



PRESENT SITE

- EXISTING**
- Lowe's store
 - Amazon.com warehouse
 - Wendy's
 - Uhaul
 - QFC grocery store
 - Rite-Aid
 - Chevron gas station
 - "76" gas station
 - US Bank
 - Starbucks



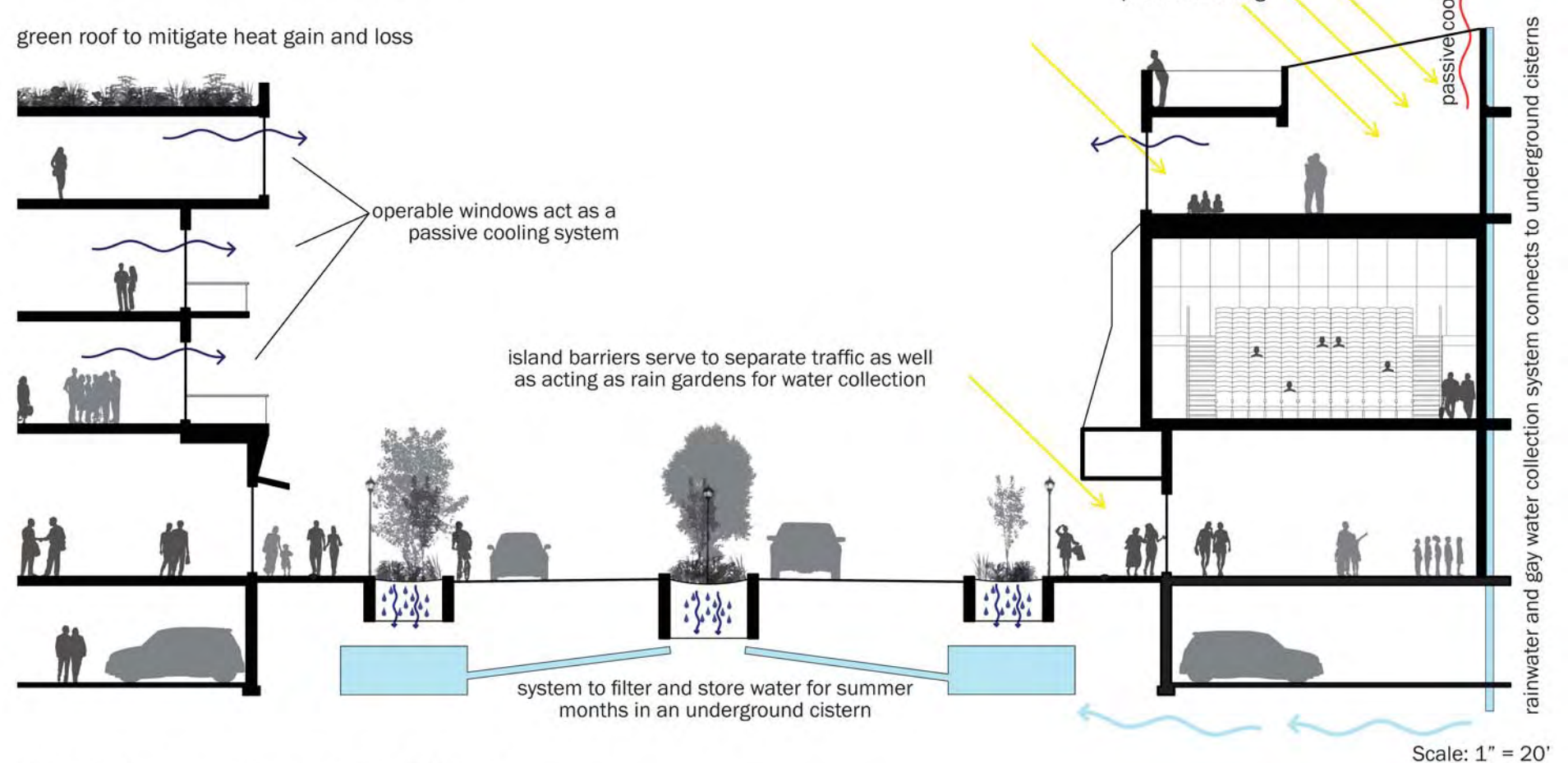
PHASE 1

- NEW**
- Residential Dwellings - 342 units
 - Office/Commercial - 102,600 sq. ft.
 - Retail Spaces - 114,800 sq. ft.
 - Structured Parking - 155 spots

