PROPOSED.
13. PLANTED LANDSCAPED AREAS INCLUDE LAWN, SMALL SHRUBS, AND ORNAMENTAL PLANTS.
14. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 14, 2008. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST OF 2008.
15. I BELIEVE INGRESS, EGRESS, AND UTILITY ACCESS TO THIS SITE ARE ADEQUATE.
16. ALL DISTANCES ARE IN FEET.
17. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. DISTANCE MEASURING EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S GUIDELINES.
18. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THOSE PARTIES LISTED IN THE SURVEYOR'S CERTIFICATE. RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RECERTIFICATION BY CORE DESIGN, INC. AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.
19. STRIPPED PARKING STALLS AND STALL DESIGNATIONS SHOWN HEREON ARE AS THEY ARE MARKED ON THE GROUND. OTHER PORTIONS OF THE SITE NOT MARKED ARE ALSO USED FOR PARKING VEHICLES.

SURVEYOR'S NOTES

1. THIS SURVEY DID NOT FIND ANY OBSERVABLE EVIDENCE OF PAINT OR LINE FOR A BURIED TELEPHONE/TELECOMMUNICATIONS LINE ALONG THE NORTH LINE, AS SHOWN IN UTILITY MAPS. LINE SHOWN IS APPROXIMATE.
2. PARKING APPEARS TO BE UTILIZED BY SOUTHERLY ADJOURNER.

SURVEYOR'S CERTIFICATE

TO URBAN IMPACT, A WASHINGTON NONPROFIT CORPORATION, TCDR TITLE COMPANY, AND RAINIER VALLEY COMMUNITY DEVELOPMENT FUND, A WASHINGTON NONPROFIT CORPORATION, AS TRUSTEE UNDER THE TRUST AGREEMENT AND DECLARATION OF TRUST FOR THE RAINIER VALLEY COMMUNITY DEVELOPMENT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7(G), 8, 10, 11(G), 13, 16, 17, AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: _____
 SIGNED: _____
 REGISTRATION NO. 41299



BASIS OF BEARINGS

N007°22'E ALONG THE MONUMENTED CENTERLINE OF RAINIER AVE. SOUTH AS SHOWN HEREON AND AS SHOWN ON REFERENCE NO. 2.

REFERENCES

- 1.) WILDWOOD ADDITION, AS RECORDED IN VOLUME 10 OF PLATS, PAGE 77, RECORDS OF KING COUNTY, WASHINGTON
- 2.) RECORD OF SURVEY, PERFORMED BY TOM T. KIDD, P.L.S., AS RECORDED IN VOLUME 4 OF SURVEYS, PAGE 164, AND RECORDING NO. 7506040435

LEGAL DESCRIPTION

PARCEL A:
 TRACT 2, WILDWOOD ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 77, IN KING COUNTY, WASHINGTON;
 EXCEPT THE EAST 150 FEET THEREOF, LESS STREET.

PARCEL B:
 THE EAST 150 FEET OF TRACT 2, WILDWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 77, IN KING COUNTY, WASHINGTON.

PARCEL C:
 THE WEST 2.5 FEET OF THE SOUTH 36 FEET OF THE NORTH 102 FEET OF TRACT 11, WILDWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 77, IN KING COUNTY, WASHINGTON.

SPECIAL EXCEPTIONS

SCHEDULE B SPECIAL EXCEPTIONS 6 THROUGH 8 ARE NOT APPLICABLE TO SHOW ON THIS SURVEY.

1. THIS SITE IS SUBJECT TO THE RIGHTS OF THE CITY OF SEATTLE, UNDER KING COUNTY SUPERIOR COURT CASE NUMBER 87583, IN THE CHANGING AND ESTABLISHING OF GRASES AND GRADING AND RESURFACING OF RAINIER AVENUE, AND APPROACHES THERE TO, AS AUTHORIZED BY CITY OF SEATTLE ORDINANCE NUMBER 29364.
2. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION, AFFECTING AN AREA 10 FEET IN WIDTH AS CONSTRUCTED OR TO BE CONSTRUCTED AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9954290729. (NOTED HERE)
3. THIS SITE IS SUBJECT TO THE MATTERS DISCLOSED BY SURVEY BY W & H PACIFIC, DATED NOVEMBER 14, 1996, JOB NO. 3-2715-0401 REGARDING THE EASTERLY NEIGHBORS' WOOD AND CHAIN LINK FENCES ENDOURCH INTO SUBJECT PREMISES UP TO 6.82 FEET.
4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF CITY OF SEATTLE AFFECTING THE SOUTH 10 FEET OF PARCEL A, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED BY RECORDING NUMBER 9812140722. (SHOWN HEREON)
5. THIS SITE IS SUBJECT TO THE MATTERS DISCLOSED BY SURVEY BY W & H PACIFIC, DATED NOVEMBER 14, 1996, JOB NO. 3-2715-0401:
 - A. SUBJECT'S CHAIN LINK FENCE ENDOURCHES FROM 1.23 FEET TO 2.20 FEET INTO THE EASTERLY ADJOURNER.
 - B. ONE STORY WOOD FRAME BUILDING ENDOURCHES INTO RIGHT OF WAY FOR RAINIER AVENUE SOUTH
 - C. ANY ADVERSE RIGHTS RESULTING FROM A TELEPHONE LINE WHICH CROSSES THE NORTHERLY PORTION OF SAID PREMISES TO THE NORTHERLY ADJOURNER'S PROPERTY.

LEGEND

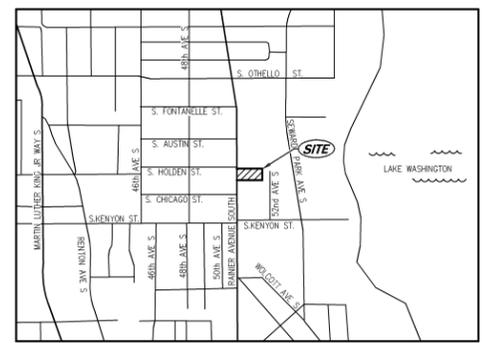
- ⊕ MONUMENT IN CASE AS SHOWN
- ⊕ FIRE HYDRANT
- ⊕ CATCH BASIN
- ⊕ WATER METER
- ⊕ STORM DRAIN MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ POWER POLE WITH GUY ANCHOR AND OVERHEAD UTILITY
- WATER LINE/PAINT
- GAS LINE/PAINT
- TELEPHONE/TELECOMMUNICATIONS PAINT/LINE
- FENCE
- DECORATIVE RETAINING WALL
- EDGE OF PAVEMENT
- (R2) REFERENCE NO. 2
- CHAIN LINK FENCE
- VERTICAL BOARD WOOD FENCE
- CONCRETE SURFACE
- ⊕ SIGN
- ⊕ LIGHT POLE
- PA PLANTER AREA
- TREE WITH TYPE OF TREE AND SIZE
- DEC = DEODOROUS
- M = MAPLE
- F = FIR

DATUM

NAV88B

BENCHMARK

FOUND P.K. NAIL, BENCHMARK NO. 844, POINT DESIGNATION 83V-150, PER WASHINGTON COUNCIL OF COUNTY SURVEYORS DATA WAREHOUSE. ELEVATION = 79.59



