

DAMASCUS

INTERNATIONAL FELLOWSHIP



TEAM

Architecture

Bobbie Koch

Yunen Li

Landscape Architecture

Alanna Matteson

Tim Spenser

Urban Planning

Trajan Smith

Jing Huang

Lauren Stevens

Real Estate

Wei Wang

Alex McKenna

Olivia Zhang

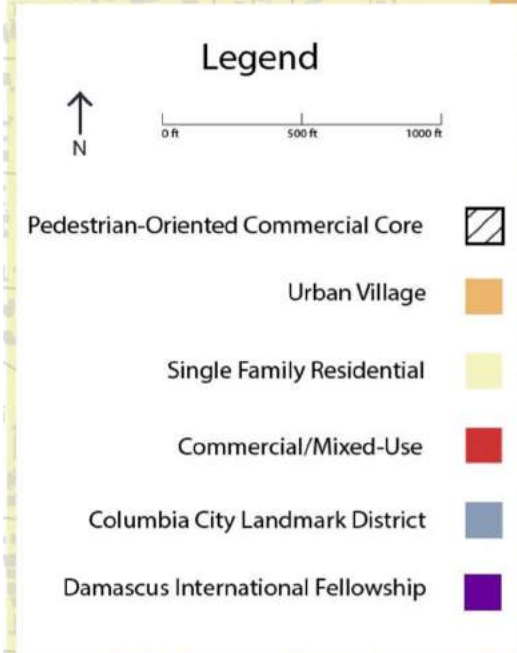
Nicole Kerr

1. Neighborhood Context
2. Site Design
3. Architectural Design
4. Financial Analysis
5. Conclusions

NEIGHBORHOOD CONTEXT

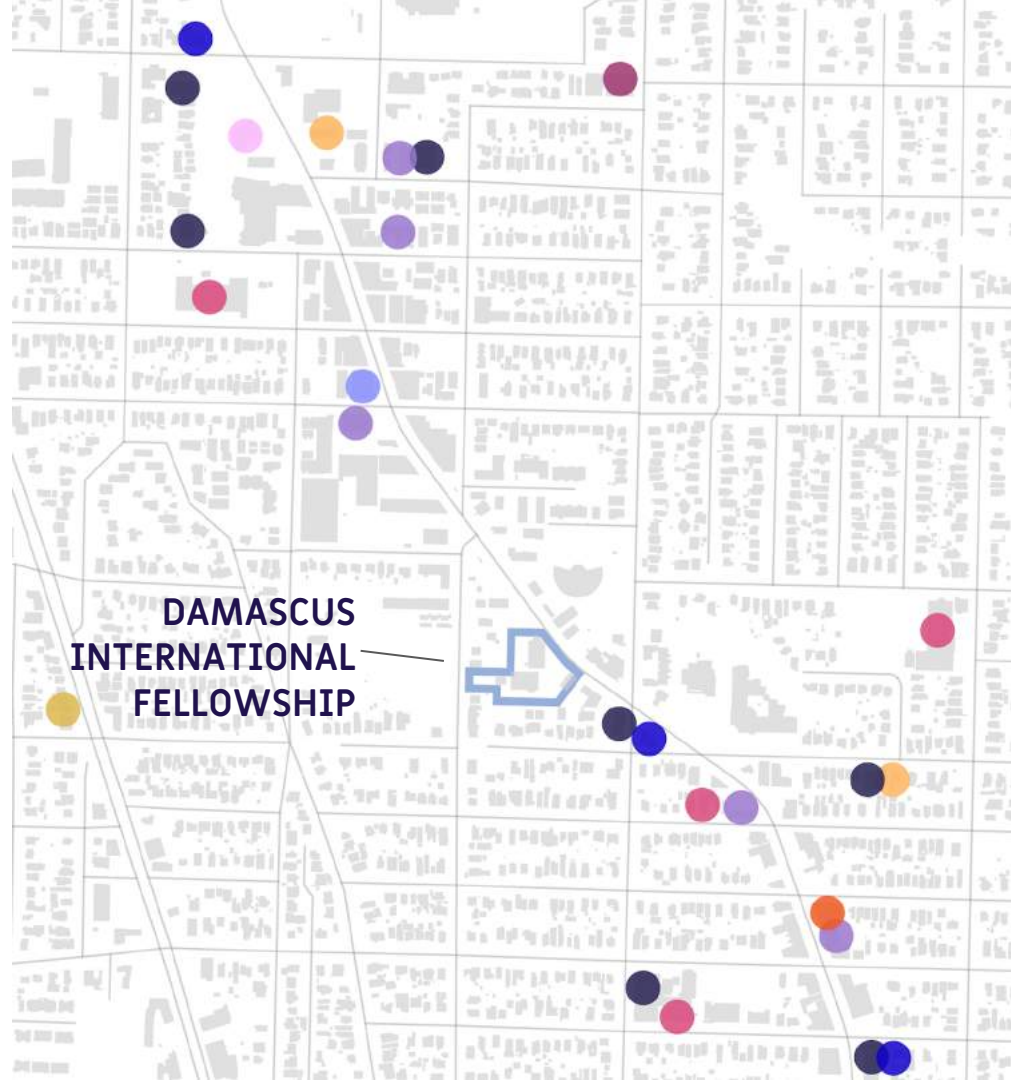


DESIGNATED LAND USE



EXISTING NEIGHBORHOOD SERVICES

- Church
- Senior Center
- Healthcare
- Library
- Youth Services
- School
- Childcare
- Counseling
- Immigration
- Legal Services



MOBILITY

The map displays the Rainier Corridor and MLK Corridor with various mobility features. A large yellow circle indicates a 5-minute walking circle centered on a ground parking garage (P). A light rail station is marked with a train icon. Major arterials are shown as red lines, and minor arterials as black dashed lines. Light rail lines are brown with arrows. In-street major bikeways are green dashed lines, in-street minor bikeways are green dotted lines, and green bikeways are solid green lines. A legend on the left explains these symbols. A scale bar shows 0, 500, and 1000 feet, and a north arrow points up.

Legend

- 5-Minute Walking Circle
- Damascus International Fellowship
- Paid On-street Parking
- Light Rail Station
- Ground Parking Garage (P)
- Major Arterial
- Minor Arterial
- Light Rail
- In-street Major Bikeway
- In-street Minor Bikeway
- Green Bikeway