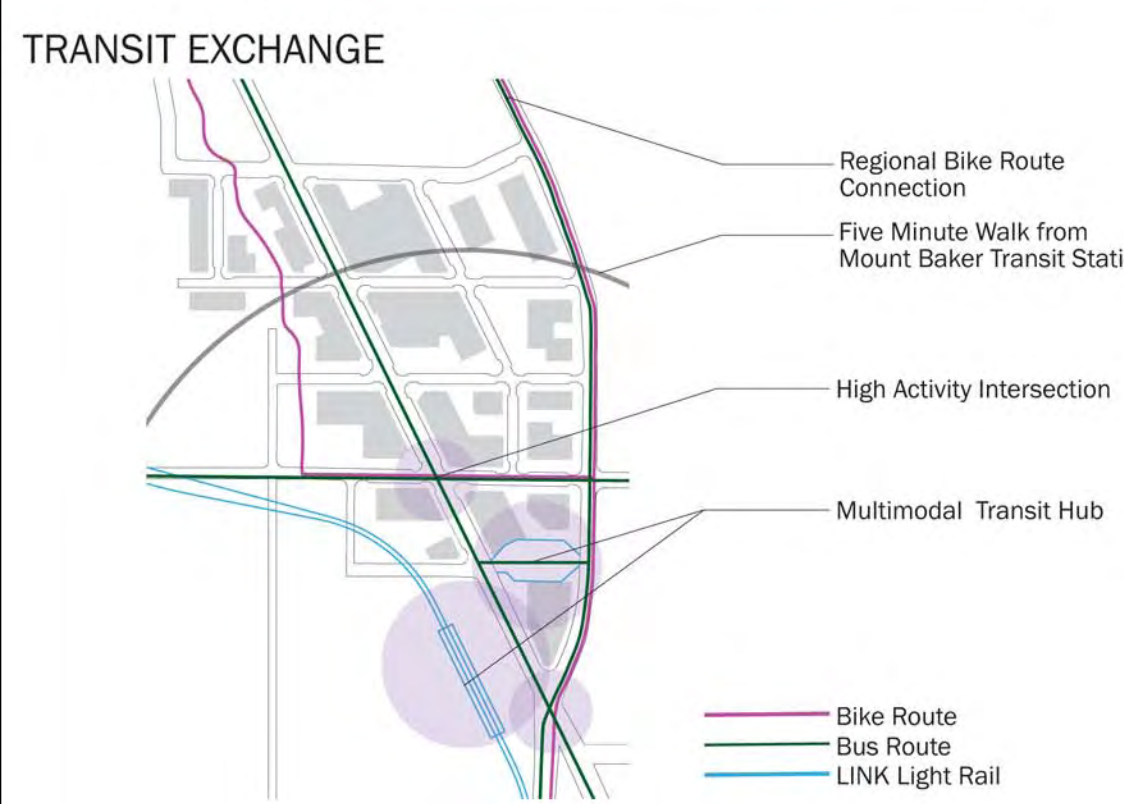
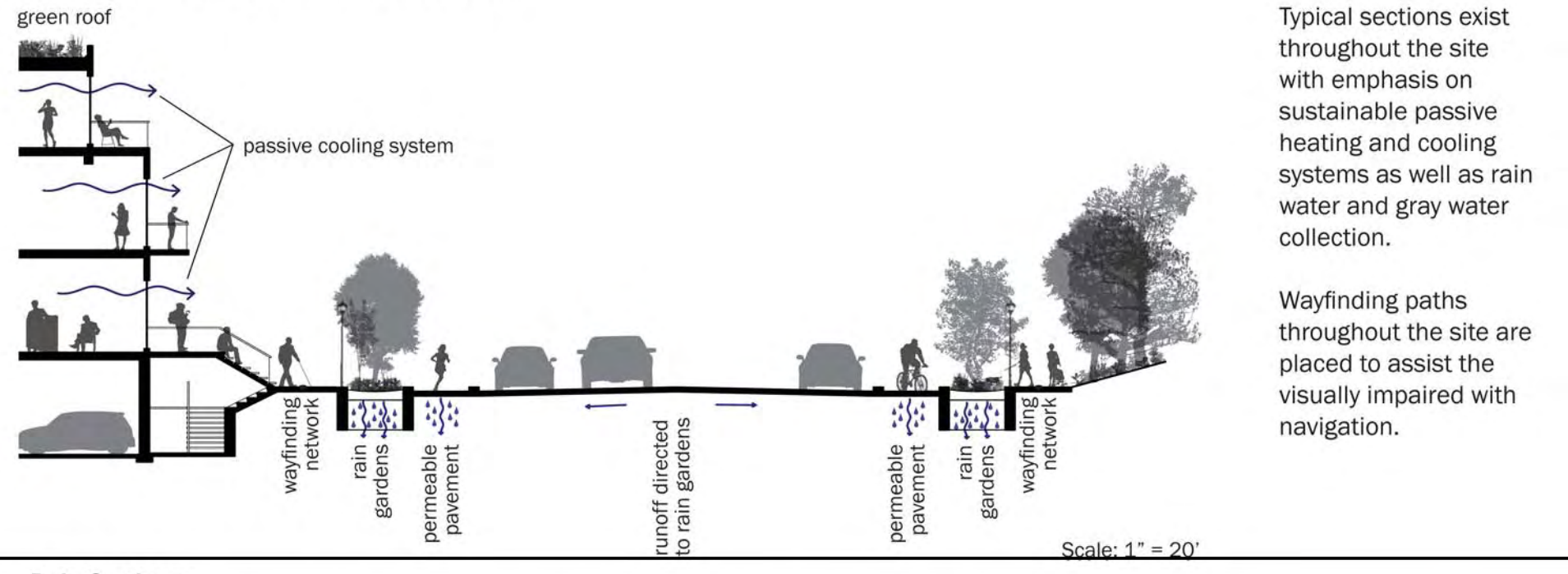


