



**WESTLAKE**  
ASSOCIATES, INC.

# MOUNT BAKER NEIGHBORHOOD DEVELOPMENT SITE

**MOUNT BAKER / N. BEACON HILL**

2307 RAINIER AVENUE S  
SEATTLE, WA 98144



**FRANKLIN  
HIGH SCHOOL**

**COLUMBIA CITY**

**LOWE'S**

**MT. BAKER  
STATION**

**JEFFERSON  
PARK & GOLF**

**QFC**

**NORTH  
BEACON HILL**

**BARTELL DRUGS**

**MT BAKER  
DEVELOPMENT SITE**

# EXECUTIVE SUMMARY

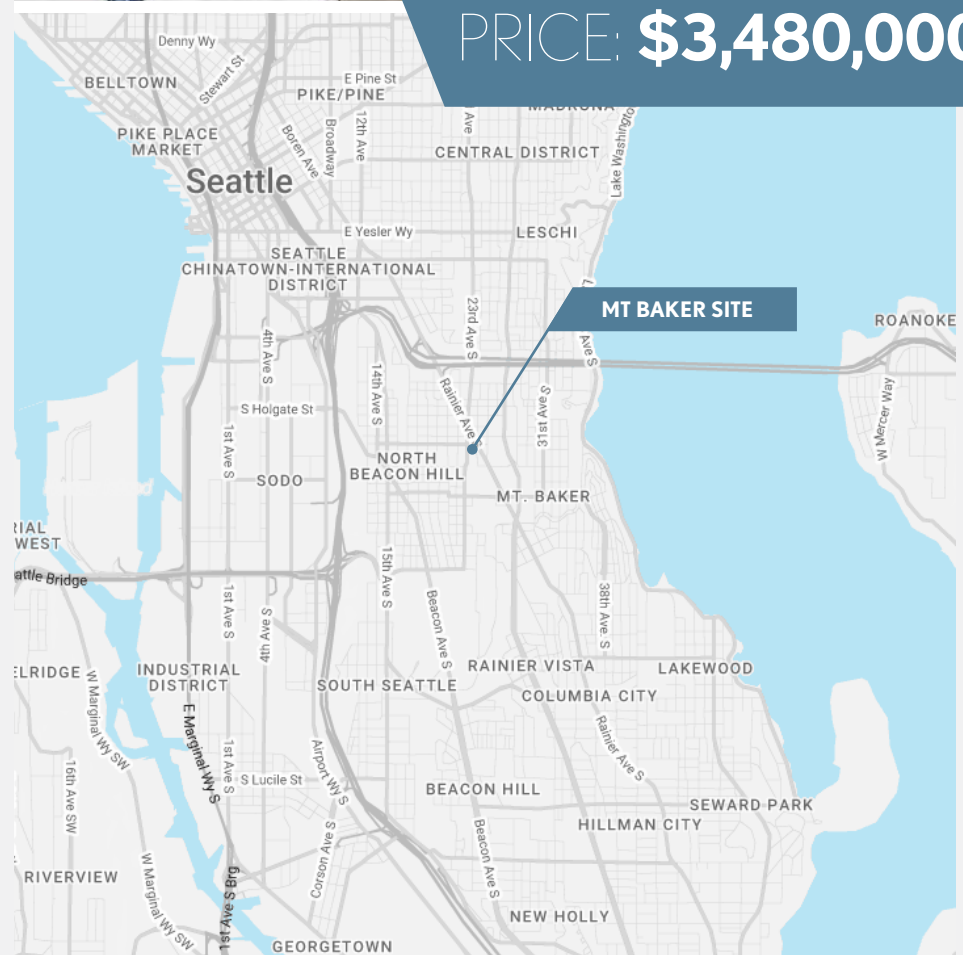
## MT. BAKER DEVELOPMENT SITE

Westlake Associates, Inc. is proud to present you with the Mt. Baker Light Rail Development Site. This property is an ideal development opportunity being positioned in both a qualified Opportunity Zone and Urban Village. Located on a corner lot along Rainier Ave S, this flat site zoned NC3-75 (M) allows for approximately 95 to 110 residential apartment units with some ground floor retail.

<b>ADDRESS</b>	<b>2307 RAINIER AVENUE S</b> SEATTLE, WA 98144
<b>COUNTY</b>	King
<b>MARKET</b>	Mount Baker
<b>STYLE</b>	Vacant Land
<b>APN#</b>	159460-0155
<b>PRICE / LOT SF</b>	\$248
<b>ZONING</b>	NC3-75 (M)
<b>LOT SIZE</b>	14,000 SF   0.32 AC
<b>HEIGHT LIMIT</b>	75'
<b>MAXIMUM FAR</b>	77,000 SF
<b>EXISTING IMPROVEMENTS</b>	None



PRICE: **\$3,480,000**



Property Outlines are approximate and are for illustration purposes only.