Rainier Corridor

MLK Corridor





SITE DESIGN

PROJECT GOALS



International Fellowship



Worship Services



Affordable Senior Housing



Community Services



Commercial Kitchen



Montessori Preschool



Mixed Use



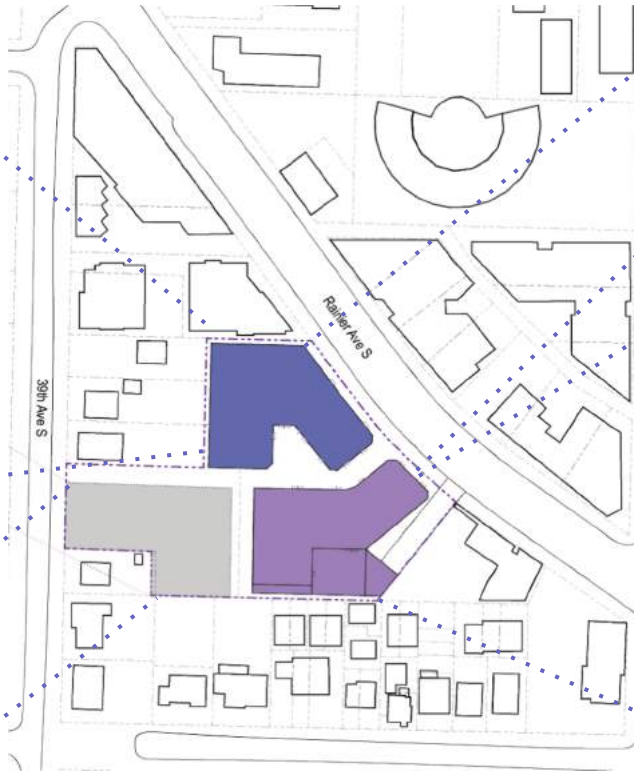
Parking

PROGRAM

**Damascus Fellowship
+
Senior Center**



**Multi-Family
Residential**

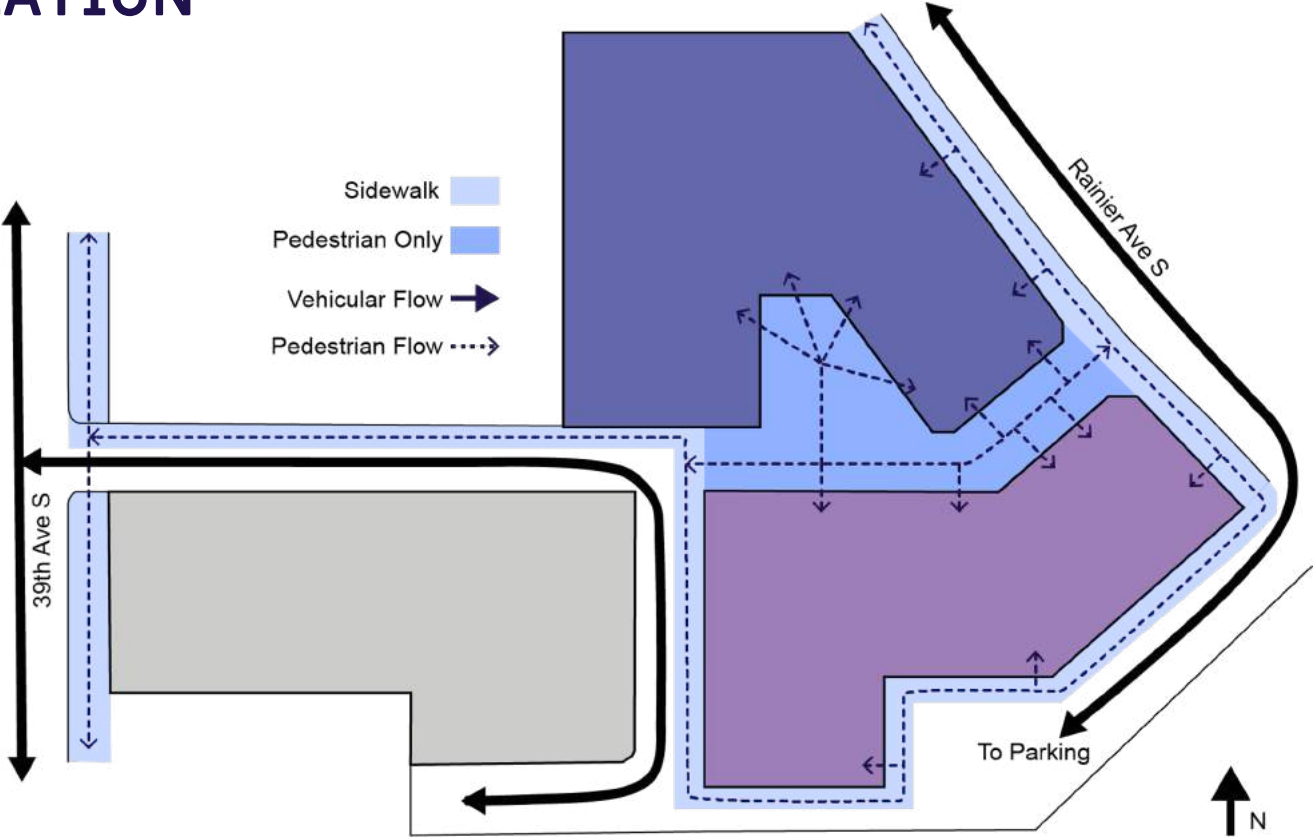


**Underground
Parking**

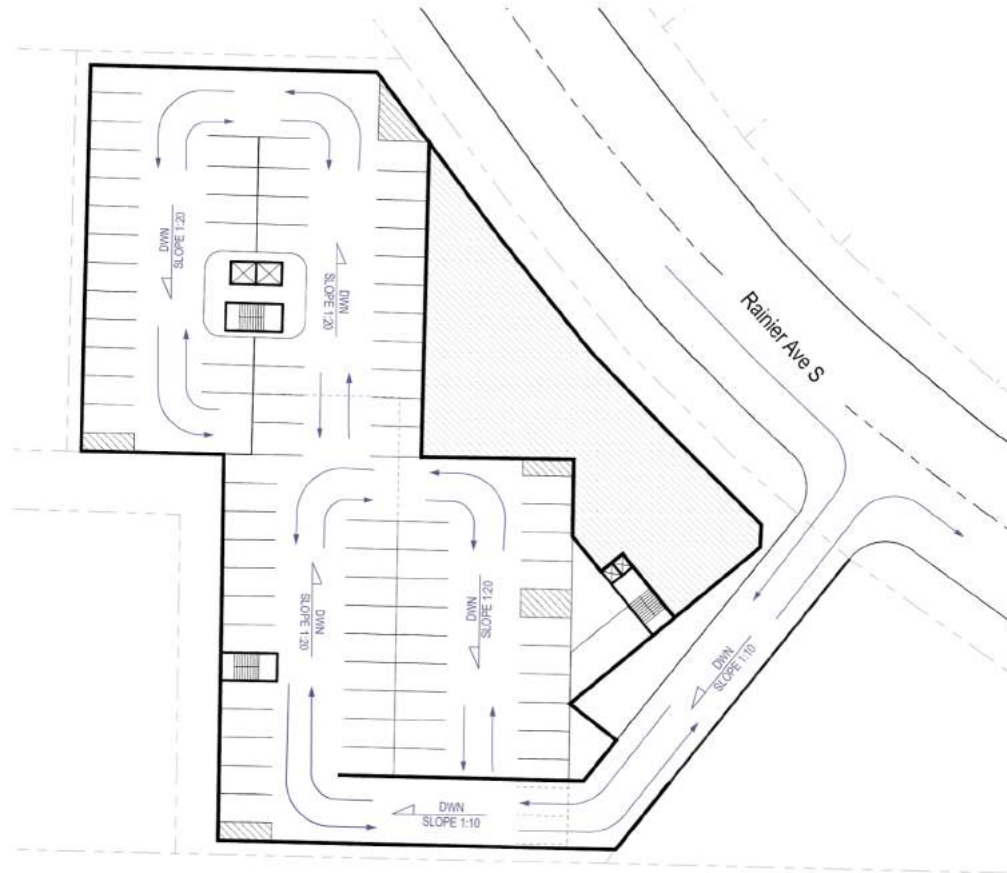


**Preschool
+
Mixed-Income
Residential**

CIRCULATION



UNDERGROUND PARKING

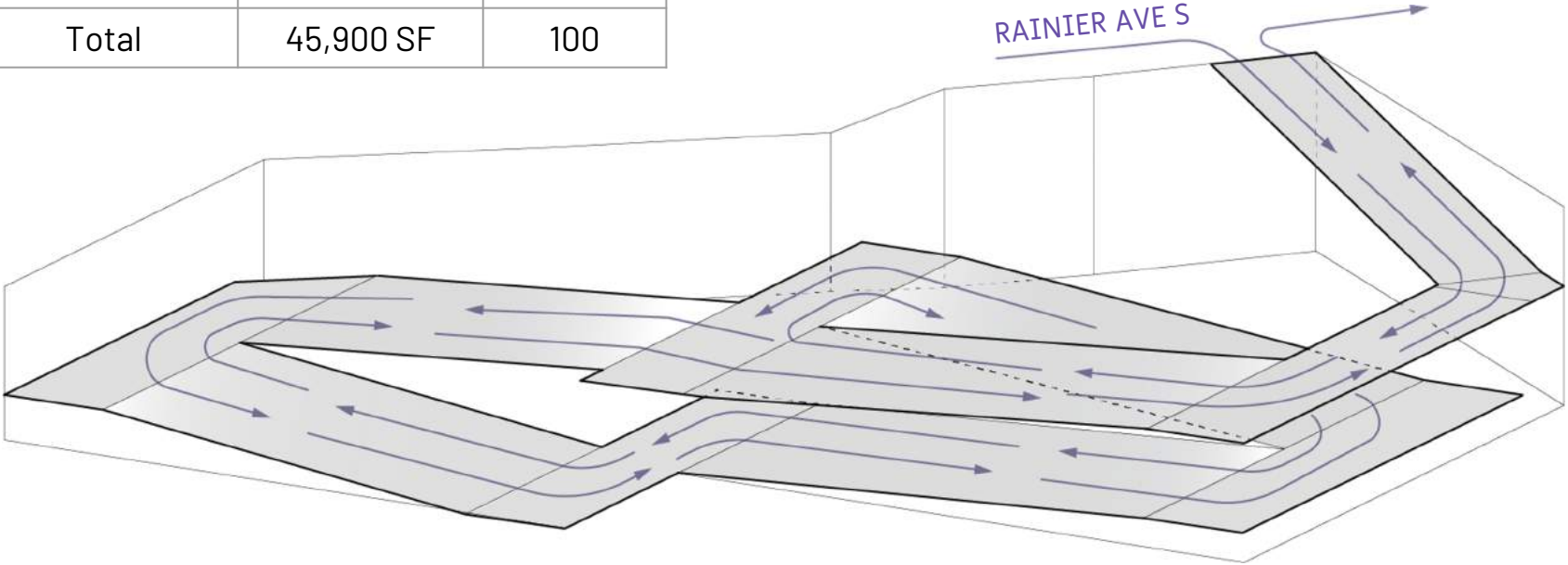


FLOOR PLAN - UNDERGROUND PARKING



UNDERGROUND PARKING

Use	Square Footage	Parking Spots
Damascus	23,100 SF	60
Residential	22,800 SF	40
Total	45,900 SF	100

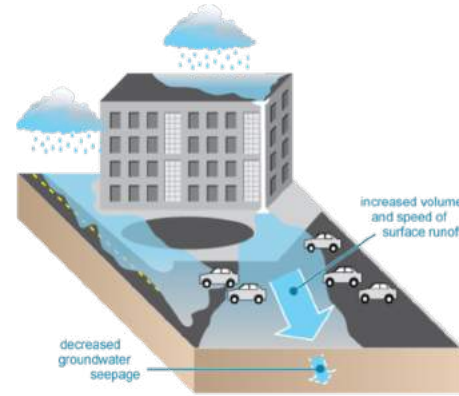


STORMWATER MANAGEMENT

Impervious surfaces increase runoff.

Increased runoff can cause untreated stormwater AND raw sewage to overflow. To prevent overflows, the city and state require **onsite stormwater management**.

Maximizing **permeable surfaces** such as green roofs or rain gardens can help meet this requirement and contribute to a strong sense of place.