- EXISTING**
- Lowe's store
 - Amazon.com warehouse
 - Wendy's
 - Uhaul

RAINIER AVENUE S. SECTION



MARTIN LUTHER KING JR. WAY S.

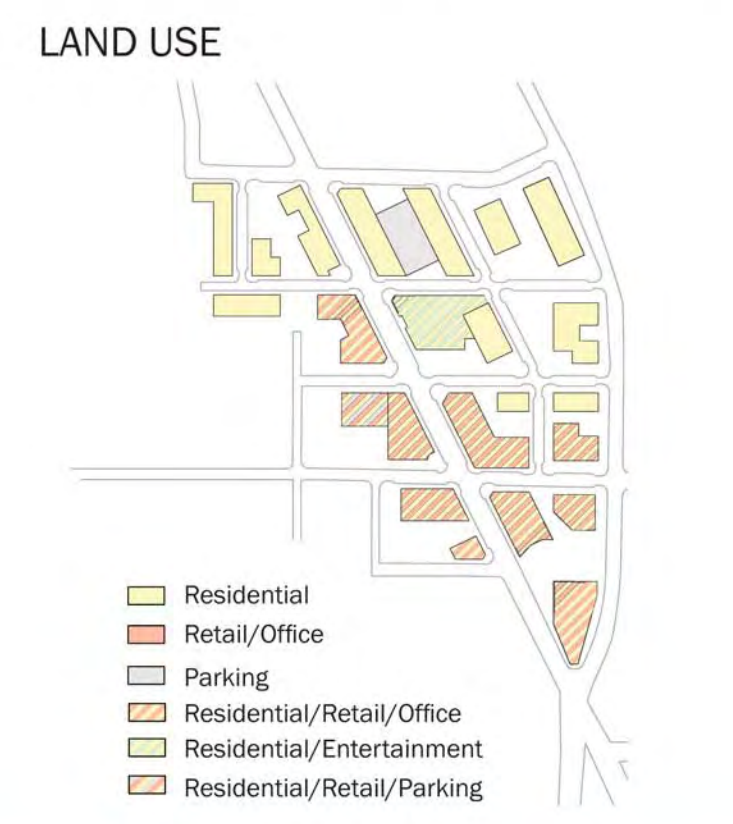
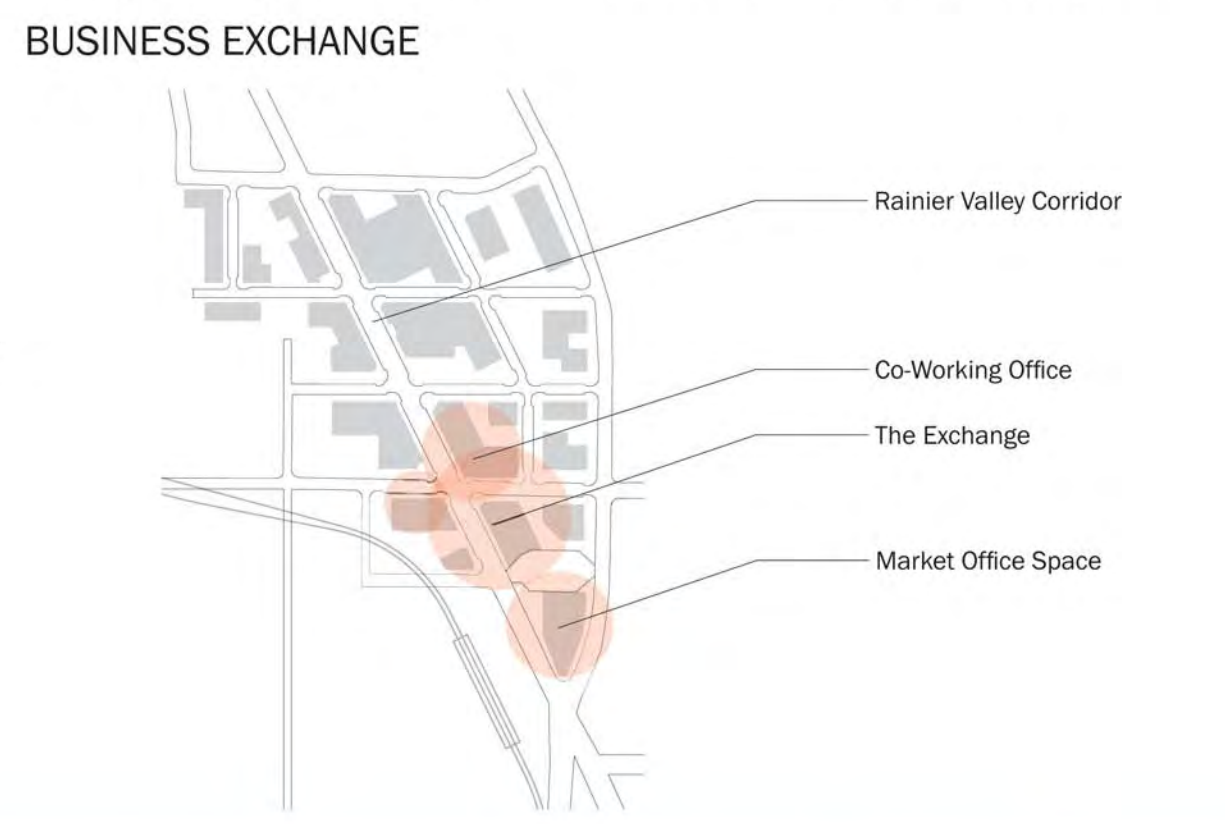


The Rainier Valley Exchange is a new Urban Village aimed at connecting regional transit with local culture and business to provide new opportunities for Rainier Valley residents and small businesses. The result will be the establishment of a strong and unique identity in Southeast Seattle.

Transit
The Rainier Valley Exchange strengthens the connection between greater Seattle and the Rainier Valley by providing housing, retail and office space within easy walking distance of the Mt. Baker LINK and bus stations. By expanding on existing non-motorized infrastructure, such as bike lanes and pedestrian pathways, this neighborhood will evolve into a walkable and livable transit-oriented development.

