

:: THE PROJECT :: PROGRAM SUMMARY

The Site

The site at the northwest corner of South Mission Street and Kittitas Street will provide easy access to many services, parks, transit opportunities and city amenities that the future tenants of this building will rely upon. It is bordered on the southeast and southwest by city streets and an alley on the northeast. The property line on the northwest is shared with a furniture store. Kittitas Street slopes from the Mission Street intersection to the alley approximately eight feet. The lot dimensions have been estimated from the county database and are approximately 120' by 350'. The current use is a city owned surface parking lot for 106 cars. The lot is approximately five foot six inches below the level of Mission Street and three feet above the alley.

The Project

This four-story building provides 124 affordable senior apartments. The ground floor along Mission Street contains a mix of retail and amenities spaces as well as homes facing internal, secured and lushly planted courtyards. The retail and common amenity areas will create a lively pedestrian sidewalk along Mission Street. A retail space anchors the major corner and the slope of the site down to alley along Kittitas allows the on-site parking to be hidden from view and accessed from Kittitas or from the alley. The upper floors contain a mix of unit types to allow for a variety homes choices for seniors with different needs.

Building massing and building materials have only just begun to be discussed, but the project team feels that this building should seamlessly fit into the downtown Wenatchee neighborhood and, hopefully, provide a model for future affordable development.

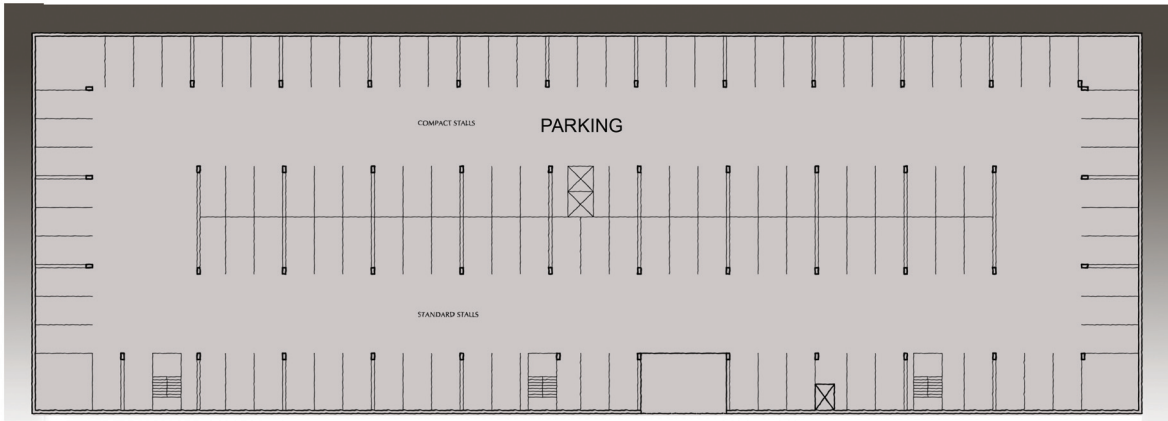


Units		
HUD 202 1B	69	56%
1BR	35	28%
2BR	20	16%
	124	100%

Site Area 42,000 sf

Level	Gross Area Per Floor GSF	Gross Parking Area	Parking Stalls	SF per Stall	Leasable Retail Area	Gross Apt Area	Leasable Apt Area	Project Efficiency	Apt Units	Average Unit Size
4th Floor	29,000 sf					29,000 sf	24,100 sf	83.10%	37	651 sf
3rd Floor	29,000 sf					29,000 sf	24,100 sf	83.10%	37	651 sf
2nd Floor	29,000 sf					29,000 sf	24,100 sf	83.10%	37	651 sf
Grnd Floor	24,650 sf	8,500 sf	30 cars	283 sf	2,500 sf	24,650 sf	9,066 sf	36.78%	13	697 sf
B1	42,000 sf	42,000 sf	127 cars	331 sf						
Total	153,650 sf	50,500 sf	157 cars	322 sf	2,500 sf	111,650 sf	81,366 sf	72.88%	124	656 sf

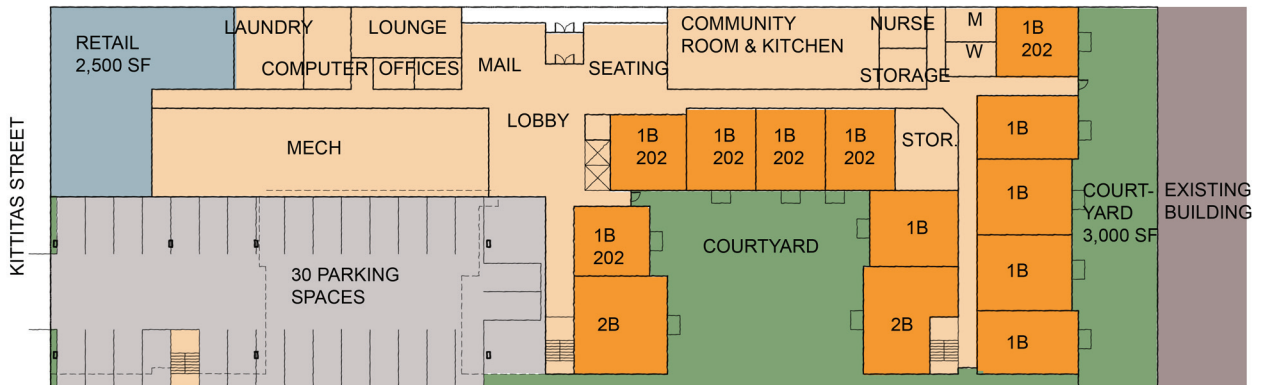
:: THE PROJECT :: PLANS



ALLEY

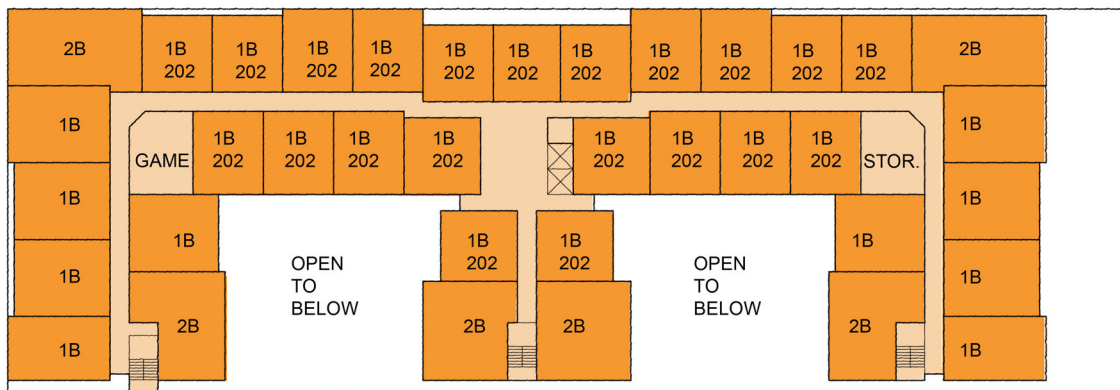
LEVEL B1 - (GRADE @ ALLEY)

SOUTH MISSION STREET



ALLEY

LEVEL 1 - GROUND FLOOR (GRADE @ SOUTH MISSION ST.)



LEVELS 2-4 (TYPICAL RESIDENTIAL)