# INVESTMENT HIGHLIGHTS

## MT. BAKER DEVELOPMENT SITE

- 14,000 SQFT. FLAT CORNER LOT
- APPROXIMATELY 100' X 140'
- MAXIMUM FAR: 77,000 SQFT.
- 95-110 UNIT APARTMENT SITE
- ZONED NC3-75 (M)
- MOUNT BAKER HUB URBAN VILLAGE
- QUALIFIED OPPORTUNITY ZONE
- WALKING DISTANCE TO MT. BAKER LIGHT RAIL STATION
- DETAILED MASSING STUDY AVAILABLE UPON REQUEST
- TAX PARCEL #159460-0155





## LOCATION HIGHLIGHTS

### MOUNT BAKER

- TRANSIT ORIENTED DEVELOPMENT (TOD) LOCATION
- LOCATED IN MOUNT BAKER URBAN VILLAGE
- WALKSCORE: 87 - VERY WALKABLE
- TRANSITSORE: 70 - EXCELLENT TRANSIT
- WITHIN CLOSE PROXIMITY TO QUALITY FOOD CENTER (QFC), RITE AID DRUG STORE, BARTELLS DRUG STORE, LOWE'S HOME IMPROVEMENT CENTER
- ALL MAJOR FAST FOOD CHAINS LOCATED IN THIS AREA: MCDONALD'S, WENDY'S, TACO TIME, STARBUCKS COFFEE, SUBWAY, BURGER KING
- JUST A COUPLE BLOCKS WEST OF THE AMY YEE'S TENNIS CENTER AND MARTIN LUTHER KING JR. MEMORIAL PARK
- MAJOR EMPLOYERS IN THE AREA INCLUDE AMAZON.COM, PEPSI BEVERAGES COMPANY OF SEATTLE, LOWE'S HOME IMPROVEMENT
- 10 MINUTES TO DOWNTOWN SEATTLE WITH OVER 300,000 EMPLOYEES
- EASY ACCESS TO HIGHWAY 99, LIGHT RAIL, LUMEN FIELD AND T-MOBILE PARK