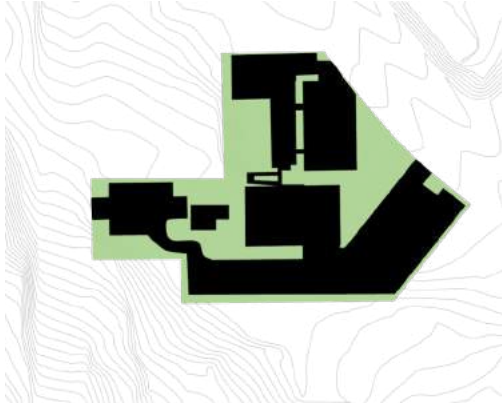
IMPERVIOUS SURFACES



PERMEABLE SURFACES

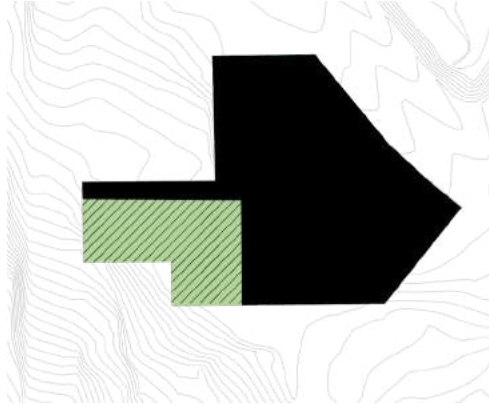
STORMWATER ON SITE

EXISTING



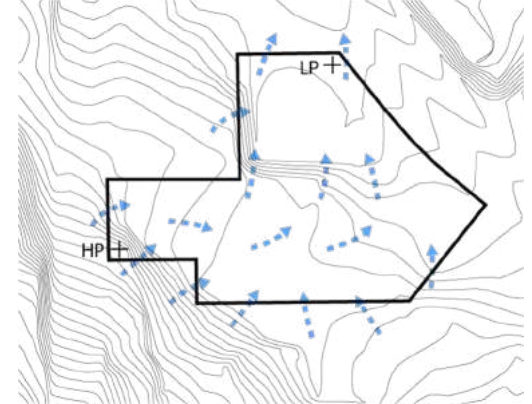
50% IMPERVIOUS

PROPOSED



75-90% IMPERVIOUS

RUNOFF



UP TO 100K GAL/HOUR

STORMWATER ON SITE

WHAT DOES 100,000 GALLONS LOOK LIKE?



HOW DO WE DETAIN ALL THIS WATER?



Cisterns at the Minneapolis Public Library.

DESIGNING WITH WATER



Bioswales on 12th St in Portland detain and clean runoff from paved surfaces.



Bioretention planters on 65th Ave in Seattle detain and clean runoff from roofs.



A **green roof** at Ballard Public Library detains rainwater.

DESIGNING FOR PEOPLE



A **bioretention swale** invites nature play at Lindvang park in Copenhagen.



Biofiltration planters form terraced seating at Sidwell Friends School in D.C.

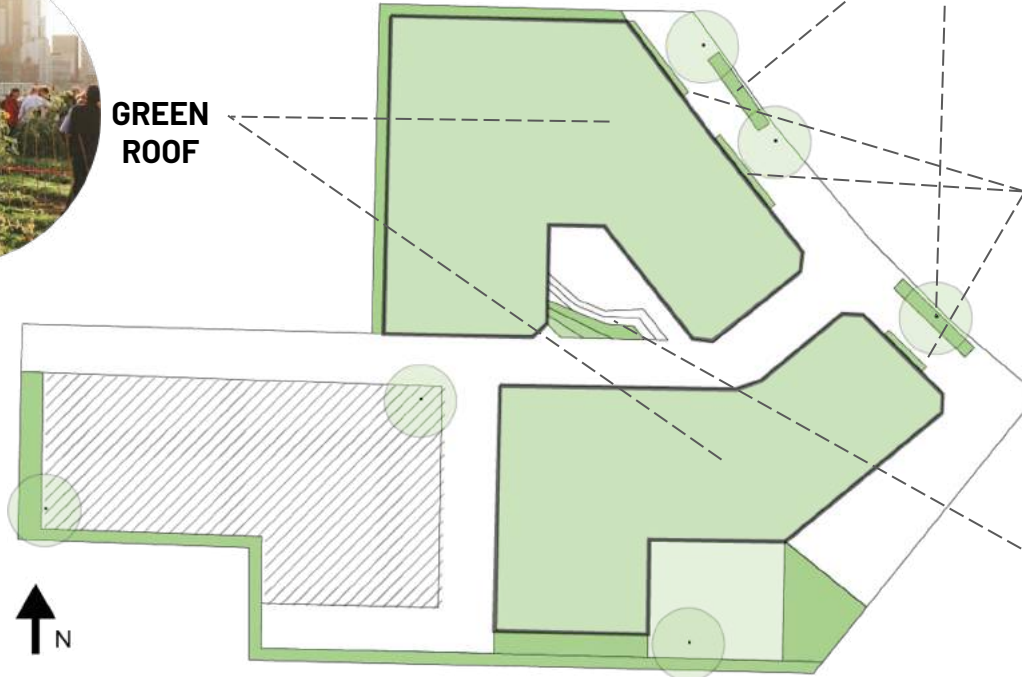


The **Brooklyn Grange Rooftop Farm** soaks up rainwater, grows food and provides event space.

GREEN STORMWATER INFRASTRUCTURE



**GREEN
ROOF**



A background image of a modern glass skyscraper with a grid-like facade, overlaid with a semi-transparent blue filter. The building has multiple floors with visible windows and balconies. The text 'ARCHITECTURAL DESIGN' is centered in white, bold, sans-serif font.

