

Renton Housing Authority

www.rentonhousing.org

2900 NE 10th Street

Renton, WA 98056

City of Renton

www.rentonwa.gov

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Renton, WA 98057

For immediate release

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Please join us as we celebrate the Renton Housing Authority's Grand Opening of:

Kirkland Avenue Townhomes
1508/1518 Kirkland Avenue NE
Renton, Washington 98056

Tuesday, December 2, 2014

10:30 am to 12:30 pm - open house

11:00 am - program and ribbon cutting

The Kirkland Avenue Townhomes is the first publicly funded, affordable, multifamily modular construction project in Western Washington. The Townhomes are part of the Sunset Area Community Revitalization effort and provide replacement housing for the Sunset Terrace Redevelopment, along with housing for veterans. For more information, see <http://www.rentonhousing.org/> and <http://www.rentonwa.gov/sunsetarea/>.

The Kirkland Avenue Townhomes developed by the Renton Housing Authority (RHA), provide fourteen 2-bedroom townhomes and four 3-bedroom flats, and will serve as replacement housing for public housing units eliminated as part of a U.S. Department of Housing and Urban Development Demolition and Disposition undertaken by RHA.

The bold but simple design is cost conscious and incorporates a high level of sustainable features; providing the residents with a home that is attractive, healthy for both the residents and planet, yet easy to maintain.

Nestled into a residential neighborhood, these modular, energy efficient homes are appropriately scaled to fit within the character and density of the neighborhood. The design was focused on creating equality for all tenants by providing similar daylighting and natural ventilation through its massing strategy. Accessibility was a priority as well, with each unit being easily visit-able, and two units provided as fully accessible units. Working closely with civil engineers and landscape architects, innovative storm-water solutions were developed into attractive rain gardens and pervious paving as opposed to traditional below grade water detention vaults. These gardens will serve the functional requirements of storm-water retention, while providing additional landscaping at no additional cost.

The townhome units were built in a factory over an 8 week period, shipped to the site, and 'set' in place in four days. Siding and roof trusses were installed on site. The success of the modular approach is largely based on a strong relationship between the Owner, design team, General Contractor and modular vendor - which includes early design planning, regular oversight in the modular factory, and consistent coordination among the contractor and onsite subcontractors.

This project would not be possible without important funding provided from:

- U.S. Department of HUD Demolition and Disposition related funds, and Section 8 project based rental vouchers
- Washington State Department of Community Development Housing Trust Funds
- King County awarded HOME and Veterans Levy
- City of Renton Housing Opportunity Funds
- Washington Community Reinvestment Association private debt

Renton Housing Authority contributed land and equity to the project.

The mission of the Renton Housing Authority (RHA) is to provide decent, quality, affordable housing in a safe environment to people with low incomes who make Renton their home. Currently, the organization serves approximately 1,500 households that earn less than the median income in Renton. Through partnerships with our clients, service providers and other groups, we will responsibly increase and enhance our housing programs while providing opportunities for those we serve to become self-sufficient.

Schemata Workshop, the project architect, has been a proponent of modular construction for more than a decade. Other design team members included DCI Engineers for structural engineering, SvR Design Company for civil engineering and landscape architecture, Greenbusch Group for mechanical engineering, and Coffman Engineers for electrical engineering. The construction team included Pavilion Construction as general contractor and Champion Commercial Structures as the modular manufacturer.