



PROJECT OVERVIEW PREPARED FOR THE CENTRAL
AREA LAND USE REVIEW COMMITTEE

900 RAINIER AVE S, SEATTLE WA 98144



The Development Team



The applicant is OZ Navigator, a partnership between Nitze-Stagen and Housing Diversity Corporation with the aim of developing Opportunity Zone sites to maintain the urban context and economic diversity of Seattle’s neighborhoods.

The partnership brings together two Seattle based, long-term hold real estate companies with a shared vision to build much needed, high-quality workforce and affordable housing. Nitze-Stagen is currently building Canton Lofts in Pioneer Square, which was the first Opportunity Zone workforce housing apartment building in the city of Seattle. Housing Diversity Corporation has recently completed several new apartment projects across the city.

The project design team includes Jackson Main Architecture, CT Engineering, KKLA Landscape Architects, and Decker Civil Engineering.

Address: 900 Rainier Avenue South, Seattle, WA 98144
Project Size: 289,000 square foot project, eight-stories
Number of Units: Approximately 396 workforce and affordable apartments
Project Number: 3036456-EG



The vision for 900 and 912 Rainier Avenue South is to develop a mixed-use project that focuses on transit oriented, equitable development. The current zoning is NC3-75 which means that development can go up to 75' and it is subject to HALA.

900 Rainier will be an eight-story apartment community with 2 spaces for street-level retail and with below-grade parking. The building will include a rooftop deck and approximately 8,000square feet of outdoor courtyard space on the main level.

We are pursuing the city of Seattle's Multifamily Tax Exemption (MFTE) and Mandatory Housing Affordability Program (MHA). The development team is currently evaluating the residential composition.

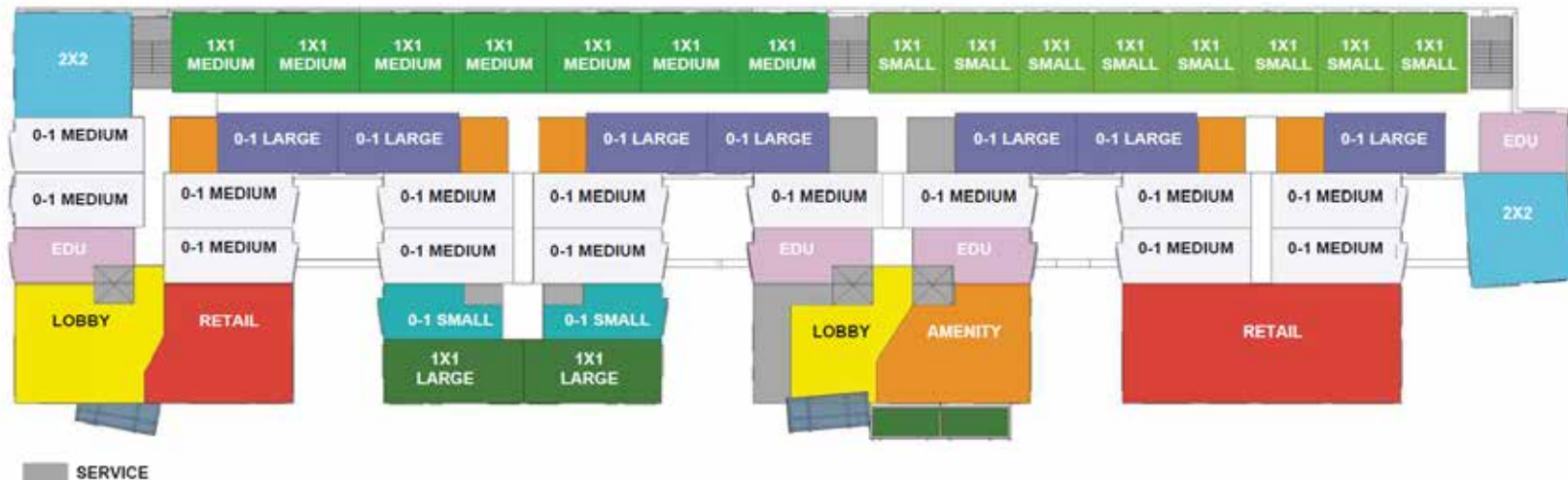
We hope to create a vibrant and diverse community through our mixed-use project that reflects the neighborhood's culture and history.

New Affordable Housing for The Neighborhood



OZ Navigator will include many different layouts for one- and two-bedroom units to provide more options for individuals, families, and families with children and/or elders. Currently our design includes the following amenities that are family-friendly:

- Main level terrace that is designed as a safe place for children to play with seating areas for parents and guardians.
- Indoor and outdoor rooms designed for community congregation and group gatherings.
- Rooftop designed with families in mind.
- Emphasis on multi-family generation amenity areas with space design that allows for young and old to recreate together.



LEVEL 2 FLOOR PLAN



Our half-block parcel also includes the Black Manufacturing Building. The Black Manufacturing Building was built in 1914 and when opened, was the largest factory west of Chicago.

George Black, the owner, was a champion of worker rights and the building was designed with more than 15,000 sf. of windows and a shed roof skylight to provide a healthy daylight environment for his employees. Mr. Black was proud to say that this building was the most up-to-date factory building in American.

In 1987, the city of Seattle voted to designate the building a Seattle landmark. One-floor of the building is currently leased and we will be respectfully adapting the empty spaces for new office tenants. A priority will be to honor the vision of George Black and the significant history of the building.

Nitze-Stagen and Housing Diversity Corporation are forerunners in the conservation of iconic, heritage buildings. Nitze-Stagen has been a partner in some of our city's leading adaptive reuse projects from Starbucks Center (former Sears Manufacturing Building), Union Station, Merrill Place, and The Ainsworth & Dunn Warehouse (former Spaghetti Factory). Housing Diversity Corporation's 423 Terry Avenue multi-family redevelopment project is another representative adaptive reuse project of a historic building.

Preserving our city's past while building for the future is a hallmark of both Nitze-Stagen and Housing Diversity Corporation.



OZ Navigator is committed to developing a mix of authentic ground floor retail that will offer the neighborhood distinctive goods and services. The two retail spaces at the site are currently located at the corners of the building which provides the greatest pedestrian exposure, access and visibility.

Retail tenants currently operating out of two small buildings on the north side of the site have been offered rent relief due to COVID-19 business challenges and have been offered the option of considering a retail space on the project site once it is completed. As well, we have committed to help them successfully relocate before construction begins.

As a partnership comprised of entrepreneurs, OZ Navigator is committed to the success of small businesses in the neighborhood and plans to support them any way it can.



OZ Navigator is committed to thoughtful, neighborhood-focused design. Every project includes early community outreach to help influence design concepts and is thoughtful about neighborhood connectivity. Although it is early in our design process, the following are specific elements that we are considering:

- Retail spaces designed to support incubator or smaller, localized goods and services.
- Outreach and the inclusion of public art that will be culturally relevant to the Central Area.
- Activating hardscapes along Rainier Avenue South that create a welcoming street scape and serve as a cultural placemaker.
- Landscaping along Rainier Avenue South that highlights biophilic design, placing an emphasis on beauty such as plants that attract pollinators and butterflies.
- Consideration of the architectural context of the surrounding neighborhood and design for a positive extension of the surrounding context.
- Sensitivity to solar access of adjacent streets, sidewalks, and buildings.