ARCHITECTURAL DESIGN

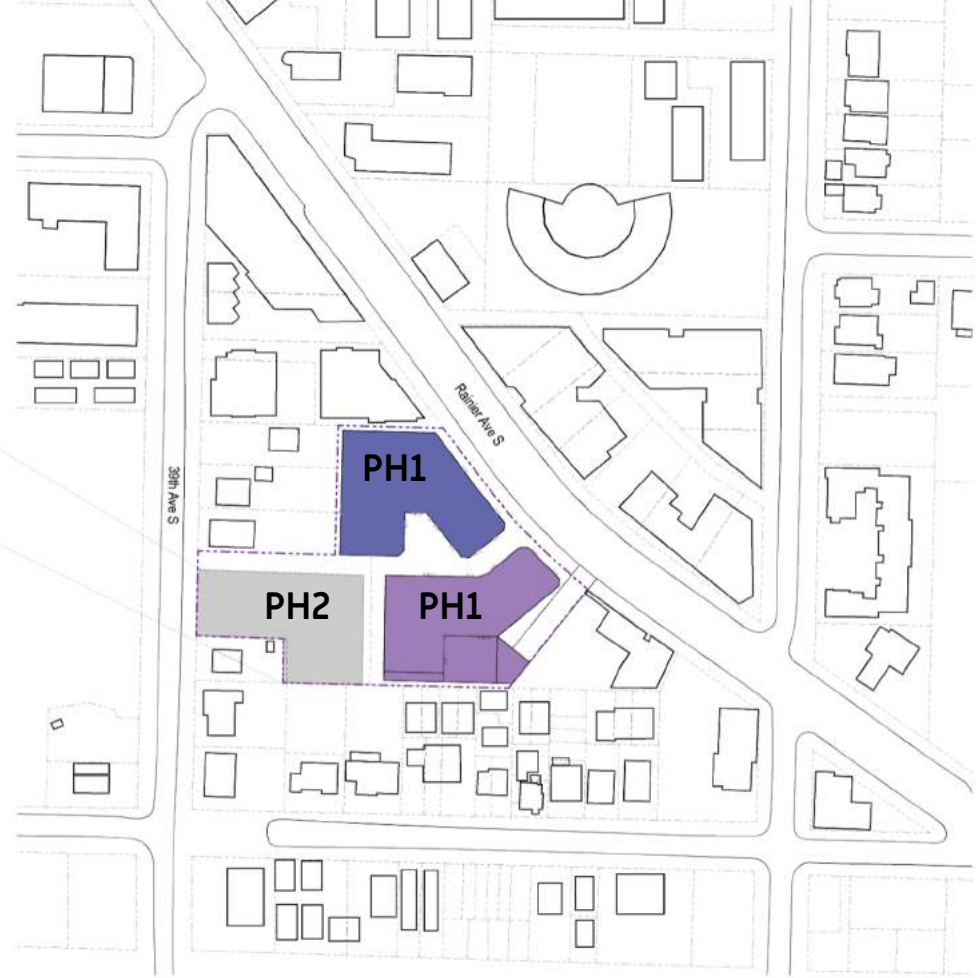
SITE PLAN

PH2

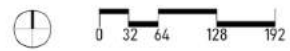
EXISTING RSL LOT

TOWNHOMES - RSL

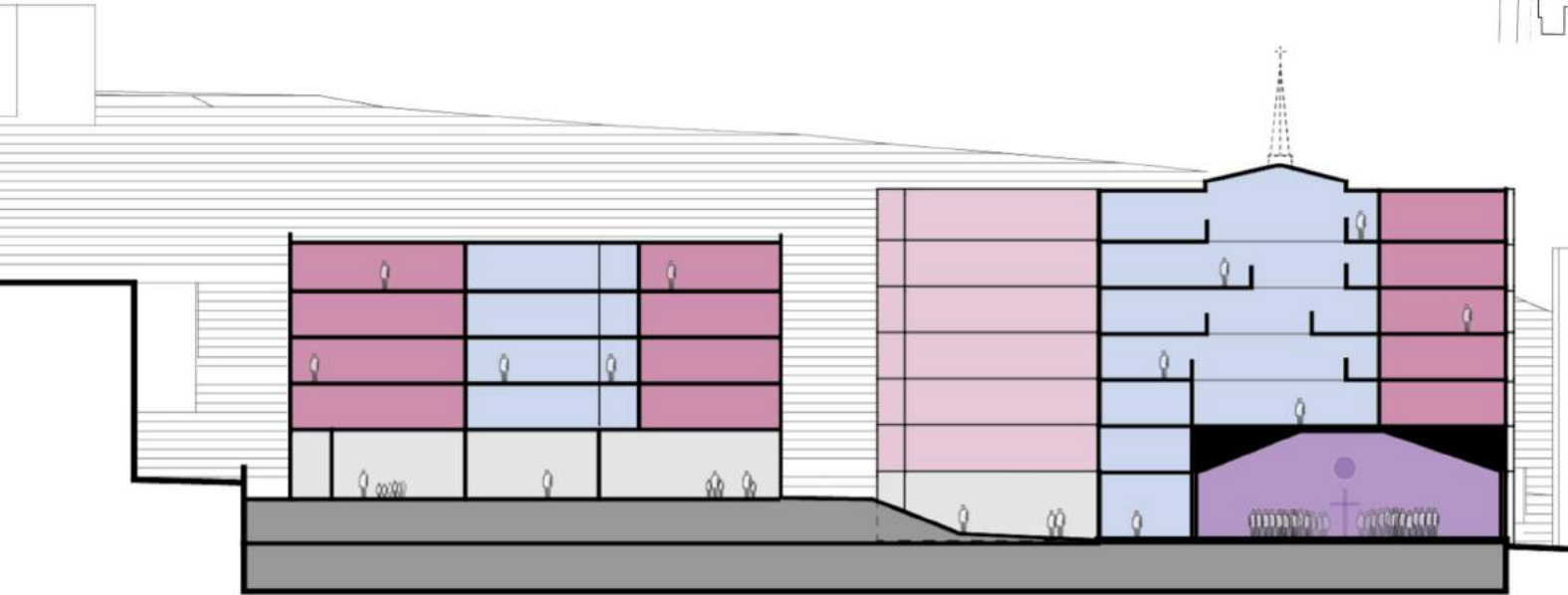
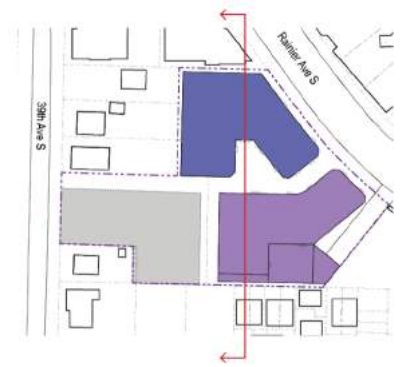
APARTMENTS - LR2



SITE PLAN



PROGRAM



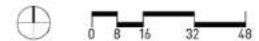
BUILDING SECTION



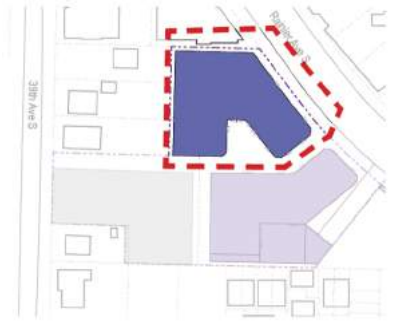
- Faith-Based
- Community
- Residential
- Commercial
- Parking

DAMASCUS FELLOWSHIP + SENIOR CENTER





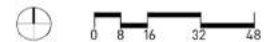
FLOOR PLAN



FLOOR PLAN - 3RD

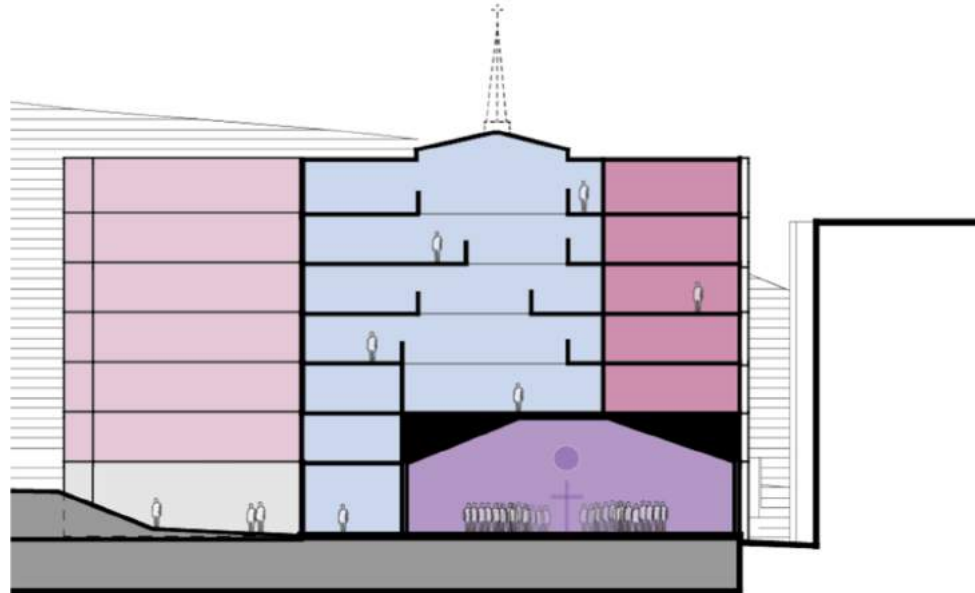


**FLOOR PLAN - 4TH-7TH
(TYP)**



DAMASCUS FELLOWSHIP + SENIOR CENTER

Use	Square Footage	Units
Total Floor Area	104,500 SF	160 units
Damascus	10,000 SF	
Sanctuary	4,000 SF	
Foyer	1,500 SF	
Admin/Offices	1,500 SF	
Fellowship	3,000 SF	
Community	8,000 SF	
Senior Housing	80,000 SF	
Offices	1,700 SF	
Services	4,500 SF	
Studio	41,000 SF	120 units
Studio+	20,000 SF	40 units
Circulation	12,800 SF	
Mixed Use	6,500 SF	



DAMASCUS FELLOWSHIP + SENIOR CENTER

PRECEDENTS



Central Presbyterian Church, Vancouver, British Columbia

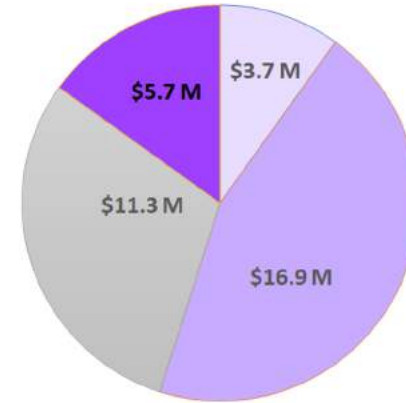
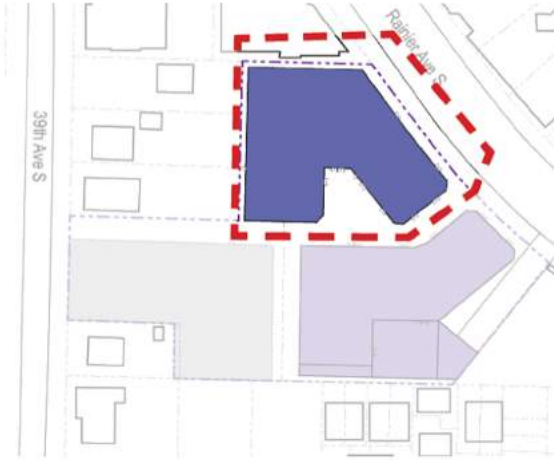
DAMASCUS FELLOWSHIP + SENIOR CENTER

PRECEDENTS



Dr. George W. Davis Senior Residence & Senior Center, San Francisco, CA

SENIOR AFFORDABLE HOUSING

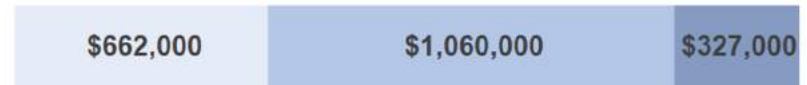


Land
Tax Credit
Bond Financing
Other Funding Sources

Year 1 Revenue: 2.05 M

Construction Cost: \$37.5 M

Units: 160



Operating Expense Debt Service Leveraged Cash Flow

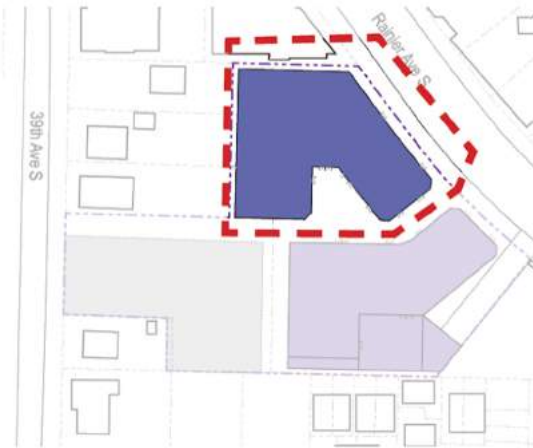
ADDITIONAL FUNDING SOURCES

- [Equitable Development Initiative](#)
- [Rental Housing Program](#)
- [Housing Finance Program](#)
- [State Housing Trust Fund](#)