VICINITY MAP
NOT TO SCALE

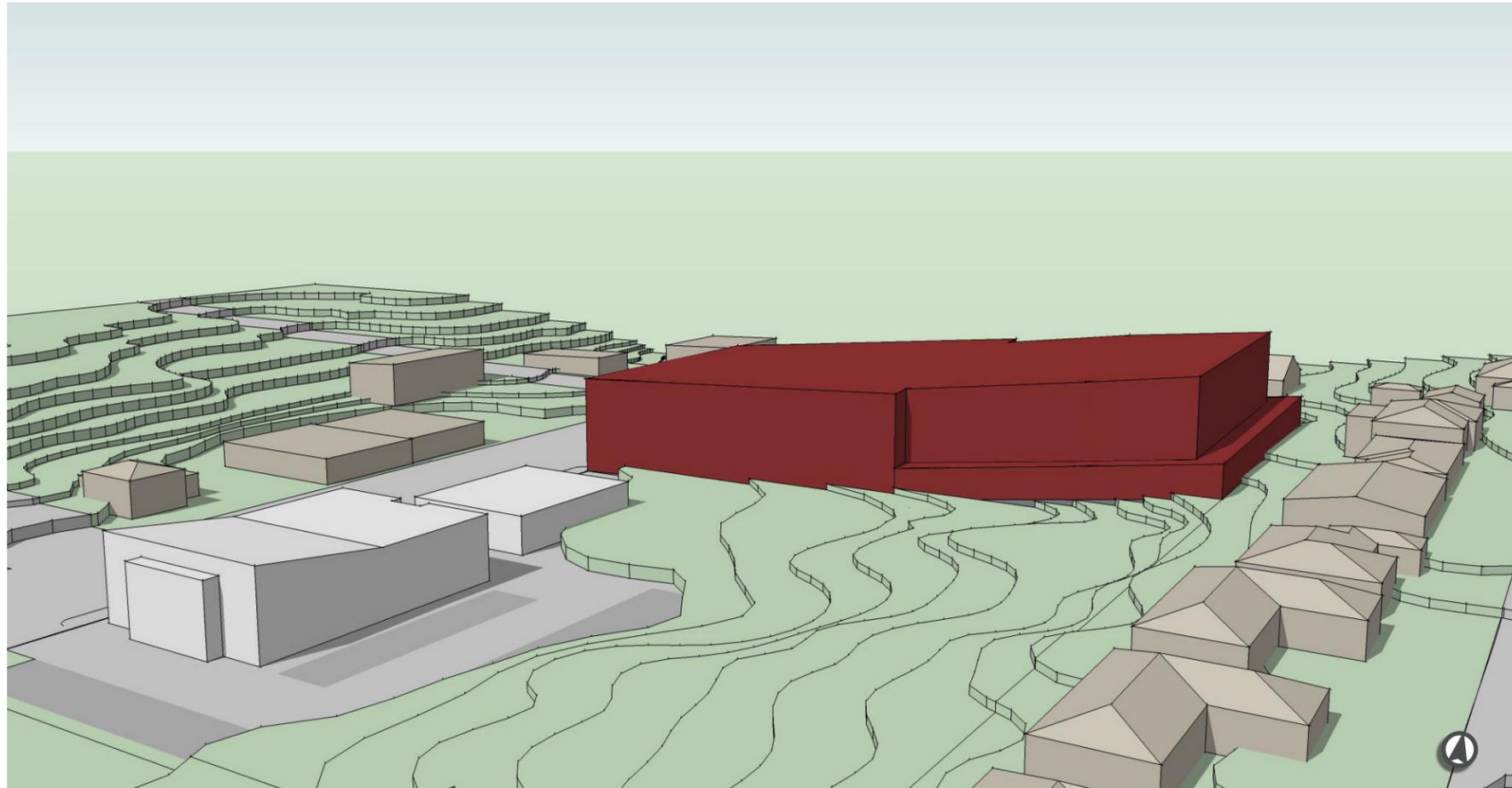
NO.	REVISIONS	DATE

14711 NE 29th Place #101
 Bellevue, Washington 98007
 425.885.7877 Fax 425.885.7943



ALTA/ACSM LAND TITLE SURVEY
URBAN IMPACT
URBAN IMPACT
 7728 RAINIER AVENUE S.
 SEATTLE, WASHINGTON 98118

DATE: 8/15/2008	DESIGNED: RKD	DRAWN: RKD	APPROVED: GRS
PROJECT MANAGER: GLENN R. SPRAGUE		PROJECT NUMBER: 08084	
SHEET: 1	OF: 1	PROJECT NUMBER: 08084	



MASSING FROM SE

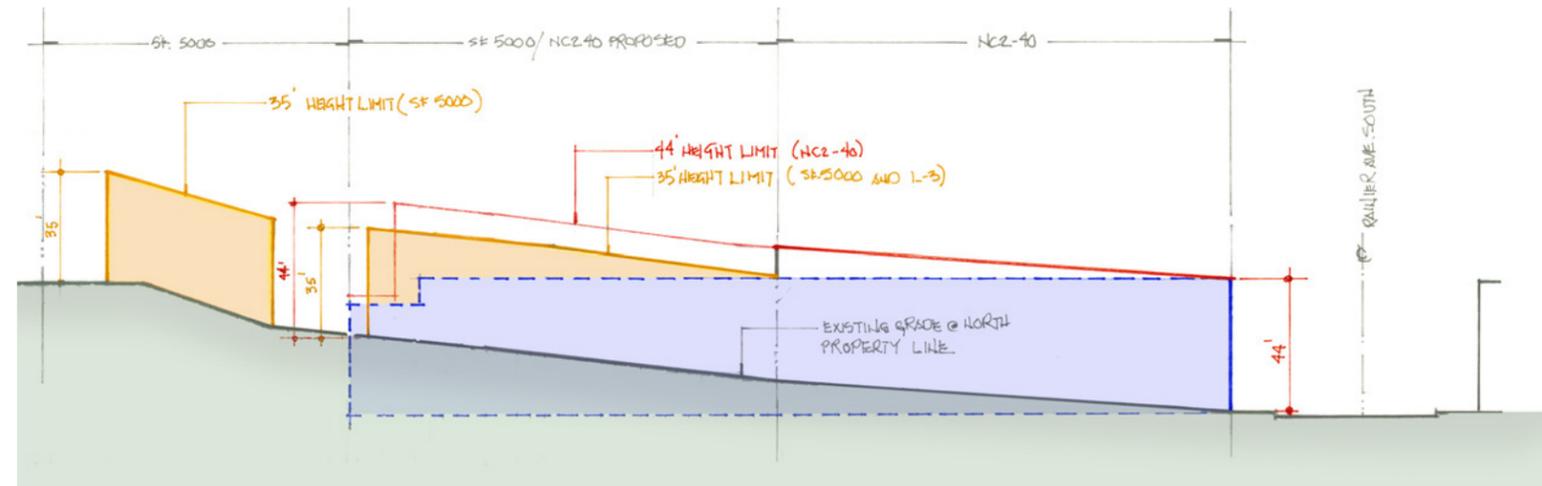
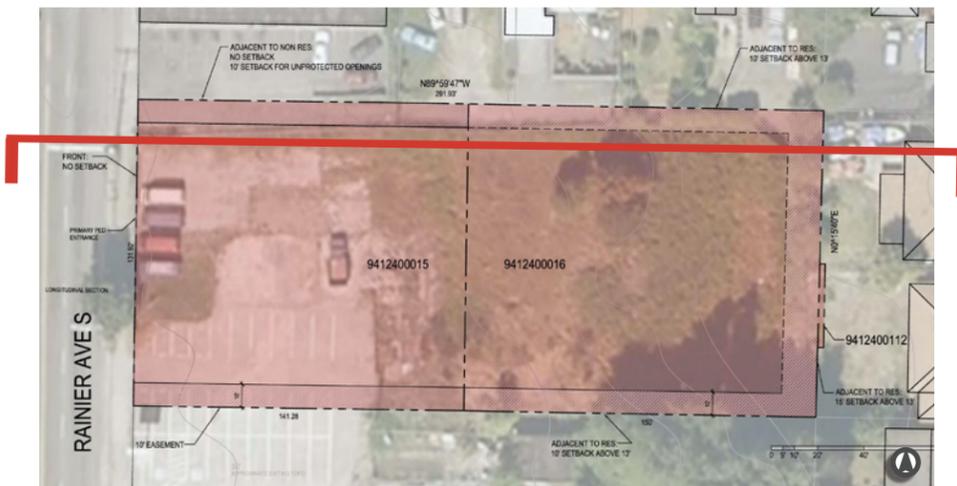
MAXIMUM ALLOWED BUILDING ENVELOPE

HEIGHT

Under current zoning conditions (SF-5000) a structure may be constructed 30' in height. The structure may exceed the maximum height limit by 5' with a min. 3:12 sloped roof. With the proposed rezone of the eastern parcel to NC2-40 a 40' max height is allowed. 4' of additional height is permitted if first story retail space is 13' tall.

