

NEIGHBORHOOD TOUR 2



1. Trenton St. Townhomes

The developer, Intracorps, is proposing to redevelop a narrow site at the corner of Trenton St. and MLK Jr Way S. The project will include a total of 44 units split between two, four-story buildings containing five live-work units each and six, three-story buildings containing 34 units. The existing structures will be demolished and parking for 50 vehicles will be provided. Council Land Use Action is required to rezone portion of land from Single Family 5000 (SF 5000) to Neighborhood Commercial 3-40 ft. height limit (NC3-40). For reference, the 60 townhomes across Trenton St. built in 2016 started in the high \$300,000. Some of them have since sold for well over \$600,000.

2. Northwest Kidney Center

The Northwest Kidney Center is moving to the neighborhood. With its lengthy hours of confinement and intensive therapy, dialysis is comparable to inpatient care. Northwest Kidney Centers has embraced the power of nature to enhance healing and support the comfort and well-being of patients and staff. Taking lessons from other projects, Mahlum has designed two new clinics with dialysis stations and recovery areas that are human in scale and connected to the natural world.

The first new-concept clinic is a 1-story medical services building (Northwest Kidney Center) with surface parking for 20 vehicles. It's expected to open summer of 2019. Mahlum's design gives all 12 dialysis stations direct views into a series of landscaped courtyards. During more than 150 dialysis sessions per year, each patient will enjoy views of lush plantings, seasonal transformations and the changing sky.

Patients will be clustered into "community-scale" groupings of four treatment stations rather than seated in a long row. The new arrangement will feel less institutional and it will allow technicians to be close to the patients in their care.

In the same building, community health education rooms will host free classes about treatment choices, preparing for dialysis, home dialysis options, nutrition and transplant. Northwest Kidney Centers selected the Rainier Beach location to bring treatment to patients in an under-served Seattle neighborhood. Already more than 80 patients live within a mile of the new clinic but currently they get dialysis three times a week at Northwest Kidney Centers' clinics in downtown Seattle or Renton. Many of those patients have mobility issues and/or depend on public transportation so their travel time can add up to one or two hours each way. This neighborhood location will greatly reduce their time devoted to dialysis and let them enjoy more of regular life.

3. Elizabeth Thomas Homes

Elizabeth Thomas Homes in Rainier Beach will address the southward movement of gentrification through both affordable housing, and spaces for education and entrepreneurship that empower the area's long-established Black community to prosper in place. The team worked closely with the neighborhood's residents to determine the needs, and they plan to include maker spaces supporting the development of food-based businesses. FAME-Equity Alliance of Washington (EAW) and Catholic Housing Services of Western Washington (CHS) have formed the Elizabeth Thomas Homes LLC (ETH LLC). ETH LLC will build a 7-story mixed use building comprising 5 wood frame floors over 2 concrete floors.

There will be approximately 80 units of affordable housing serving families earning between 50% - 60% of the Area Median Income with the intention of housing low-wage working families and individuals in the Rainier Beach neighborhood. The project will include 1, 2, and 3-bedroom units to accommodate families. The building will also include 26 parking spaces for tenants.

4. Food Innovation Center

The Food Innovation Center (the "FIC") will deliver a multi-purpose facility that combines commercial kitchen facilities for training and production, classroom space, and supportive services (co-working space, day care, non-profit offices) in order to create a center that can bring together education, training, job creation, food production and community connection. The kitchen space would serve a food incubator program for catering or value-add food production, training space for culinary arts programs, and community cooking space for community members and not-for-profit agencies. The educational spaces would be programmed by the community college system or other post-secondary educational partners to provide classes in the technical aspects of food delivery, preparation, production and nutrition, ESL and business skills classes, and other post-secondary degree offerings. Services agencies supporting immigrant services, resume writing, job skills, and small business development would be co-located in order to provide a comprehensive program offering at the site. To maximize utilization of the site, affordable or mixed income housing will be developed above the FIC (potentially 75-80 units). RBAC is currently working with the City's Equitable Development Initiative team and development partners to implement the vision.