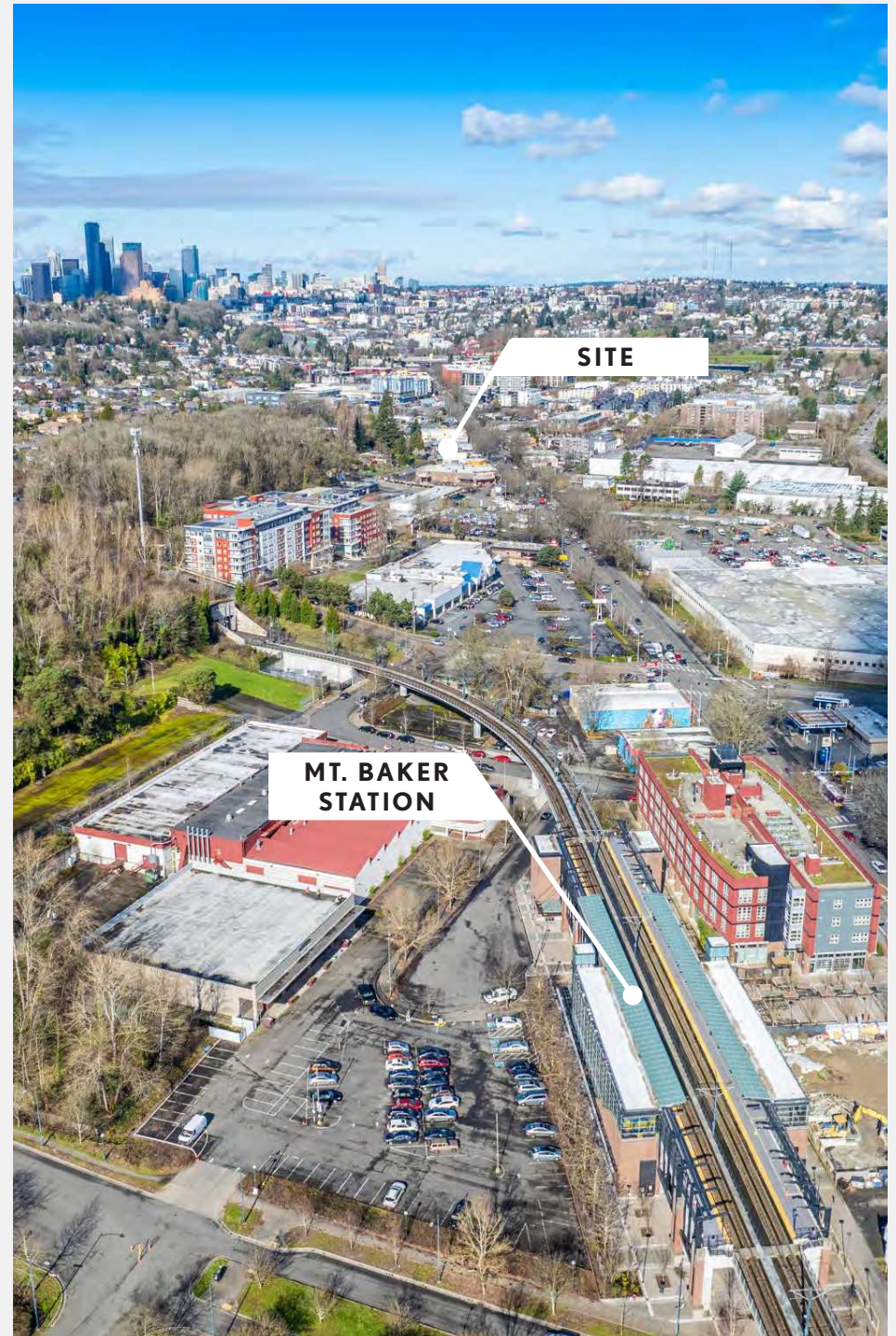
# LINK LIGHT RAIL

## MT. BAKER DEVELOPMENT SITE

This light rail station is situated between the Columbia City and Beacon Hill stations on Sound Transits Line 1, which runs from Seattle-Tacoma International Airport to Downtown Seattle and the University of Washington as part of the Link light rail system. The elevated station consists of two side platforms located west of the intersection of Rainier Avenue and Martin Luther King Jr. Way in the Mount Baker neighborhood, part of Seattle's Rainier Valley.

A light rail station in the Mount Baker area was first proposed in 1995 and approved the following year. Construction began in late 2005 and the station was opened for regular service on July 18, 2009. Trains serve the station twenty hours a day on most days; the headway between trains is six minutes during peak periods, with less frequent service at other times. Mount Baker station is also served by five King County Metro bus routes that connect it to Downtown, Capitol Hill, Rainier Beach, the Central District, and the University District.

During regular weekday service, trains operate roughly every eight to ten minutes during rush hour and midday operation, respectively, with longer headways of fifteen minutes in the early morning and twenty minutes at night. The station is approximately 22 minutes from SeaTac/Airport station and 16 minutes from Westlake station in Downtown Seattle. In 2019, an average of 2,601 passengers boarded Link trains at Mount Baker station on weekdays.



# SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



## SCHOOLS AND SERVICES

- VA Puget Sound Health Care
- Jefferson Park
- Jefferson Park Golf Course
- Seattle Fire Station 30
- Jimi Hendrix Park
- MLK Jr Memorial Park
- Beacon Hill Elementary
- Franklin High School
- Kimball Elementary
- John Muir Elementary



## RETAIL

- QFC
- Lowe's
- PCC Community Market
- Safeway
- Bartell Drugs
- O'Reilly Auto Parts
- Mekong Asian Market
- Ross Dress For Less
- All The Best Pet Care
- Columbia City Market



## FOOD AND DRINK

- Buddha Bruddah
- Taco Time NW
- Toshio's Teriyaki
- Subway
- McDonald's
- Rain City Hot Dogs
- Wendy's
- Magnolia Pho
- The Original Philly's
- Cafe Ibex
- Baked from the Hart
- Uncle Lu
- Wingstop
- Pho Bac
- Rainier Teriyaki
- Taqueria El Asadero
- Emerald City Fish & Chips
- Jumpin Jambalaya
- Lil Red Takeout & Catering
- Ezell's Famous Chicken

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	28,130	194,122	422,463
Growth 2023 - 2028 (est.)	2.32%	2.90%	2.19%
Median Age	40.3	39.5	39.4

HOUSEHOLDS & INCOME	1-MILE	3-MILE	5-MILE
Total Households	10,816	93,017	198,293
Median HH Income	\$105,759	\$96,734	\$111,487
Renter Occupied Housing	47.75%	66.21%	59.71%

# PHOTOS





# ZONING OVERVIEW

## NEIGHBORHOOD COMMERCIAL | N3C-75(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 non-residential 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 greater than 600 square feet (sf) at street level must have an average

depth of 30' and a minimum depth of 15', and have a minimum 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.



# MOUNT BAKER NEIGHBORHOOD DEVELOPMENT SITE

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