SETBACKS

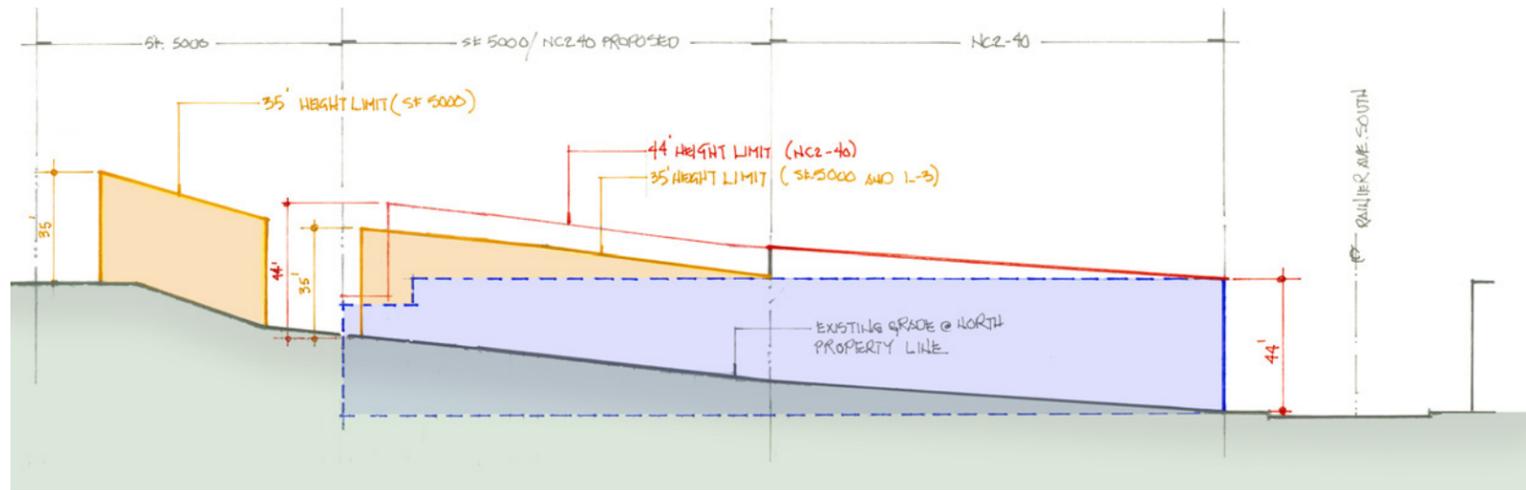
Front - no front setback
 Side (adjacent to non residential) - 10' setback for protected openings for the portions of the site where parcel is adjacent to non residential
 Side (adjacent to residential) - 10' setback 13' above the property line
 Rear (adjacent to residential) - 15' setback 13' above the property line



SECTION AT NORTH PROP LINE

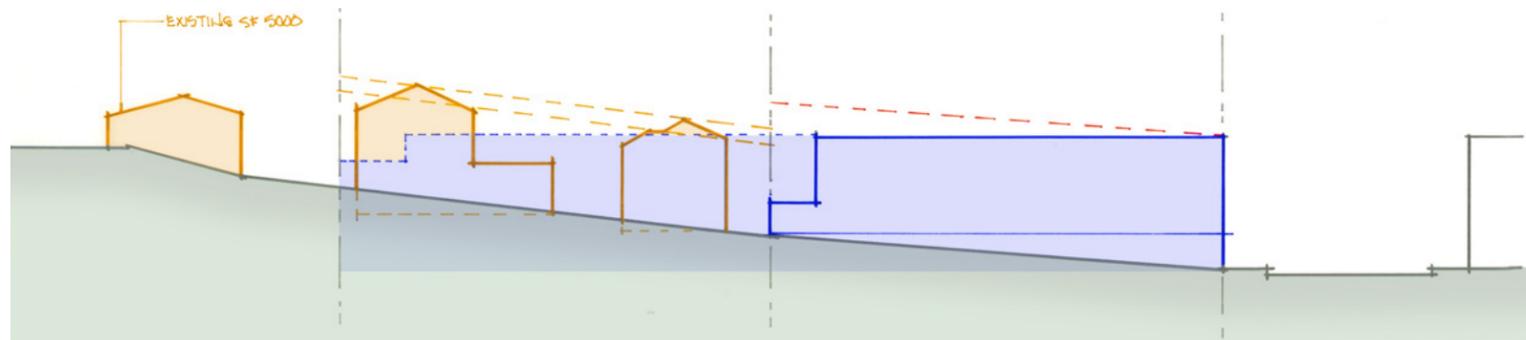
MAX BUILDING ENVELOPE

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 DPD LANDUSE PROJECT #3009571



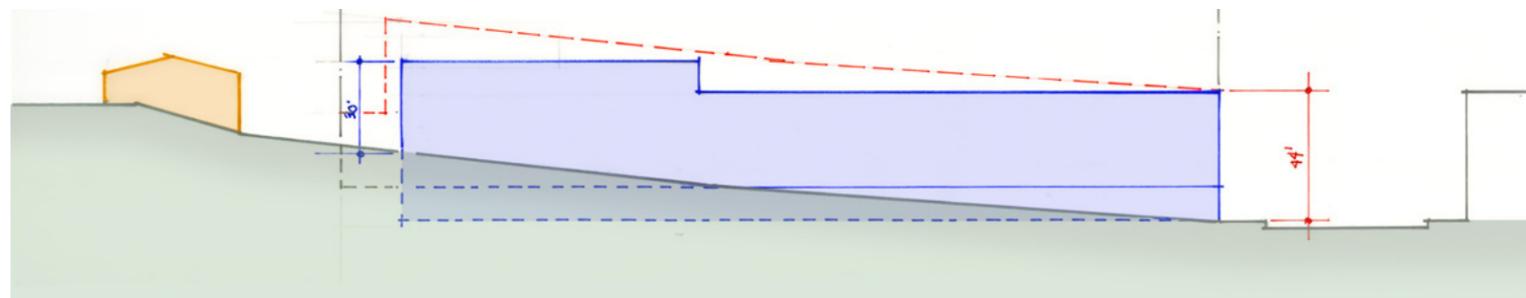
MAX ENVELOPE STUDY

The current single family - 5000 zone allows for a structure 30' in height with a sloped roof bonus of 5' (see orange). The single family houses currently neighboring the site to the east are significantly smaller than the allowed site density and height. A rezone to NC2-40 allows for a 40' tall structure to be built above the property line (see red). A 4' of additional height is permitted if the first floor is 13' tall. At the east property line a set back of 15' is needed where the building is 13' above the property line.



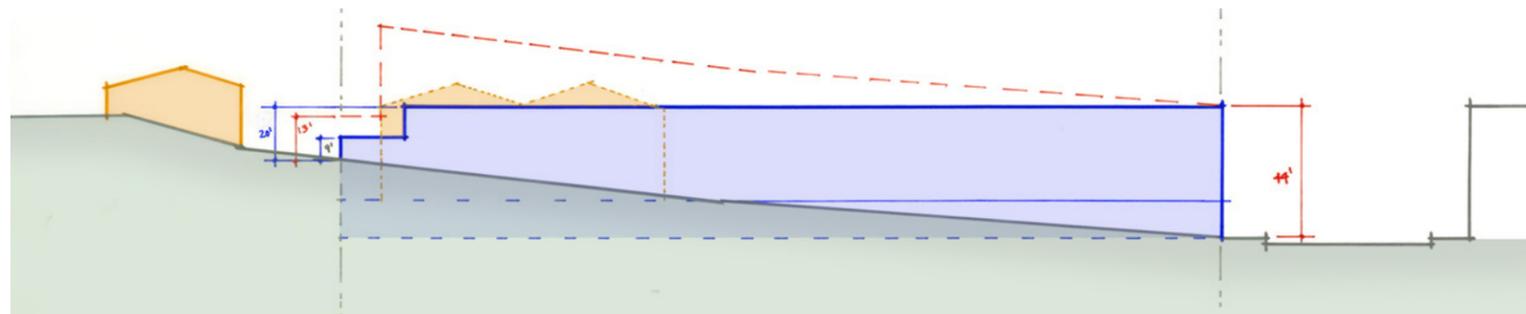
SF-5000 ALLOWED MASSING

The current Single Family 5000 zone (SF5000) on Parcel 9412400016 (east parcel) allows for a height of 30' for lots wider than 30' plus a 5' allowed for sloped roof above the existing grade. The structure must account for a rear yard of 20% of the lot depth with a minimum of 10' to the property line and a side yard of 5' to the property line. The allowed single family development is significantly higher than the proposed preferred NC2-40 option. To maximize any potential of the land locked east parcel the allowable full height house would rise 35' from the existing grade. A 5' side yard to the east property line would allow the single family option to rise more than 30' above the east property line.