TAX CREDIT PARTNERSHIP

SENIOR AFFORDABLE HOUSING

5



Proposed Condominium Structure

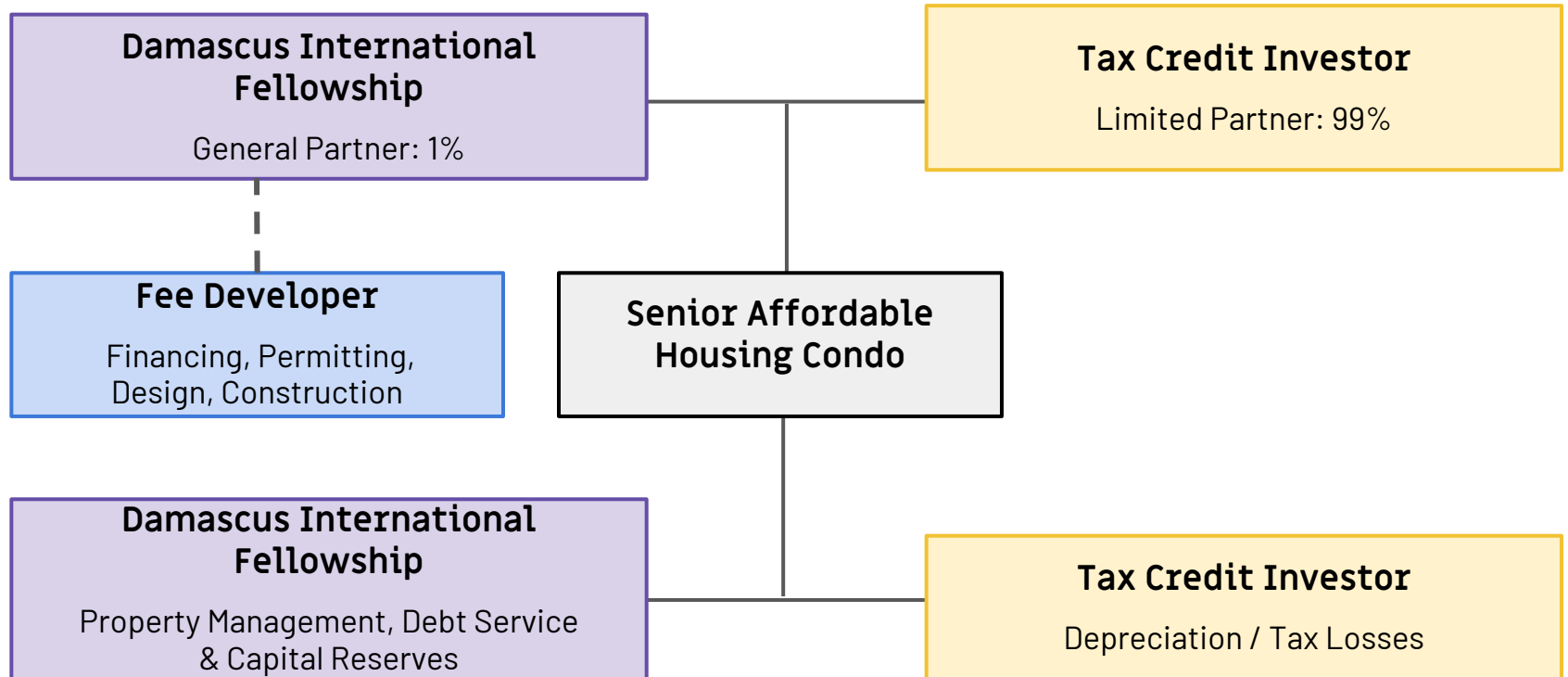
Senior Affordable Housing Condo

Sanctuary
Condo

Parking Condo

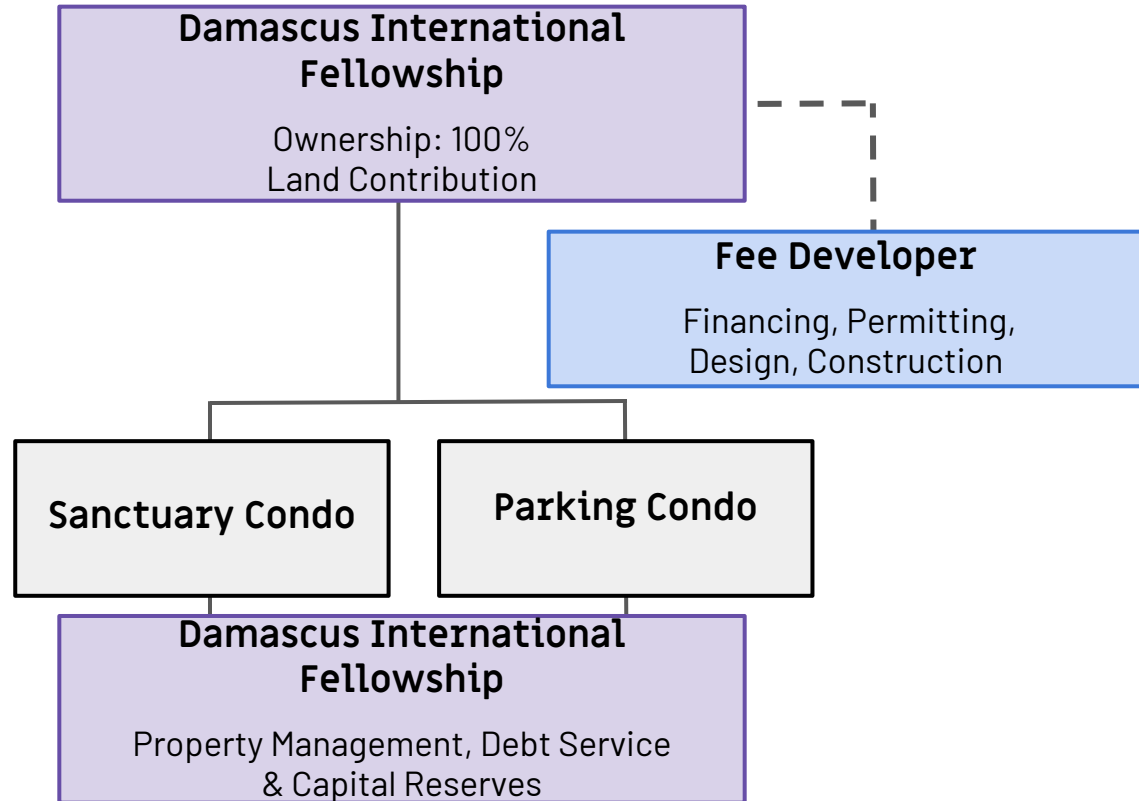
TAX CREDIT PARTNERSHIP

SENIOR AFFORDABLE HOUSING CONDO



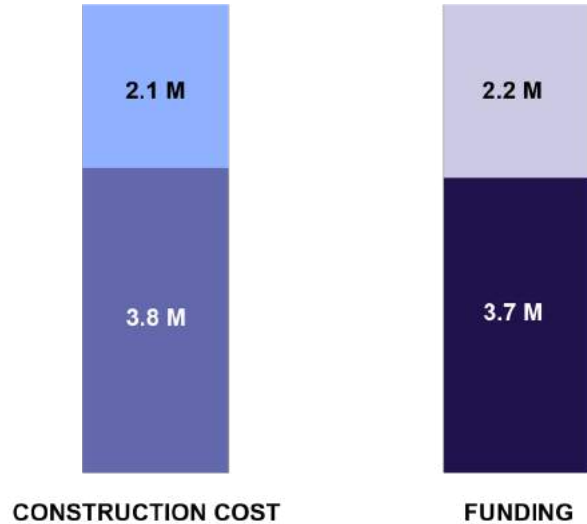
TAX CREDIT PARTNERSHIP

SANCTUARY AND PARKING CONDOS



FINANCING

SANCTUARY AND PARKING CONDOS



Construction Cost

- Church: \$3.8M
- Parking: \$2.1M

Funding Sources

- Land Contribution: \$3.7M
- Funding Gap/Equity Required: \$2.2M

■ CHURCH ■ PARKING ■ LAND CONTRIBUTION ■ FUNDING GAP

FINANCING

SANCTUARY AND PARKING CONDOS



■ CHURCH ■ PARKING ■ LAND CONTRIBUTION ■ FUNDING GAP

Construction Cost

- Church: \$3.8M
- Parking: \$2.1M

Funding Sources

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PRESCHOOL + MIXED INCOME RESIDENTIAL

