

Updated January 6th, 2012

Background

This property was developed as a new church for an expanding local congregation. Unfortunately, the Pastor passed away and the project stalled midway through construction in 2008.

The roof is complete, interior framing is complete and plywood sheathing has been installed on the exterior walls. Some plumbing drains have been roughed in but there are no electric or water systems. A substantial drainage system has been installed in the parking lot area.

Outside, the plywood sheathing has weathered significantly on the south and east walls and some sheets may need replacing. Inside, the structure appears dry.

The plans call for a sanctuary, foyer and two restrooms on the upper level and a daycare / meeting space, two offices, two restrooms and a kitchen on the lower level. Plans will be available for review at each open house.

The NC2-40 zoning ("Neighborhood Commercial 2, 40 foot height limit) allows a wide variety of possible commercial and multi-family uses for the property and/or the structure.

Note that King County aerial photos (available via the link at left) indicate that a significant portion of the site was not developed and may be available for use, contingent upon approval from King County's Department of Planning and Development.

Location

The property is located just off Rainier Avenue South in the Rainier Beach neighborhood. The new Rainier Beach High School baseball field is next door to the east and a mini mart is next door to the west. Bus access is excellent; there is a stop directly in front of the mini mart.

Utilities

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Electricity is available at the street but has not been connected.

A sewer main is not available on Cloverdale per the City of Seattle (only a drainage main is available on Cloverdale and it empties directly to Lake Washington) but according to George Andrews, the previous contractor, a permit was obtained to connect a sewer system (via a lift pump) to the neighboring Mini Mart's sewer system which is in turn connected to the sewer main under Rainier Avenue South.

According to George Andrews, the stormwater drainage system in the parking lot area has been connected to the drainage system at the neighboring Rainier Beach High School playfield with a permit. Contact information for Mr. Andrews is below.

Parking

On-street parking is available and off-street parking was planned behind the building. A driveway leads along the building to the planned parking lot.

Contractor and Permit Information

UPDATE 12/22: The contractor for the project was George Andrews and he can be reached at (360)748-3351. George is available to assist in completing the project and has provided a Cost to Complete estimate. Please call Auction Manager Paul Thomas at (206)525-5652 for a copy of the estimate.

The King County DPD Permit Number is 752633 .

Windows

Unfortunately, the windows were broken by a vandal while the building was in probate so all windows were removed and the openings were covered. The windows are on site (except for several which were damaged beyond repair) and two window contractors have indicated that replacing the glass will be considerably less expensive than replacing the windows.

Building Materials

The building is completely empty, with the exception of the windows. No materials were left over from construction.