NC2-40 ALLOWED MASSING

Given a sloping site 4 stories of an NC2-40 development could be built within the allowed massing envelope. This building would rise approximately 30' above the eastern property line.

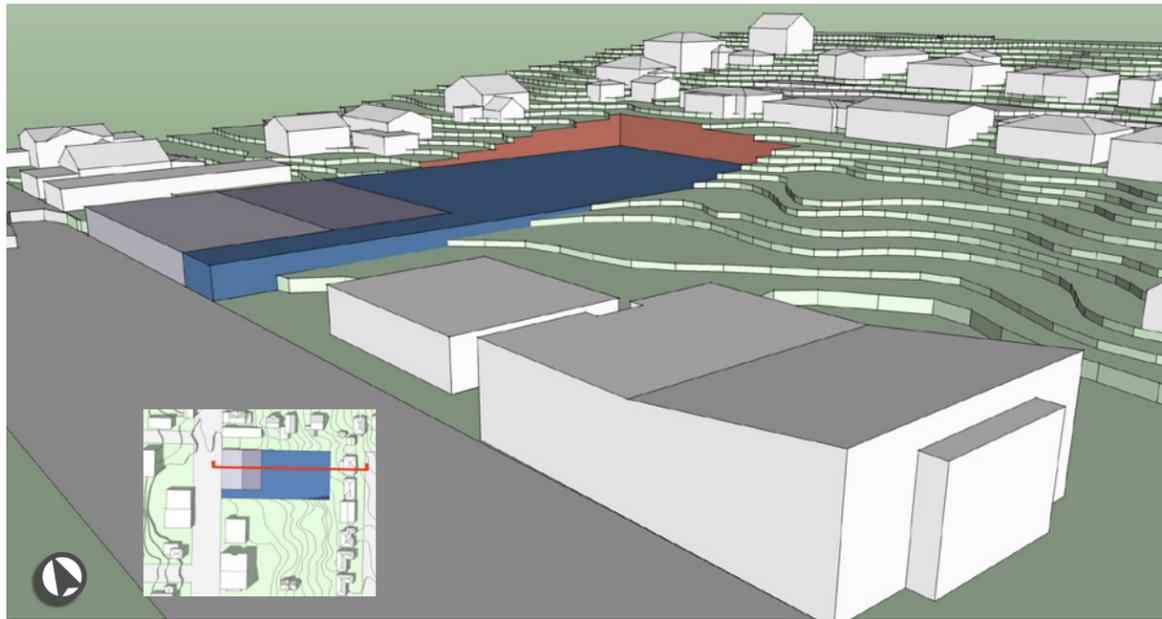


NC2-40 PREFERRED OPTION (see blue)

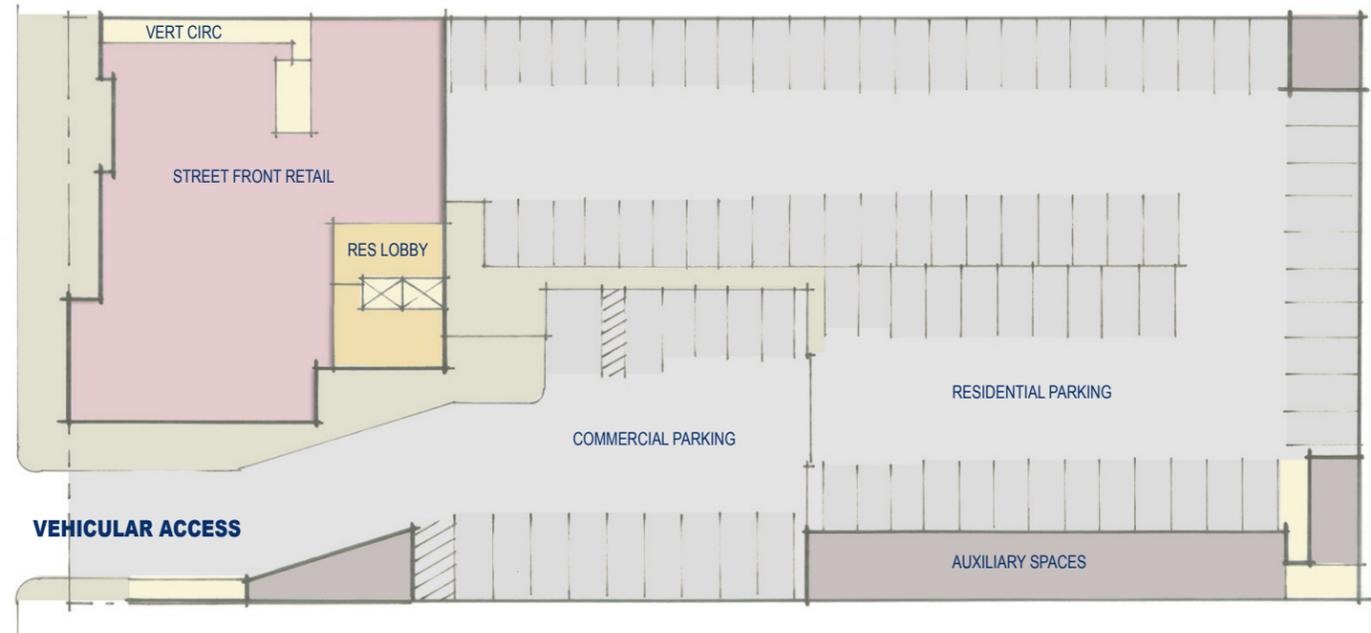
The preferred option builds extends the building to the property line, but the eastern edge of the building rises only 9' above the property line. Excavating the site to the level of Rainier Ave S allows for the bulk of the building to be buried beneath the east property line. The larger mass of the Preferred Option would only rise approximately 22' above the rear property line.

ENVELOPE STUDY (SECTION AT NORTH PROP LINE)