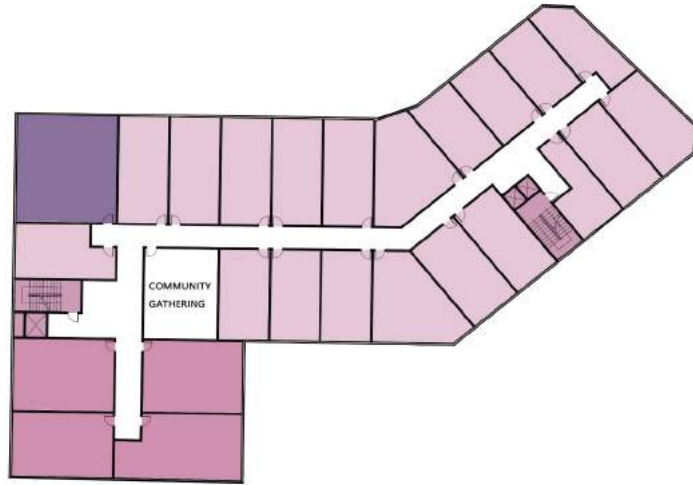


PRESCHOOL + MIXED INCOME RESIDENTIAL

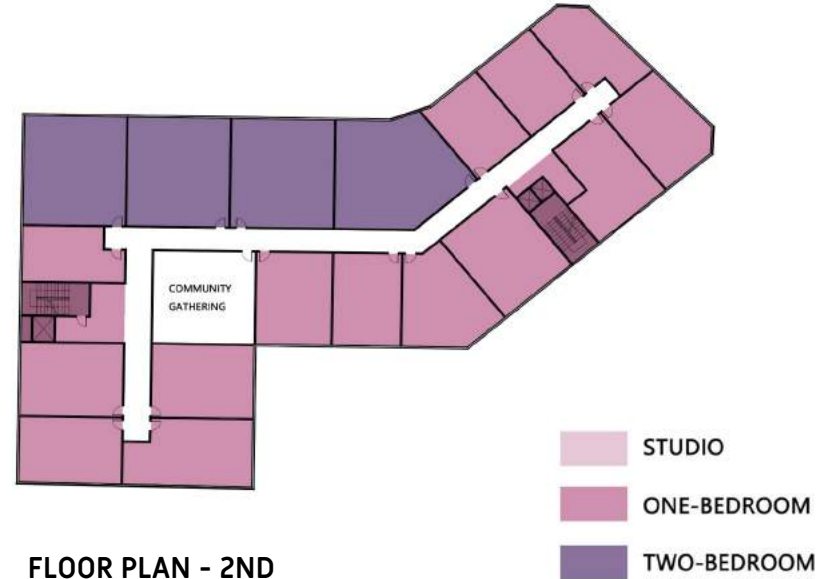


PRESCHOOL + MIXED INCOME RESIDENTIAL

FLOOR PLAN



FLOOR PLAN - FIRST FLOOR

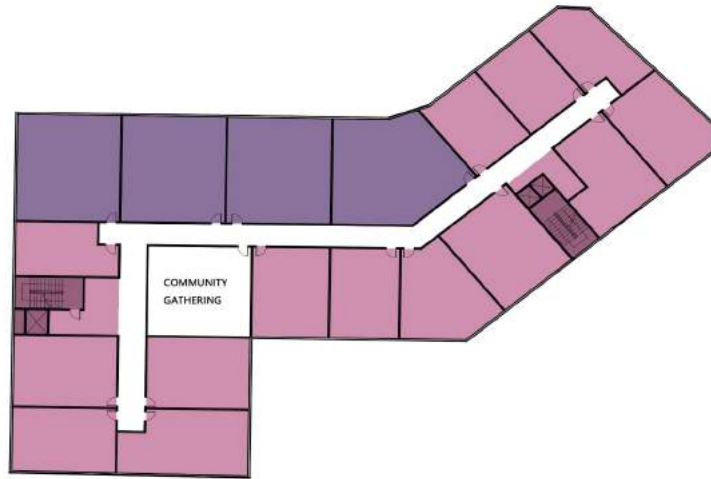


FLOOR PLAN - 2ND

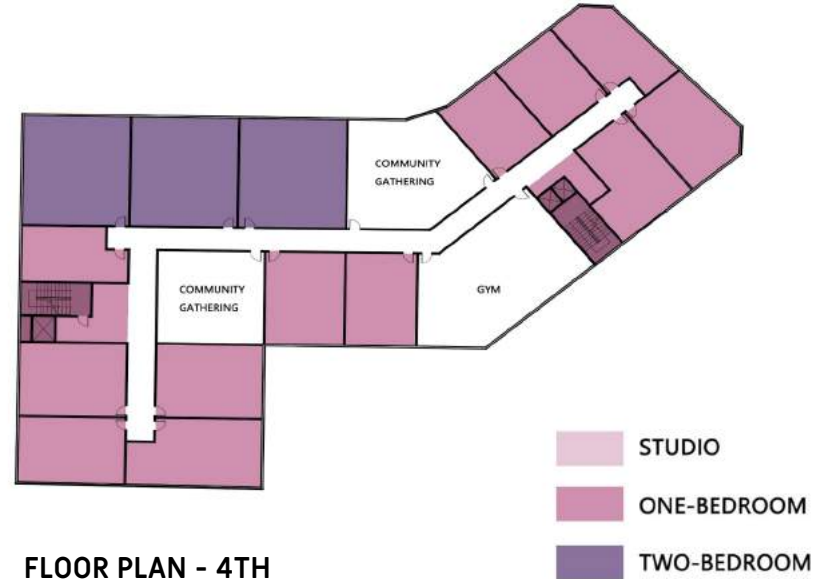


PRESCHOOL + MIXED INCOME RESIDENTIAL

FLOOR PLAN



FLOOR PLAN - 3RD

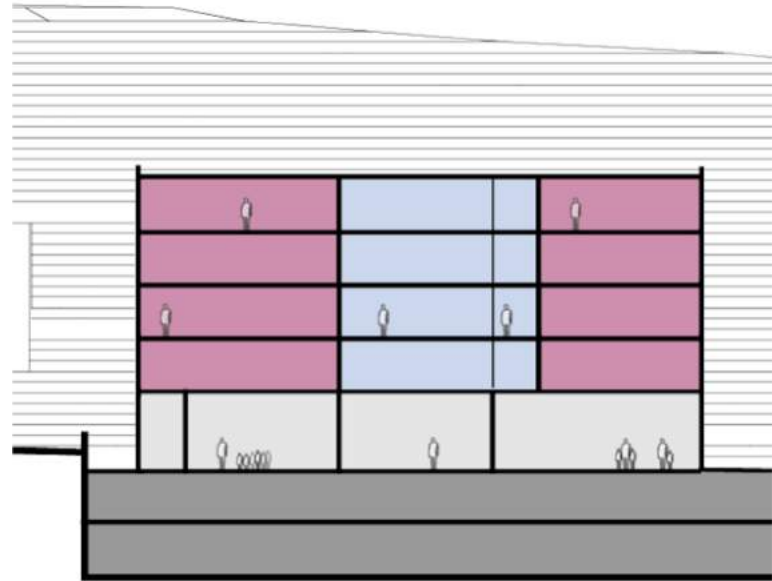


FLOOR PLAN - 4TH



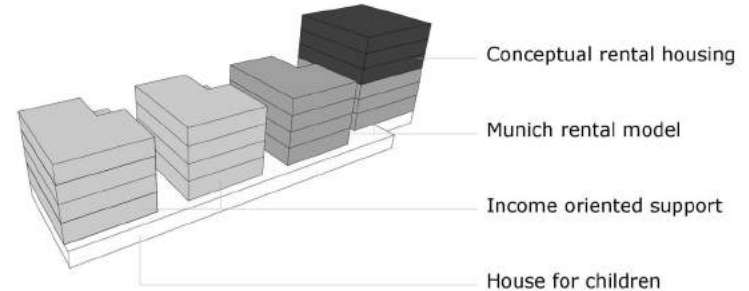
PRESCHOOL + MIXED INCOME RESIDENTIAL

Use	Square Footage	Units
Total Floor Area	80,500 SF	
Preschool	10,500 SF	
Mixed Income	80,000 SF	
Community Spaces	3,840SF	
Studio	9,000 SF	20 units
1 Bedroom	25,200 SF	42 units
2 Bedroom	10,800 SF	12 units
Mixed Use	2,800 SF	