Culture
The Rainier Valley Exchange emphasizes the neighborhood's unique cultural heritage and ethnic mix by emphasizing local restaurants and retail businesses. It also provides a dense variety of open spaces and gardens for people of diverse backgrounds to interact and express their unique cultures and neighborhood identities.

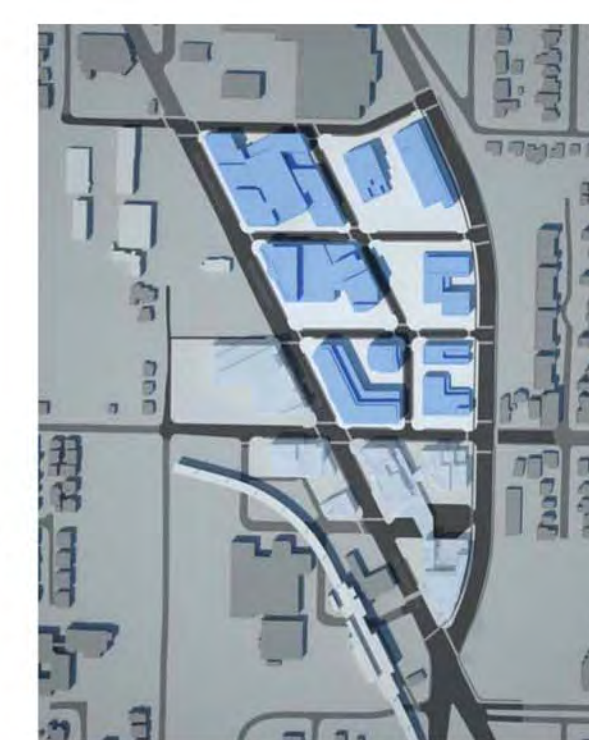
Business
The Exchange Business Center, located at the intersection of Rainier Avenue and McClellan Street, offers unique services for Rainier Valley small business entrepreneurs. It features co-working, flexible, and small office space for start-up enterprises and the self-employed. Affordable office space is also available for non-profit organizations focused on local business development and job training, while affordable retail space is available for innovative local businesses in need of flexible lease terms. A Business Improvement District will implement a clean and safe initiative and begin growing into a fully functional asset to the local business community.



- | | | | |
|-------------------------|--------------------------|--------------------------|--------------------------------|
| 1. Mount Baker Station | 6. The Exchange | 11. Open Market Place | 16. Natural Gardens |
| 2. Caffe Fiore | 7. Myanh Hair Salon | 12. QFC Grocery Store | 17. Rainier Cinema |
| 3. The Smoothie Station | 8. Thai Recipe | 13. Bioswale | 18. N Rainier Community Garden |
| 4. Bus Station | 9. Rainier Ave Brewery | 14. Wells Fargo Bank | 19. Community Square |
| 5. Food Cart Vendors | 10. Outdoor Dining Patio | 15. Rainier Center Plaza | 20. Office/Public Parking |

PHASE 2

- NEW**
- Residential Dwellings - 648 units
 - Office/Commercial - 20,000 sq. ft.
 - Retail Spaces - 59,000 sq. ft.
 - Structured Parking - 542 spots



- EXISTING**
- Phase 1 Development
 - Wendy's
 - Uhaul

PHASE 3

- NEW**
- Residential Dwellings - 213 units
 - Office/Commercial - 0 sq. ft.
 - Retail Spaces - 0 sq. ft.
 - Structured Parking - 0 spots