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RECESSED PARKING



TYPICAL FIRST FLOOR RETAIL

COMMON DESIGN ELEMENTS TO ALL PROPOSED OPTIONS

TYPICAL 1ST FLOOR RETAIL AND PARKING

38,610 SQ FT, TOTAL LOT COVERAGE
 6,100 SQ FT COMMERCIAL SPACE
 1,000 SQ FT RESIDENTIAL LOBBY

PARKING LOCATED WITHIN THE BUILDING
 78 RESIDENTIAL PARKING SPACES
 15 COMMERCIAL PARKING SPACES

VEHICULAR ACCESS TO RAINIER ADJACENT TO SOUTH PROPERTY LINE

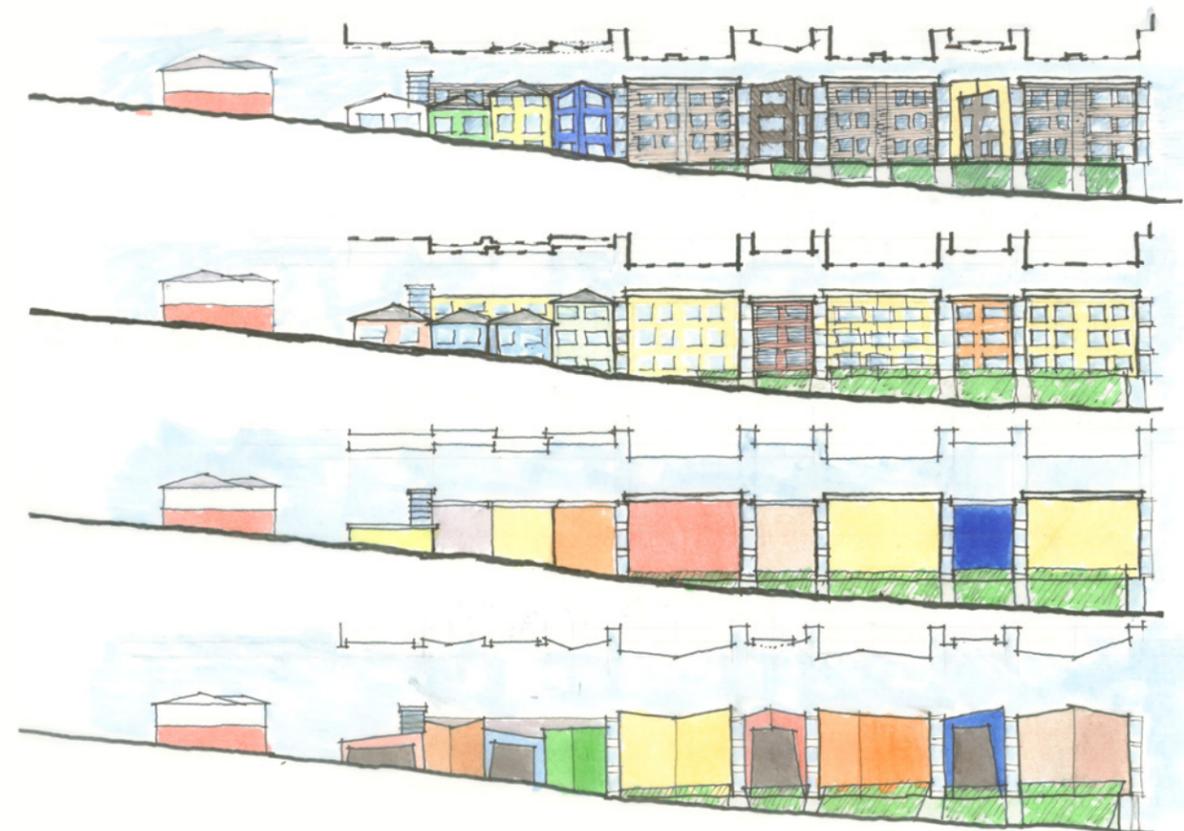
RECESSED PARKING

SHOWN IS THE PARKING STRUCTURE RECESSED INTO THE EXISTING TOPOGRAPHY TO HELP MINIMIZE THE IMPACT OF THE PARKING AND BETTER UTILIZE THE SITE FOR RESIDENTIAL OPEN SPACE. THE ENTIRE SITE WILL BE EXCAVATED TO THE LEVEL OF RAINIER AVE S ALLOWING FOR A CONCRETE PARKING STRUCTURE COVERING 100% OF THE SITE.

FACADE MODULATION

THE DEVELOPMENT TAKES INTO ACCOUNT BOTH THE PROPOSED PROJECT'S LIVABILITY FOR FUTURE RESIDENTS AND THE RELATIONSHIP TO NEARBY BUILDINGS PARTICULARLY IN RESPECT OF:

- THE USE AND QUALITIES OF MATERIALS AND COLOR
- THE EFFECT OF FAÇADE MODULATION, DEPTH AND SHADOWING
- THE BALANCE OF THE RELATIONSHIP BETWEEN HORIZONTAL AND VERTICAL FEATURES OF THE FAÇADE
- THE RELATIVE RELATIONSHIP AND PROPORTION OF SOLID, WINDOW, AND VOIDS IN THE FAÇADE
- THE MODULATION OF THE HEIGHT AND BULK OF INDIVIDUAL ELEMENTS INCLUDING THE PERCEIVED ROOFLINE



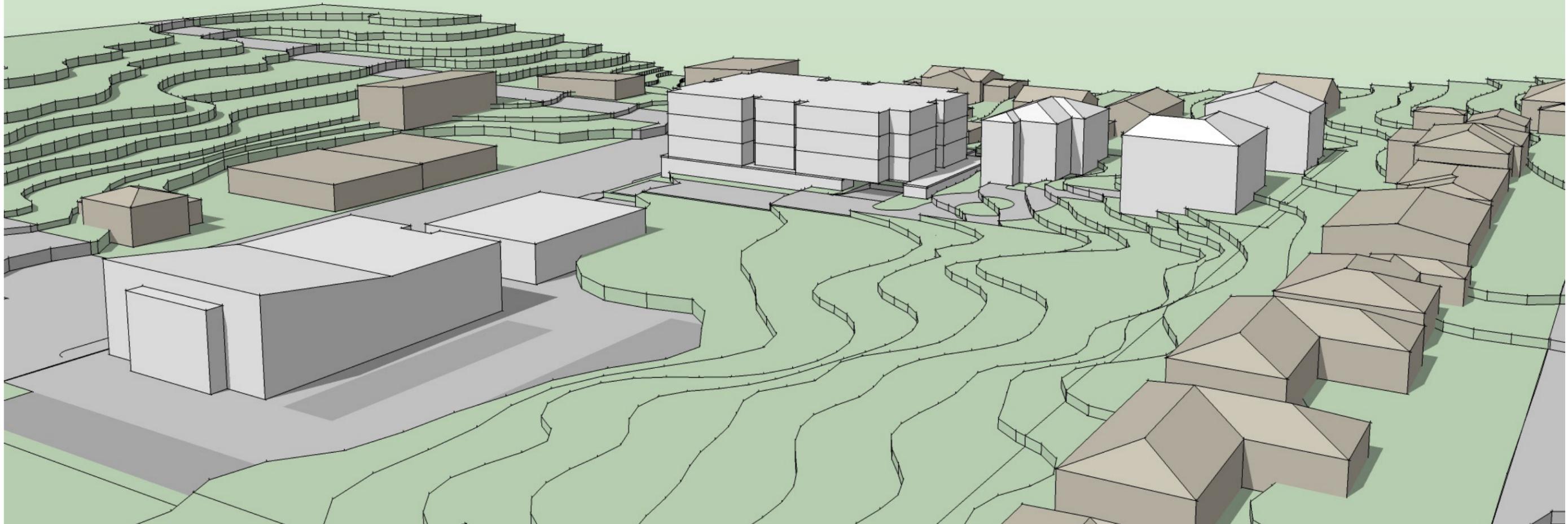
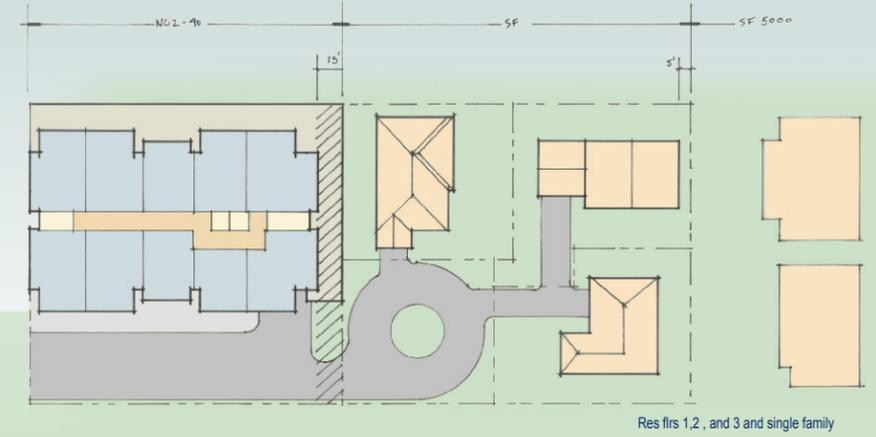
NORTH ELEVATION MODULATION

COMMON DESIGN ELEMENTS

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EXISTING ZONING - SF-5000

The existing SF zone is inconsistent with the size of parcel. To provide the density allowed within the zone the eastern parcel must be short plat- ted to allow for three separate residences. This portion of the site does not have street access. To provide vehicular access an easement must be provided across the western NC2-40 site. This easement reduces the size and density of the building on the western parcel. These two factors combine to significantly reduce the amount of affordable housing and public benefit that can be provided on the land. Do to siting issue arising from the short plat of the larger parcel the houses must be separated. This separation requires that the houses' side yards be pushed within 10' of the eastern property line. This, along with the topology of the site causes single family structures to encroach closer to the east property line and rise higher than the proposed NC2 options.