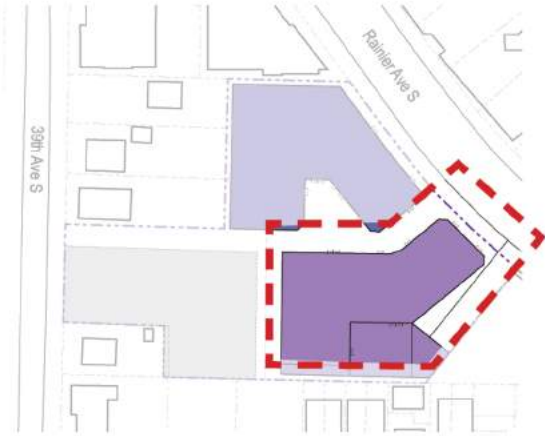
PRESCHOOL + MIXED INCOME RESIDENTIAL

PRECEDENTS



Prinz-Eugen-Park Residential Complex, Munich, Germany

MARKET RATE HOUSING



Construction Cost: \$29.4M

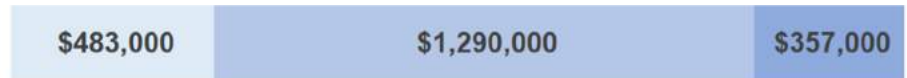
Units: 74

Montessori School: 10,500 SF

Retail: 2,800 SF



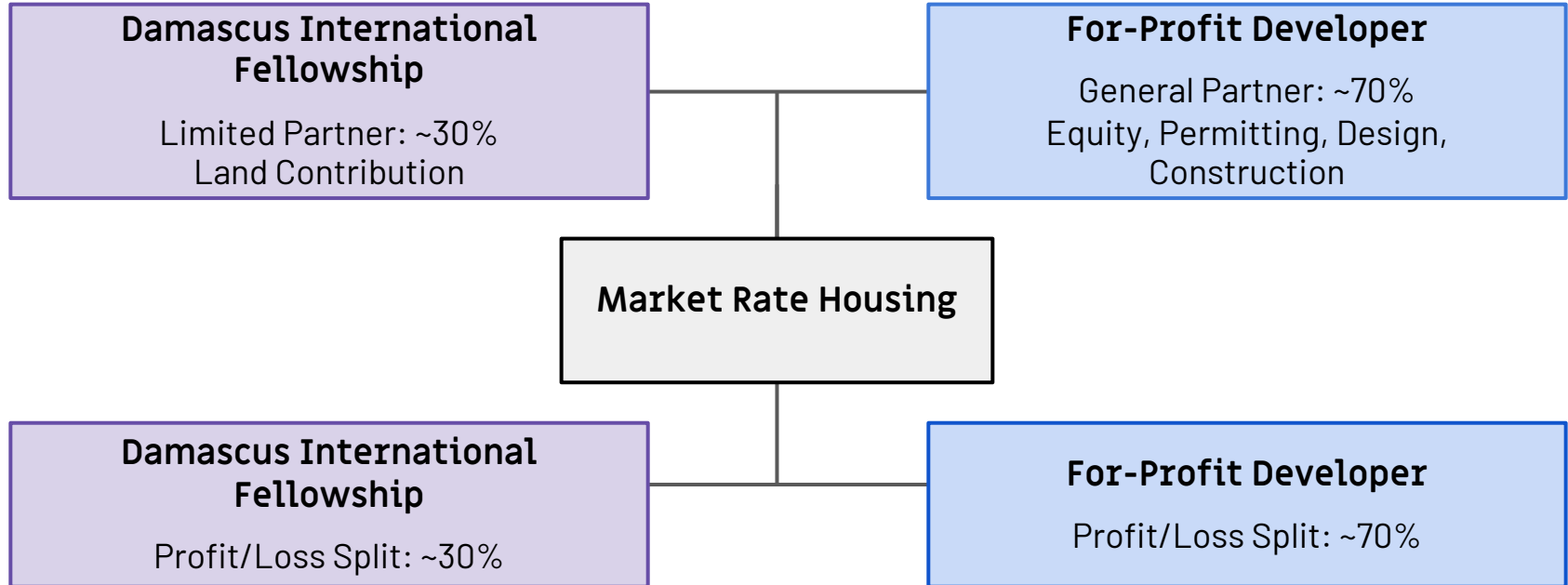
Year 1 Revenue: 2.1 M



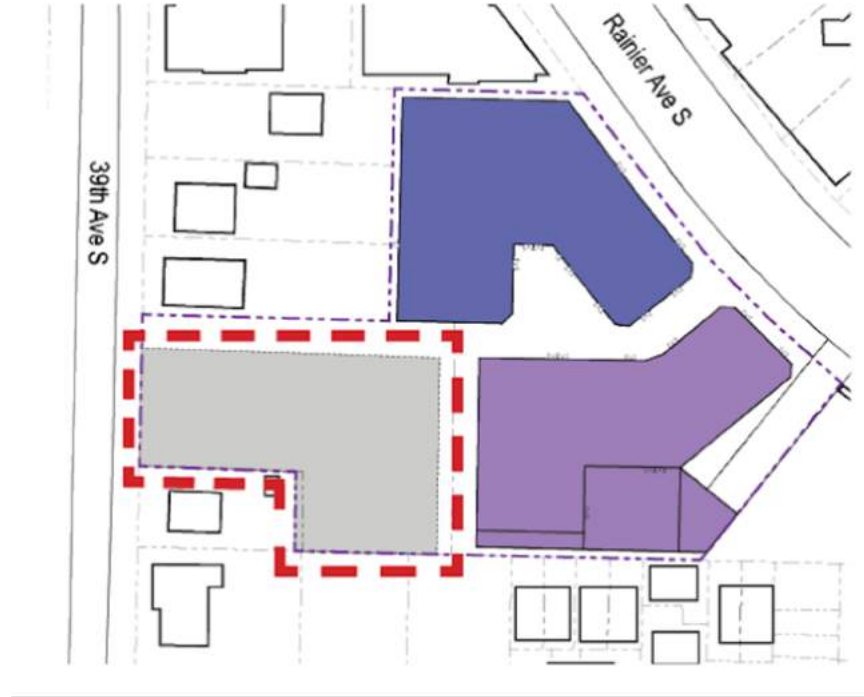
■ Operating Expense ■ Debt Service ■ Leveraged Cash Flow

JV PARTNERSHIP

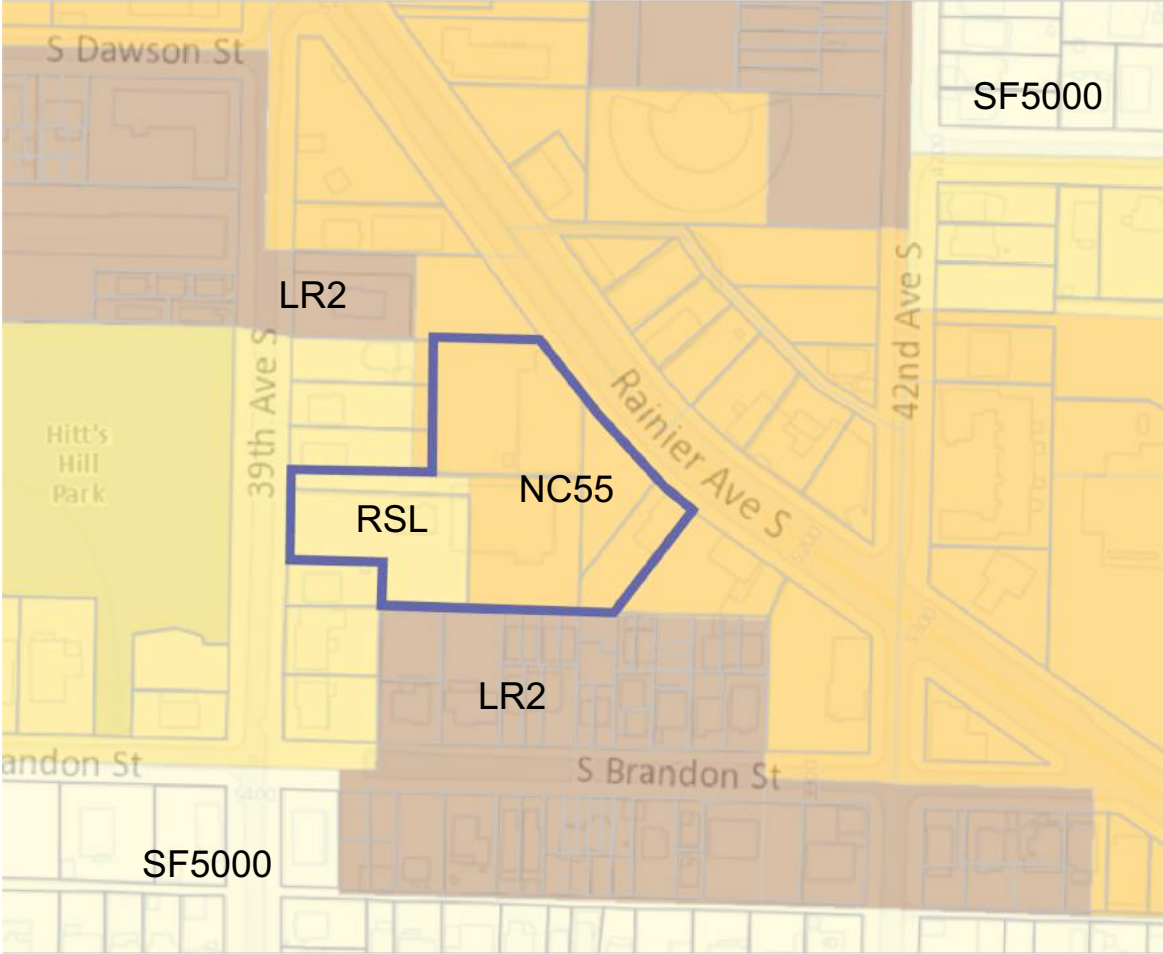
MARKET RATE HOUSING



PHASE 2 - "BACKLOT"