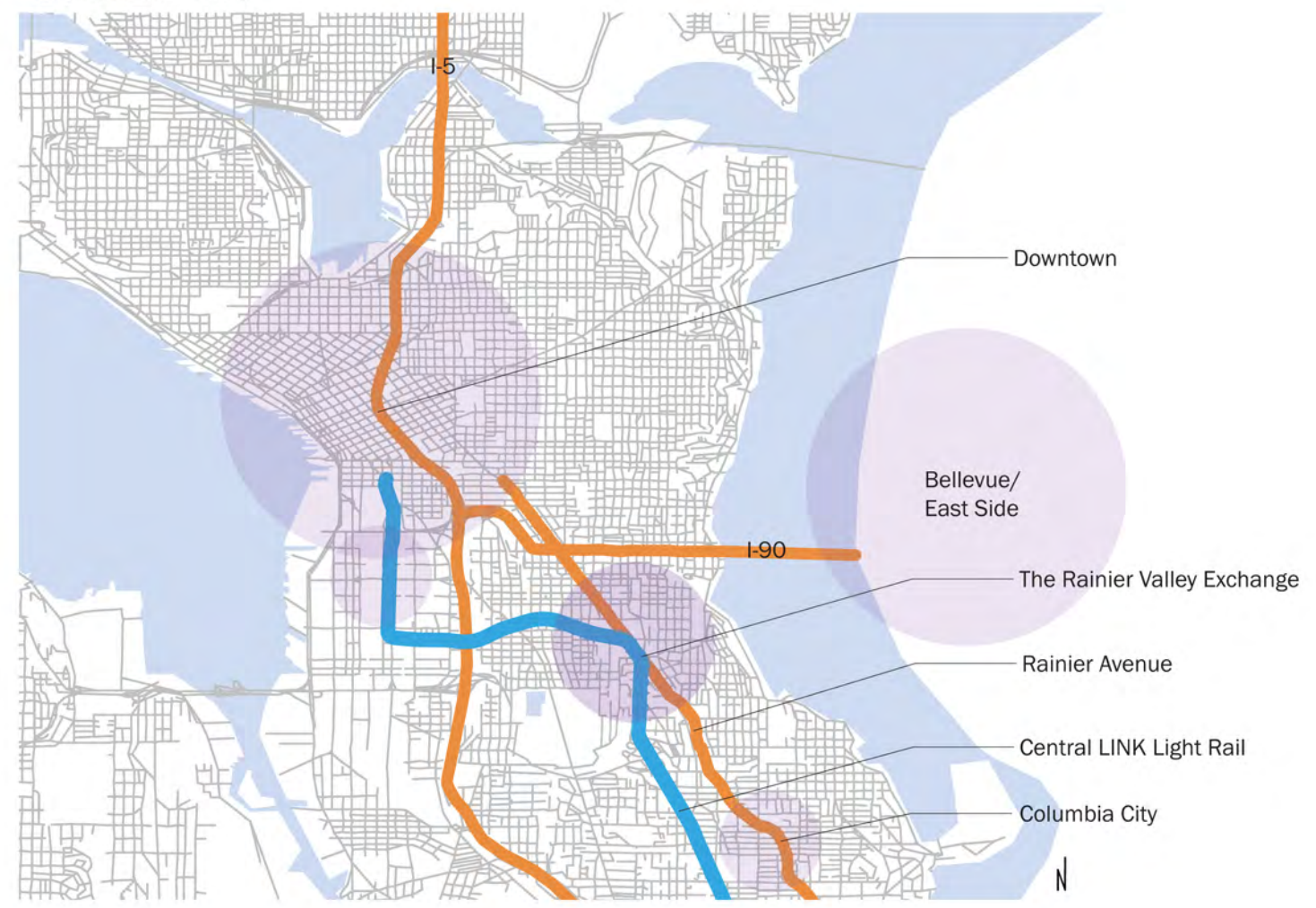
- EXISTING**
- Phase 1 & 2 Developments

Rain Gardens:
Focused on the interior of the site, the rain gardens allow water to collect and naturally filter through a series of plants, soil, and crushed rock to effectively contain and filter stormwater runoff.

Bioswales:
Designed for east and west edges of the site, as well as for the center median of Rainier Ave. S., bioswales help filter toxins, sediment, and effectively infiltrate water on-site, thereby enhancing the overall environmental quality.

Green Roofs:
Implemented on key buildings throughout the neighborhood. In addition to slowing stormwater runoff and cooling buildings during summer months, they help integrate the buildings into the surrounding vegetative elements and provide private greenspace for tenants.

CONTEXT MAP



RAINIER AVENUE EAST ELEVATION