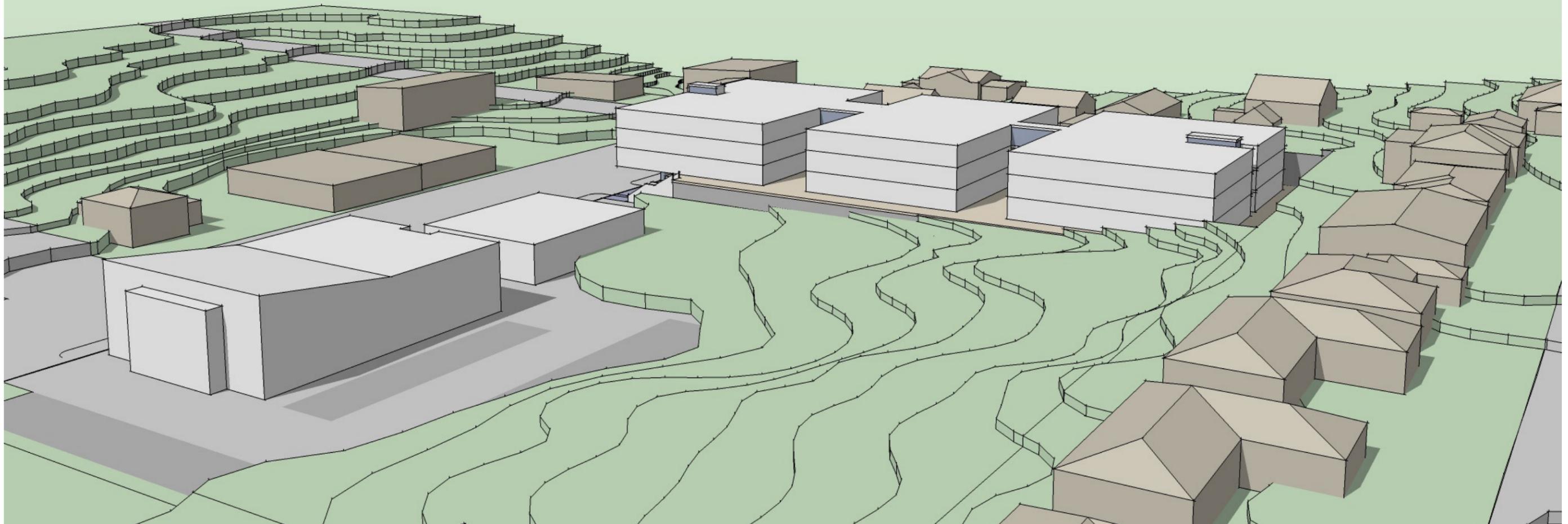
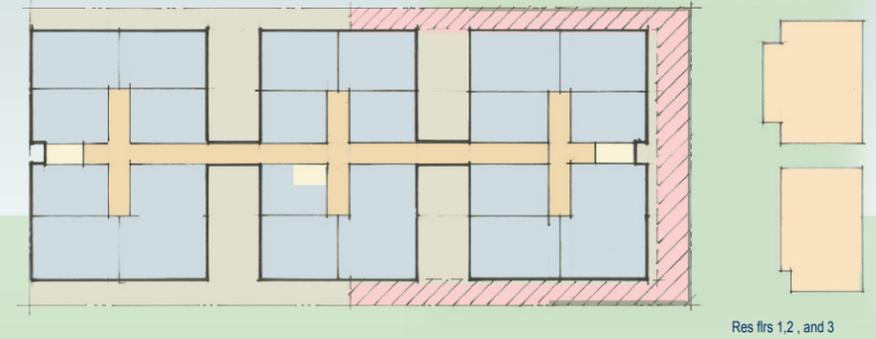
SF-5000

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OPTION 1 - 3 BLDG

Design narrative

Option 1 consists of one floor of parking and retail covering 100% of the site at the Rainier Ave S level. This level will be excavated from the site with the majority of parking below existing grade. Above this are 3 floors of residential apartments. The "3 Bldg" shaped residential portion is based off of 3 separate double loaded corridors running north south across the site. The gaps between the sections of the buildings create small residential open spaces. The views of the units are focused east and west off of the double loaded corridor. The eastern edge of the building has been pulled away from the east property line over 20' and because of the topographic change the building rises only approximately 18' above the east property line.



OPTION 1 - 3 BLDG

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urbanIMPACT!
IMPACT FAMILY VILLAGE

MULVANNY G2

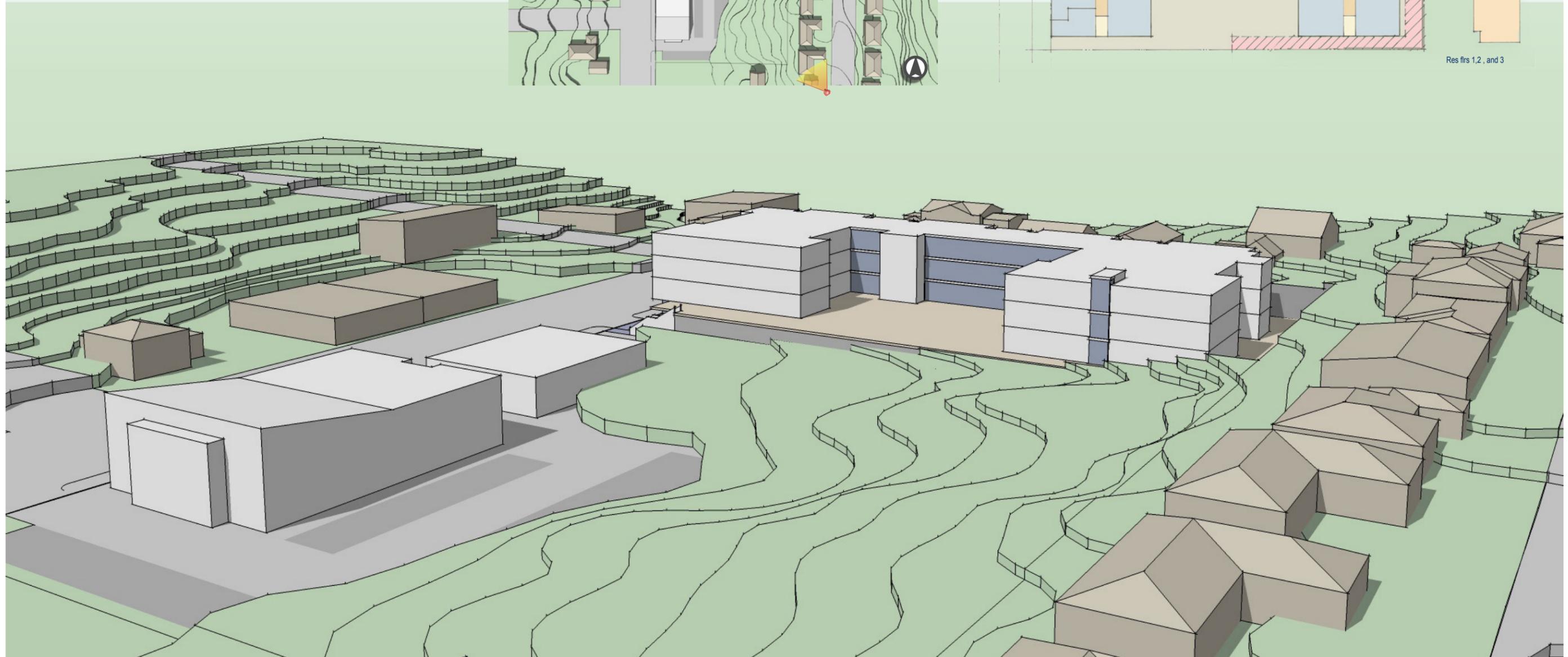
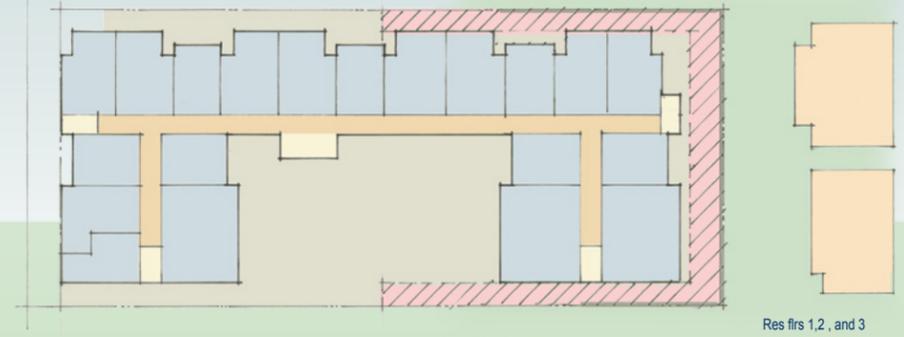
FEB 10, 2009

ARCHITECTURE

OPTION 2 - U BLDG

Design narrative

Option 2 consists of one floor of parking and retail covering 100% of the site at the Rainier Ave S level. This level will be excavated from the site with the majority of parking below existing grade. Above this are 3 floors of residential apartments. The "U" shaped residential portion is configured around a central residential plaza level 13' above Rainier Ave street level. The two "arms" are double loaded corridors with units facing east and west. The central corridor is a single loaded corridor with the units concentrated to the north leaving the corridor with views to the residential plaza. The eastern edge of the building has been pulled away from the east property line over 20' and because of the topographic change the building rises only approximately 18' above the east property line.