CURRENT SITE ZONING



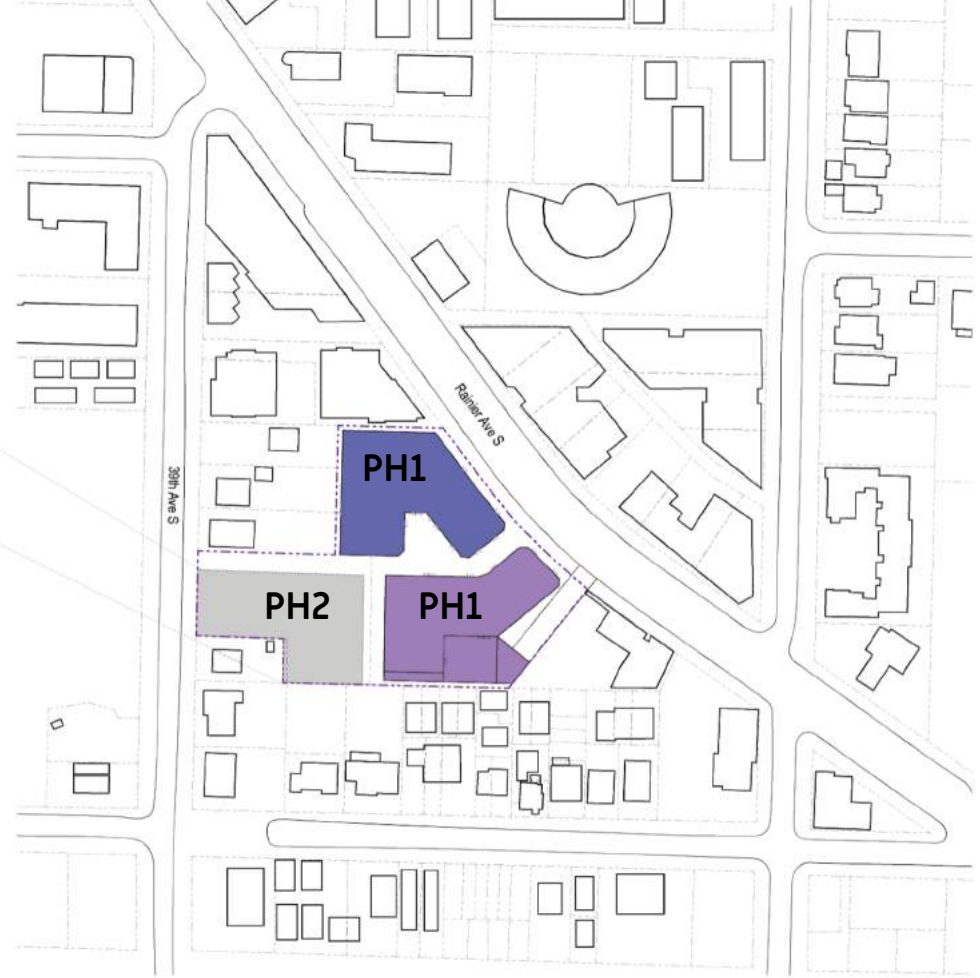
SITE PLAN

PH2

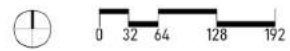
EXISTING RSL LOT

TOWNHOMES - RSL

APARTMENTS - LR2



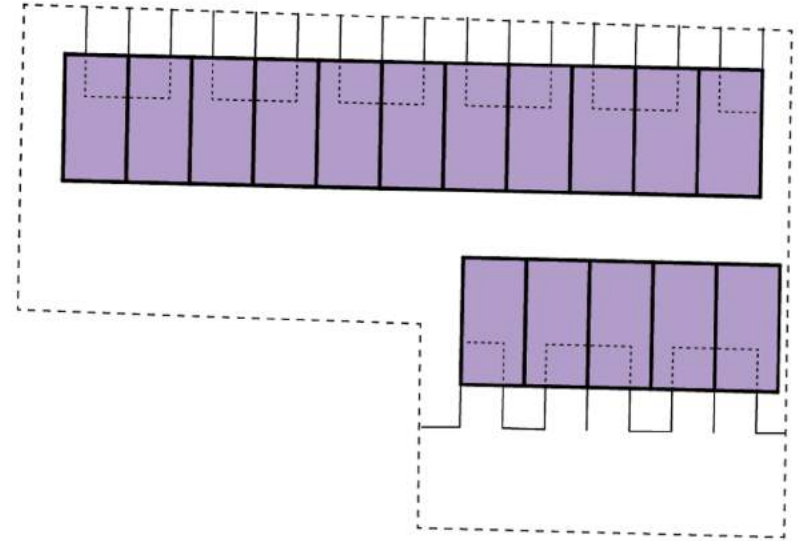
SITE PLAN



PHASE 2 - "BACKLOT"

OPTION A: TOWNHOMES

- No upzone necessary
- (16) 3-story Townhomes
- (16) parking spaces
- Family-focused development



TOWNHOUSE OPTION - RSL



CASE FOR AN RSL TO LR2 UPZONE

- Alignment with Neighborhood Strategic Plan
- Seattle Comprehensive Plan
- PSRC Vision 2050



■ LR2 Zone ■ HALA Proposed Rezone ■ Damascus Fellowship

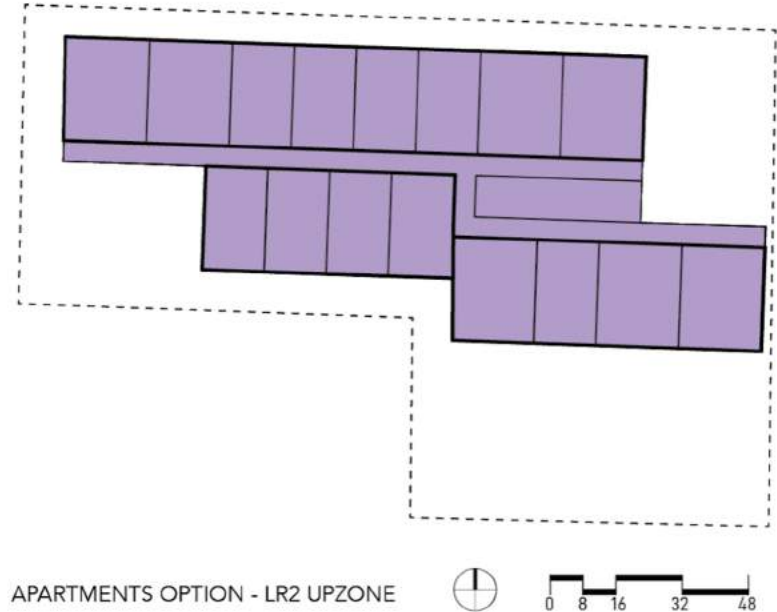
From Seattle MHA zone summaries



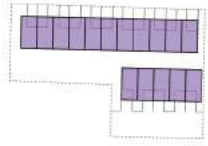
PHASE 2 - "BACKLOT"

OPTION B: MARKET RATE APARTMENTS

- Requires upzoning
- 4-story apartment building
- (40) 1 bedrooms units - 500 sf
- (28) studio units - 350 sf
- More rental units = more income



Townhomes



Construction Cost:

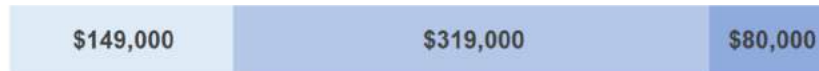
\$8.6 M

Units: 16



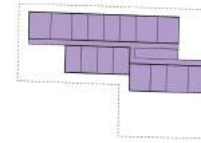
■ Land ■ Bank Loan ■ Required Equity

Year 1 Revenue: 0.6 M



■ Operating Expense ■ Debt Service ■ Leveraged Cash Flow

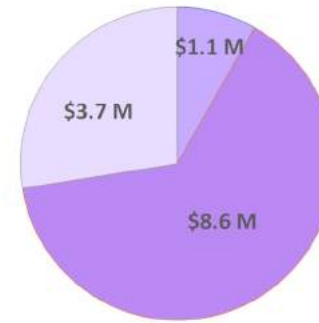
Market Rate



Construction Cost:

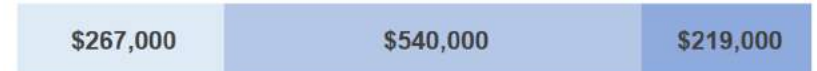
\$13.4 M

Units: 68



■ Land ■ Bank Loan ■ Required Equity

Year 1 Revenue: 1.03 M

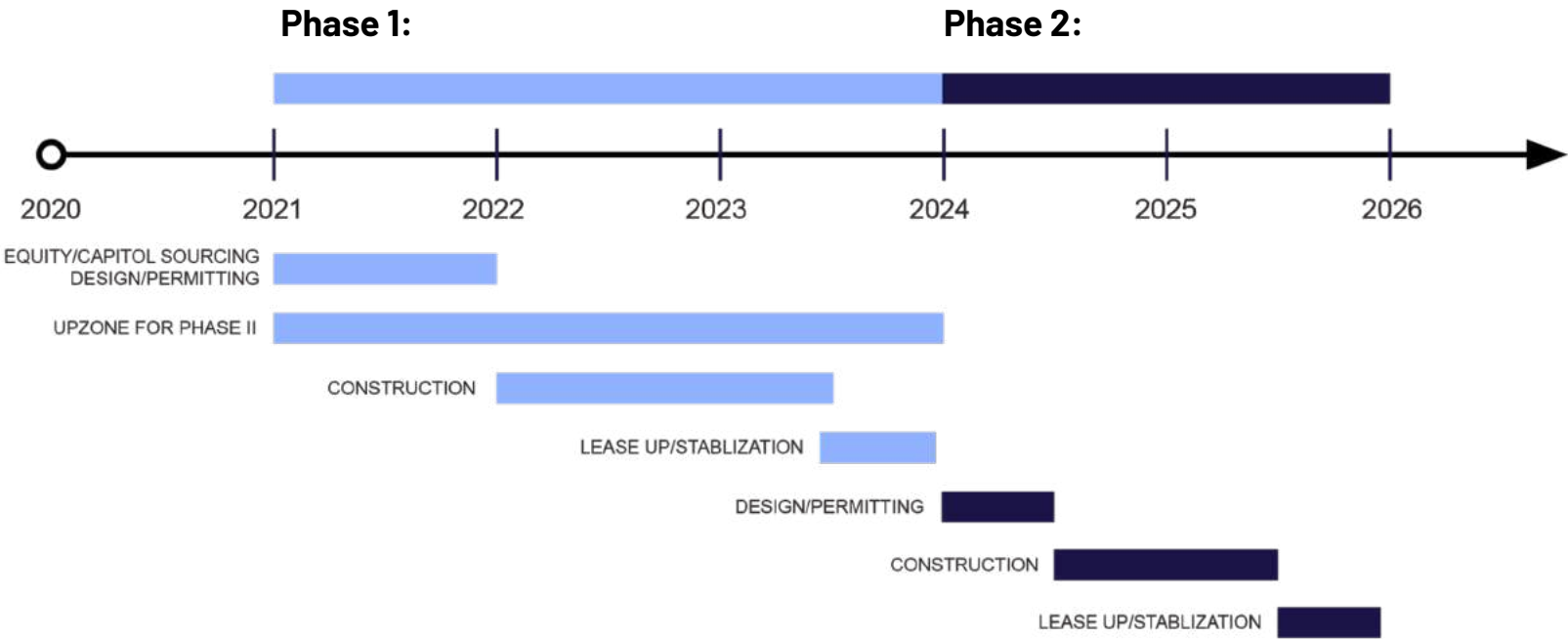


■ Operating Expense ■ Debt Service ■ Leveraged Cash Flow



SUMMARY

DAMASCUS DEVELOPMENT TIMELINE



THANK YOU!

ANY QUESTIONS?