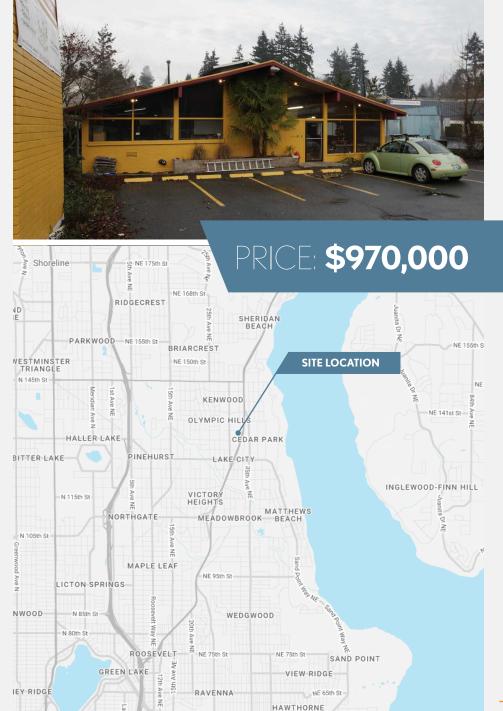


EXECUTIVE SUMMARY

LAKE CITY COMMERCIAL BUILDING

ADDRESS	13045 LAKE CITY WAY NE SEATTLE, WA 98125
COUNTY	King
MARKET	Lake City
STYLE	Commercial / Retail
APN#	145360-0263
LOT SIZE 7,356 SF 0.17 AC	
ZONING	NC3-55 (M)
BUILDING SIZE	2,880 SF
CONSTRUCTION	Masonry
YEAR BUILT	1957
PARKING	8 Surface Spaces
HEATING	Forced Air / Air-Conditioning
TRAFFIC COUNT	32,064 VPD - Lake City Way NE
SALE PRICE	\$970,000
LEASE RATE	\$8,500 per Month + NNN



WESTLAKE ASSOCIATE

INVESTMENT HIGHLIGHTS

LAKE CITY COMMERCIAL BUILDING

- AVAILABLE FOR SALE & FOR LEASE
- 2,880 SF BUILDING
- 7,356 SQFT. FLAT LOT
- ZONED NC3-55 (M)
- LAKE CITY WAY FRONTAGE
- POLE SIGNAGE ONSITE
- (8) PARKING SPACES
- AIR-CONDITIONING SYSTEM
- FIRST TIME OFFERED FOR SALE IN 11 YEARS
- KING COUNTY ASSESSED VALUE: \$606,600





SITE PLAN

LAKE CITY COMMERCIAL BUILDING



OCCUPANCY:

Existing Occupancy/Use: IBC 304.1 Business Group B - Animal Hospital, Kennel & Pounds

Note: This is a Doggle Daycare and it is only being repaired due to fire damage.

OCCUPANCY LOAD [pet 2018 IBC Table 1004.5]:

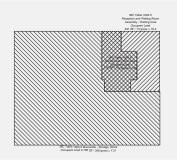
"Back of House" Mercantile Storage Stack 300 gross >> 2,165 SF / 300 = 7.21 "Office and Kitchennete" Business Area

>> 278 SF / 150 = 1.85

"Reception & Waiting Room" Assembly Waiting Area

>> 291 SF / 15 = 19.4 Total Occupant Load = 28.46 = 29 occupants

MAXIMUM COMMON PATH OF EGRESS TRAVEL [Per 2018 IBC 1006.2.1]: Business Occupancy with less than 49, with no sprinkler system = 100 feet. Longest travel distance from back Kennel is 95 feet. Two exits from the building exist.



PROJECT DESCRIPTION:

The project scope includes the following:
Requesting an expedited STFI permit for a fire damage repair permit, to mitigate or minimize income losses for the displaced business. Replacement of one glue laminated beam with structural plans and calculations. No changes to use or site, just fire damage repair and reconstruction of the interior partition walls.