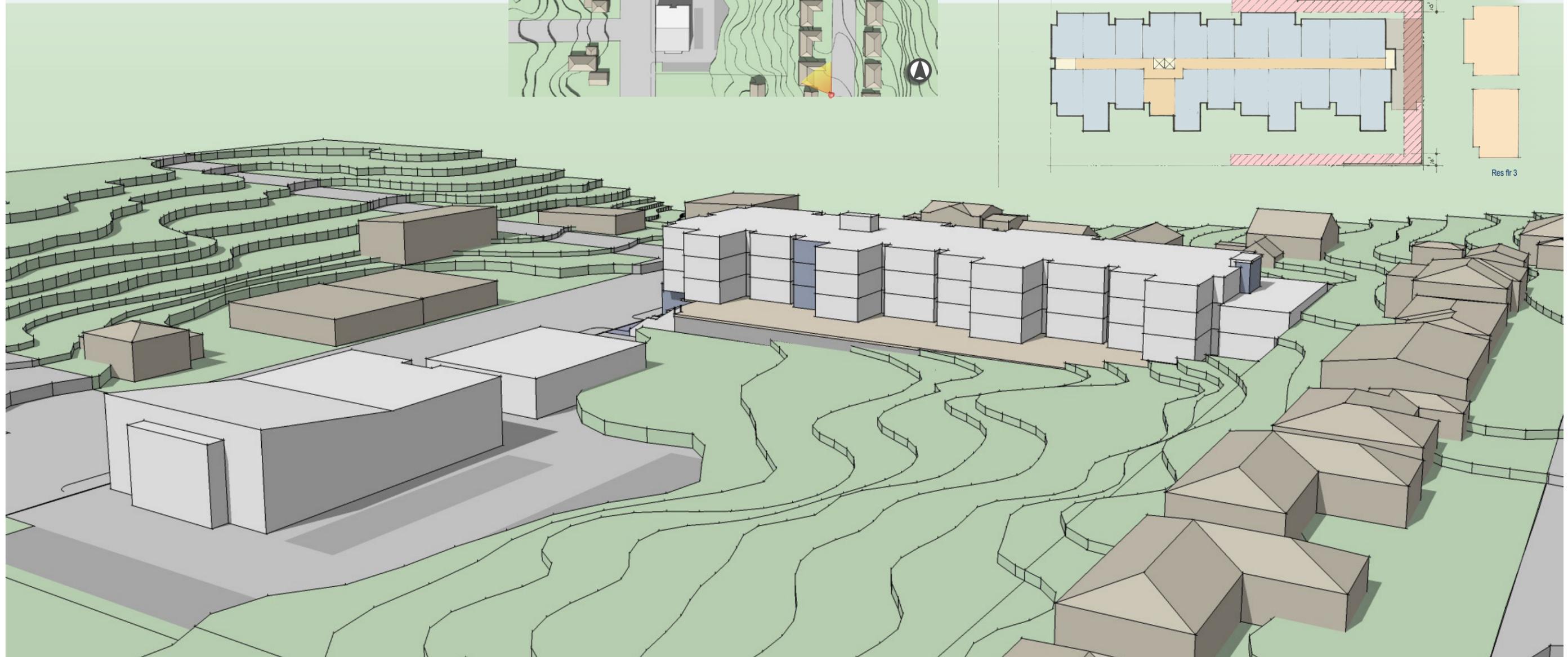
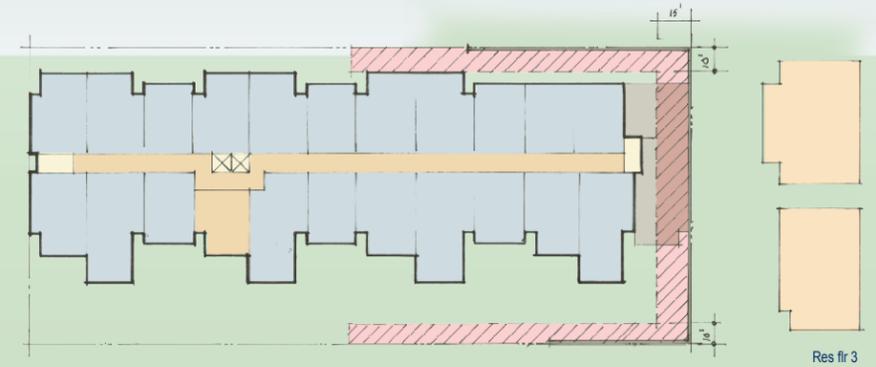
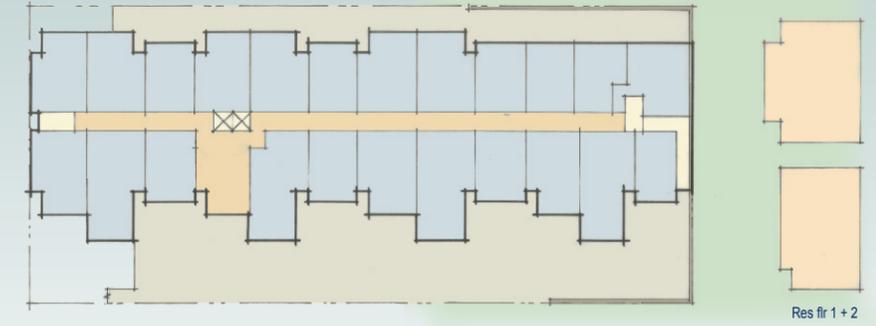
OPTION 2 - U BLDG

EDG - DESIGN REVIEW MEETING
DPD LANDUSE PROJECT #3009571

OPTION 3 - STRAIGHT BLDG

Design narrative

Option 3 consists of one floor of parking and retail covering 100% of the site at the Rainier Ave S level. This level will be excavated from the site with the majority of parking below existing grade. Above this are 3 floors of residential apartments. The "straight" residential portion is a double loaded corridor running the length of the site east to west. The units focus their views to the north and south. 3 bedroom units on the south side of the building help create individual semi private residential courtyards 13' above Rainier Ave street level. The courtyards are designed as family friendly play spaces with maximum exposure to the maximum number of surrounding unit; "eyes on the street". At the east end are 4 units in a 2 story section of the structure.



OPTION 3 - STRAIGHT BLDG

EDG - DESIGN REVIEW MEETING
DPD LANDUSE PROJECT #3009571



OPTION 3 - STRAIGHT BLDG MASSING; VIEW FROM SE

OPTION 3 - STRAIGHT BLDG
RES FLR 1 and 2:
22,510 SQ FT RESIDENTIAL SPACE
15,830 SQ FT OPEN SPACE (RES FLR 1)

Res Flr 3:
20,700 SQ FT RESIDENTIAL SPACE

64-67 UNITS OF AFFORDABLE HOUSING
 (unit mix of 3, 2, and 1 bedroom units)

PROS

- + Smaller masses with more modulation
- + Maximization of residential views into courtyard areas for safety
- + Increased exposure on southern face allows for more natural daylighting
- + Multiple semi private open spaces for residents
- + Open spaces developed for children's recreation, visible from the units
- + No units facing east
- + Minimization of eastern façade and massing
- + 9-12' above eastern property line
- + Good modulation of north façade

Negatives

- Does not utilize maximum height envelope



OPTION 2 - U BLDG MASSING; VIEW FROM SE

OPTION 2 - U BLDG
RES FLR 1, 2, and 3:
19,350 SQ FT RESIDENTIAL SPACE
19,320 SQ FT OPEN SPACE (RES FLR 1)

60-64 UNITS OF AFFORDABLE HOUSING
 (unit mix of 3, 2, and 1 bedroom units)

PROS

- + Concentrates residential open space in one location
- + South facing single loaded corridor
- + 2 "arms" of units with view of courtyard
- + Large mass on Rainier Ave allows for blocking of street noise from courtyard
- + 20-22' above eastern property line
- + Good modulation of north façade

Negatives

- Units facing east
- Higher elevation at eastern property line
- Enclosed open space may cause reverberation of noise generated from activity in the courtyard
- 2 extra exit stairs need



OPTION 1 - 3 BLDG MASSING; VIEW FROM SE

OPTION 1 - 3 BLDG
RES FLR 1, 2, and 3:
25,890 SQ FT RESIDENTIAL SPACE
12,790 SQ FT OPEN SPACE (RES FLR 1)

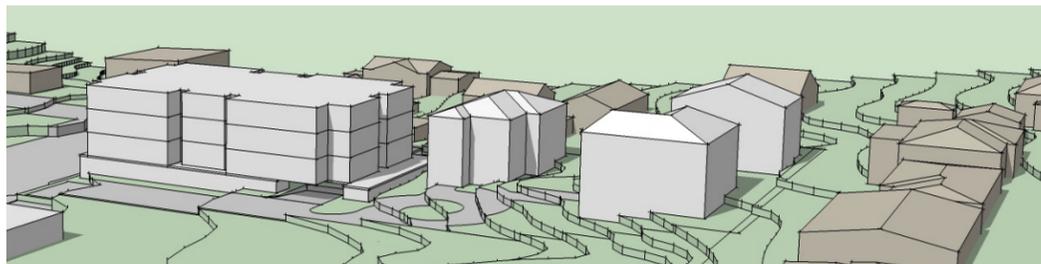
60-64 UNITS OF AFFORDABLE HOUSING
 (unit mix of 3, 2, and 1 bedroom units)

PROS

- + Maximum building sq footage
- + Most perimeter wall for window openings

Negatives

- Lack of useable open space
- No privacy between units
- Security concerns because of narrow open space areas



SF-5000 MASSING; VIEW FROM SE

SF-5000
RES FLR 1, 2, and 3:
9,450 SQ FT RESIDENTIAL SPACE
(3) SINGLE FAMILY RESIDENCES

30 UNITS OF AFFORDABLE HOUSING
 (unit mix of 2, and 1 bedroom units)

PROS

Negatives

- Public benefit from development severely restricted
- No street access to east parcels
- Requires access easement across NC2-40 west parcel
- Required short plat of eastern parcel to fit within SF-5000 zoning
- Does not take into account topology of the site
- Increased height at east property

OPTION COMPARISON

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EXISTING SITE - RAINIER HEALTH & FITNESS AND URBAN IMPACT/ECBF ADMIN BUILDING (LOOKING EAST) - PHASE 1 + 2

Urban Impact – Overall Development Summary

Urban Impact – Overall Development Summary

Urban Impact was founded in 1987 and its mission is to strengthen families and raise servant leaders by building life changing relationships that encourage good health, quality education, and economic opportunity. Urban Impact serves roughly 1500 – 1800 individuals in southeast Seattle each month. Our clients are predominantly African American and SE Asian, Hispanics and East Africans. The census tract served by Urban Impact has a poverty rate of 18.7%, compared to 7.9% for Seattle. A family of four living at poverty level makes \$19,000 or less annually.

Over the past ten years, Urban Impact has worked with community stakeholders to develop a vision for revitalizing the 7700 Rainier Avenue South block in the Rainier Beach Neighborhood.

Between 2000 and 2015, Urban Impact hopes to revitalize this under-developed block by providing:

- 65-90 affordable homes to south Seattle families, couples, and individuals earning between 30% to 80% of Seattle's median income.
- Over 30,000sf of program, administrative and commercial space, including a 3-story, multi-purpose community facility that would house Rainier Health & Fitness, a 9,000sf multi-purpose sports/ performance space.
- Parking, landscaping, street improvements, and outdoor common space to accommodate 7-day a week activities.



Campus Phasing – Rainier Health & Fitness and Urban Impact/ECBF Admin building (looking east)

PHASE ONE: of the revitalization occurred in 2000 with the construction of a 15,000 sf building that houses Urban Impact's offices and many of its programs, Emerald City Bible Fellowship, and African American Reach Teach Health Network.

PHASE TWO: Urban Impact's vision was continued in 2007 with the opening of the temporary home of Rainier Health and Fitness. As of October 2008 – the center had 1,200 members.

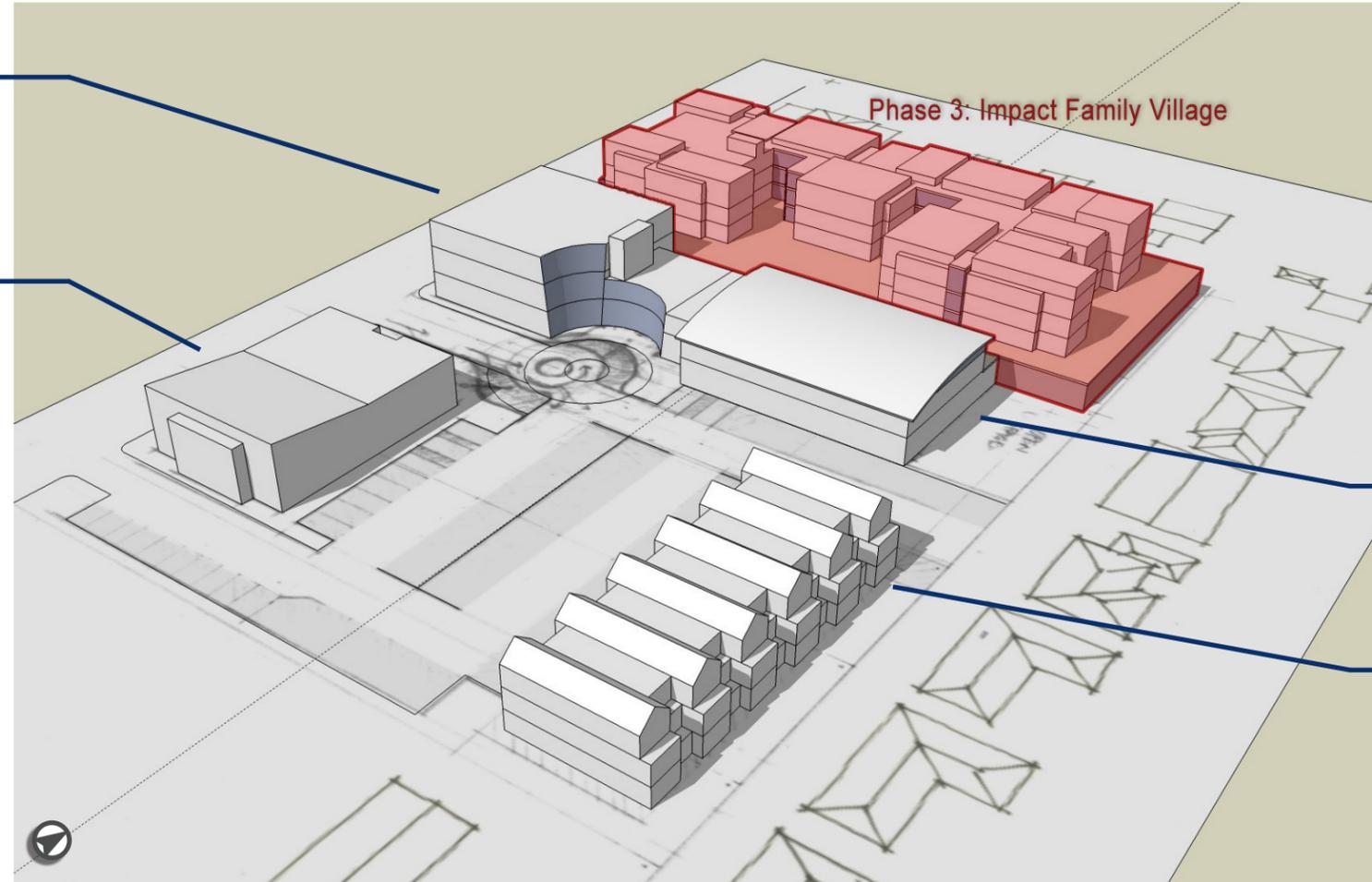
PHASE THREE: Impact Family Village, proposed opening in early 2011. This mixed-use project is the subject of this EDG package. Rainier Health and Fitness will move into the ground floor of this building when it opens to allow for the development of Phase Four of Urban Impact's Vision.

PHASE FOUR: Estimated opening: 2013-2014. Multi-purpose community facility that will provide the permanent home of Rainier Health and Fitness. Development activities to begin when Phase Three has started construction.

PHASE FIVE: Estimated opening 2015-2016. Given the amount of time between now and this phase, we currently have three options that will be determined by community demand: additional affordable housing, senior housing, education center. Development phase will begin when Phase Four has started construction.

**MULTI-PURPOSE COMMUNITY FACILITY
RAINIER HEALTH AND FITNESS**

EMERALD CITY BIBLE FELLOWSHIP



Campus massing (looking north west)