	Table 1: Property Information
Parcel Number	145360-0263
Jurisdiction	Seattle
Zoning	NC3-55 (M)
Use	Medical/Dental Office - Doggie Daycare
Predominant Use	Retail Store [353]
Quarter-Section-Township-Range	SE-21-26-4
Legal Description	CEDAR PARK ADD LESS W 285.40 FT & LESS POR N OF LN - BIAAP ON E LN OF SD LOT I 45-96 FT S OF NE COR THOF TH N 76-43-04 W 51.92 FT TH N 80-98-52 W 65.57FT TAP ON LN THOF PER NO SCO 486-2-05507-3 REC 46606131075 PLM Block: 2 Plm Lot 2
Lot Square Footage	7,356 Square Feet
Address	13045 Lake City Way NE, Seattle, WA 98125
Property Owner Name	13045 HOLDINGS LLC
Owner's Address	
Owner's Phone	206-436-9107
Owner's Email	mona@seattledogresort.com
Applicant's Name	Vlad Sirbu
Applicant's Address	27311 10th Place S, Des Moines, WA 98198
Applicant's Phone	425-442-3412
Applicant's Email	SVSarchitecture@gmail.com

	Table 2: Project Are	as			
Existing SF New Fin					
Existing First Floor Level	2,880 SF	0 SF	2,880 SF		
Totals	2,880 SF	0 SF	2,880 SF		

Table 3: Setbacks				
Required Proposed/Existing				
Street	0'	0'		
Side Interior	0'	0'		
Rear	0'	0'		

Table 4: Lot Cover	rage
	Proposed
Existing Building Footprint	2,880 SF
Existing Back Covered Walkway	352 SF
Total Building Coverage Area	3,232 SF
Total Lot Square Footage	7,356 SF
Building Coverage Ratio	43.93 %

<u>Tai</u>	ble 5: Impervious Area	
	Maximum Allowed	Proposed
Total Building Roof Area		3,593 SF
Existing Parking Pavement		1,549 SF
Existing Front Entry Walkway		106 SF
Total Impervious Area		5,248 SF
Total Lot Square Footage		7,356 SF
Impervious Area Ratio	60 %	71.34 %

Table 6: Floor Area Ratio - FAR					
	Proposed				
Total Building Floor Area		2,880 SF			
Total Lot Square Footage		7,356 SF			
Floor Area Ratio	3.75	0.391			

SVS Architecture LLC 27311 10th Place S Des Moines, WA 98198 SVSarchitecture@gmail.com www.vladsirbu.com (425) 442-3412



PERMIT SET

Seattle, WA 98125 Way NE,

roject Name: The Dog Resort - Fire Repair Lake City roject Address: 13045

REVISIONS:
DATE: 8/11/2023
SCALE: As Shown
JOB #: 23-2023
DWN: CHK:
SHEET TITLE:
CITE DI ANI

SITE PLAN

SHEET:

A001

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WESTLAKE ASSOCIATES



SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY





SCHOOLS AND SERVICES



RETAIL



FOOD AND DRINK

- Nathan Hale High School
- Jane Addams Middle School
- Meadowbrook Community Ctr
- John Rogers Elementary
- Victory Creek Park
- Northgate Station
- North Seattle College
- **UW Medical Center NW**
- Seattle Public Library Lake City
- Seattle Fire Station 39



- QFC
- TJ Maxx
- **Best Buy**
- **Target**
- Petco
- **Grocery Outlet**
- Fred Meyer
- Barnes & Noble
- Nordstrom Rack
- Safeway



- Manna Teriyaki
- Kelly Cannoli
- Chicka Latte
- Taco Time
- Wendy's
- Dick's Drive-In
- Lil' Tiger Ice Cream
- Jalisco Mexican
- The Breakfast Club
- Thai One On

- Panda Express
- Pho An
- Beyond the Bowl
- Mount & Bao
- Toyoda Sushi
- Elliott Bay Public House
- Chipotle
- Chawlas 2 Seattle
- Seatango Argentine Bakery
- Bangkok99

POPULATION	1-MILE	5-MILE	10-MILE
Total Population	25,553	429,191	1,226,944
Growth 2023 - 2028 (est.)	-0.36%	0.67%	2.13%
Median Age	39.7	38.9	39.3

HOUSEHOLDS & INCOME	1-MILE	5-MILE	10-MILE
Total Households	11,300	185,344	542,562
Median HH Income	\$96,346	\$109,986	\$113,755
Renter Occupied Housing	51.57%	47.46%	50.10%

LAKE CITY

THE NEIGHBORHOOD

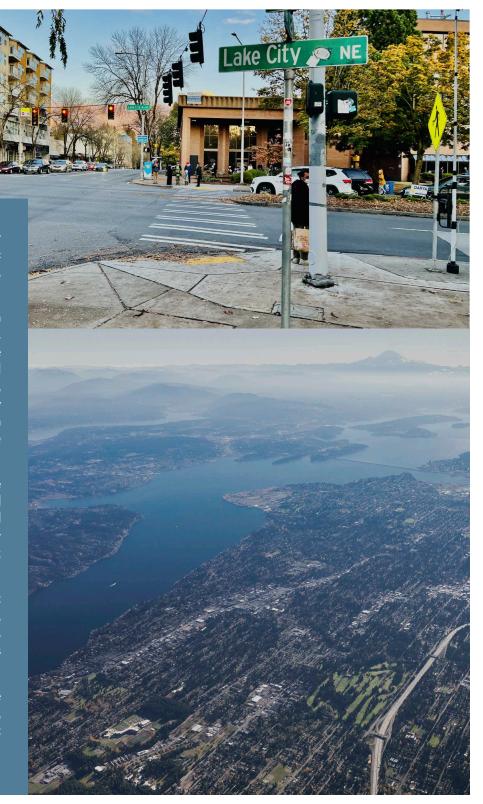
LAKE CITY is a district in the northeast region of Seattle that comprises several smaller neighborhoods: Victory Heights, Meadowbrook, Matthews Beach, Cedar Park, and Olympic Hills. Lake City is bordered on the north by Lake Forest Park, on the east by Lake Washington, on the south by Wedgwood and View Ridge, and on the west by Northgate.

The area is known for its many used car sale lots, but has much more to offer than just a deal on an automobile. The main street, Lake City Way, is home to diverse dining options and businesses. And there are lots of parks for the outdoor-minded, including Matthews Beach, which has the largest freshwater swimming beach in the city. Housing-wise, you'll find newly built condos and apartments mixed with single-family homes. Compared to other neighborhoods in Seattle, Lake City has relatively low housing costs. This makes it a great choice for those looking to buy or rent a home without breaking the bank. There are a variety of housing options available in Lake City, including apartments, townhouses, and single-family homes. This ensures that there is something for everyone in terms of housing options.

Lake City has a vibrant and welcoming community that makes it a great place to live. The neighborhood has a strong sense of community, with many residents participating in local events and activities. This creates a friendly and inclusive environment where residents can feel at home. Additionally, Lake City has several community organizations, such as the Lake City Neighborhood Alliance and the Lake City Chamber of Commerce. These organizations work to improve the neighborhood and bring residents together.

Finally, Lake City's growing business district is another benefit for its residents. Over the past few years, the neighborhood has seen an increase in new businesses, including restaurants, cafes, and shops. This has helped to create a vibrant and dynamic business district that provides residents with plenty of options for shopping and dining. Additionally, the growth of the business district has helped to create new job opportunities for residents.

Lake City's location is another benefit for its residents. The neighborhood is located in the northeast part of Seattle, making it easily accessible from other parts of the city. Additionally, Lake City is located near several major highways, including I-5 and Highway 522. This makes it easy for residents to commute to work or travel to other parts of the city.



ZONING OVERVIEW

NEIGHBORHOOD COMMERCIAL | N3C-55(M)

Larger pedestrian-oriented shopping districts that provide a wide range of goods and services to the surrounding neighborhood and a larger community or region. Compatible uses include housing, offices, and business support services. Characterized by intense pedestrian activity, varied business and lot sizes, and good transit service

Typical Land Uses

Supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character.

Building Types

Single purpose commercial structures, office buildings, multi-story mixed-use and residential structures. Nonresidential uses typically occupy the street frontage.

Street-level Uses

No limit on mix of residential and nonresidential uses, except where P zones or other mapped areas limit residential presence at street level.

Street-level Non-residential Design

Transparency is required along 60% of a street-facing facade between 2-8' above the sidewalk. Non-residential uses great-er than 600 square feet (sf) at street level must have an average

depth of 30' and a minimum depth of 15', and have a mini-mum height of 13'.

Street-level Residential Design

Same as NC1 zone. Residential uses must contain at least one visually prominent pedestrian entry. Dwelling units must be at least 4' above or 4' below sidewalk grade, or 10' back from a sidewalk, with some exceptions.

Maximum Size of Commercial Use

No size limits for most uses; 25,000 sf for wholesaling, light manufacturing and warehouse uses

Parking Location

Parking must be located at the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking to the side of a building is limited to 60' of street frontage. Within a structure, street-level parking must be separated from the facade by another permitted use.

Parking Access

When a development contains a residential use, includes a P designation, or is across a street from a residential zone, it must meet NC1 zone standards.





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