

FOR SALE



# Mount Baker Transit Oriented Development Site

3151 Rainier Ave S, Seattle, WA 98144



## 105 Unit Site

FISH  
MACKAY  
ARCHITECTS LLC

### FEATURES:

- **New lower price \$2,988,888 (\$28,465 per unit)**
- **17,895/sf land size in Urban Village zoned SM-NR-85**
- **400 feet from Sound Transit Mt Baker Light Rail Station**
- **Initial Massing Study shows 105 units of 618 SF each above level of live/work or commercial, including parking for 41 cars**
- **2016 rent survey shows \$2.60p/sf**      **low 2.9% vacancy rate per Dupree & Scott, S. King Co.**
- **In heart of Mt. Baker Town Center, \$20-24 million in City improvements planned**

CORE COMMERCIAL PROPERTIES, INC.  
10 East Allison Street  
Seattle, WA 98102  
[corecommercialproperties.com](http://corecommercialproperties.com)

**For Additional Information**

**Please Contact:**

Vince Vonada 206-718-0047

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## LOCATION

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### FEATURES:

- 400 feet from Sound Transit Mt Baker Light Rail Station
- 16 Minutes to Downtown via light rail
- High average weekday traffic count of 41,900
- Clean Environmental Database Expert Analysis Report
- Owner/user/operator shall vacate at closing and retain automatic car wash equipment
- **800 Amp electrical service and 2 inch water main run to site**
- High Walkscore of 84, most errands can be accomplished on foot

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## LOCATION

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Gross Land SF:  $\pm 17,895$  SF  
Zoning: SM-NR-85 Seattle Mixed North Rainier with 85' height limit  
Tax Parcel: King County 128230-0280, Use Fidelity Title

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## FISH MACKAY ARCHITECTS LLC

### 105 Unit Site

#### Memorandum

Date: 05/31/16  
Re: 3151 Rainier Avenue South  
Preliminary Capacity Study

Thank you for the opportunity to study your property for conceptual development potential. We have estimated the potential number of residential units, commercial space area, and parking count as detailed in this memo.

#### **Assumptions, Site Constraints, & Opportunities**

The following factors were considered when estimating the development potential of your property:

- **Building Height and Number of Stories:** Although the allowable building height per the Seattle Land Use Code is 85 feet, the most likely building construction type for a residential building will limit the height to 70 feet. This would translate to 5 stories of wood-framed residential units over a ground floor with concrete construction consisting of commercial and service space. Ceiling heights of 18 feet for the ground floor commercial level (allowing mezzanines to fit within the first floor) and 8 feet 6 inches for the residential levels are possible.
- **Floor Area Ratio (FAR):** The maximum allowable floor area ratio for this zone is 6.0. However, with the site configuration and likely building construction type, we calculated a feasible maximum FAR of 5.05. Note that of the site's 17,895 sf, only approximately 16,700 sf is contiguous site area, with the remaining portion separated from the rest by a trunk sewer easement.
- **Setback Requirement:** A horizontal setback of 2 feet is required for every additional 1 foot in height above 45 feet along Rainier Avenue South. This translates to the top 2 floors (Levels 5 and 6) needing to be set back approximately 12' from property line. Since the property has little frontage along Rainier Avenue South, this setback requirement will not significantly impact development potential.
- **Residential Units:** We have calculated a capacity of 105 units, with an average unit size of 618 sf. With a smaller average size more units could be possible, while conversely a larger average size would translate to fewer units.
- **Commercial and Live-Work:** We have assumed that commercial and live-work space would be located on the ground floor facing MLK Way South and South Hanford Street. Our calculations show 2,400 sf of commercial space (all on one floor) is feasible, with an additional 9,000 sf of live-work (with mezzanine levels) achievable. Any mix of commercial or live-work is possible within an 8,400 sf rentable footprint on Level 1.
- **Parking:** While there are no parking requirements per the Land Use Code, our experience with past projects suggests that market demand will require 1 level of below-grade parking. We have calculated that 41 stalls are possible within one level of below-grade parking, accessed from MLK Way South.
- **Residential Amenity Space:** The Land Use Code requires that 5% of the building area in residential use be provided as common amenity space, accessible to all residents. Up to 50% of the required area of amenity space may be provided in the interior of the building. We

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have assumed approximately 1,000 sf of amenity space on Level 1, while the remaining 2,700 would be provided on the upper roof terrace.

**Preliminary Building Calculations**

The table below summarizes estimated capacities for different uses.

<b>Preliminary Building Data-3151 Rainier Avenue South</b>											
Level	Type of construction	Flr. To Flr. Height	Gross Area Per Floor (GSF)	Net Resid. Area per Floor (NSF)	Parking Stalls	Lobby/Leasing	Live/Work with Mezzanines	Commercial Area	Amenity Area	Units	NSF/Unit
Roof	Type VA		520						2,706		
Level 6	Type VA	9'-10"	14,519	12,746						21	
Level 5	Type VA	9'-10"	14,519	12,746						21	
Level 4	Type VA	9'-10"	14,915	13,142						21	
Level 3	Type VA	9'-10"	14,915	13,142						21	
Level 2	Type VA	9'-10"	14,915	13,142						21	
Level 1 (incl. Mezzanine)	Type IA	19'-0"	19,689			1,610	9,000	2,400	1,073		
Level P1	Type IA	9'-0"	16,689		41						
Subtotal			<b>110,681 sf</b>	<b>64,918 sf</b>	<b>41 cars</b>	<b>1,610 sf</b>	<b>9,000 sf</b>	<b>2,400 sf</b>	<b>3,779 sf</b>	<b>105</b>	<b>618 sf</b>

31-May-16

**Lot Area** 17,895 sf  
**Proposed FAR** 5.05  
**Resid. Net/Gross** 87.99%

**Disclaimers**

These calculations are preliminary and conceptual. They are based on limited site information as no survey was provided. Floor plan layouts, beyond the scope of this study, will determine development potential with more accuracy. Owner program requirements, utility requirements, transportation requirements, and Design Review requirements all could potentially affect the development capacity of these properties.

Regards,

Bryan Fish  
 Principal  
**Fish Mackay Architects LLC**

Fish Mackay Architects LLC 117 W. Denny Way, Suite 214 Seattle, WA 98119

(206) 753-7474

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## Centrally Located in Mt Baker Town Center Concept



- \* Site is centrally located in new Mount Baker Town Center
- \* City plans \$20-24 million in transit, traffic, pedestrian and safety improvements
- \* More at <http://www.seattle.gov/transportation/accessibleMtBaker.htm>

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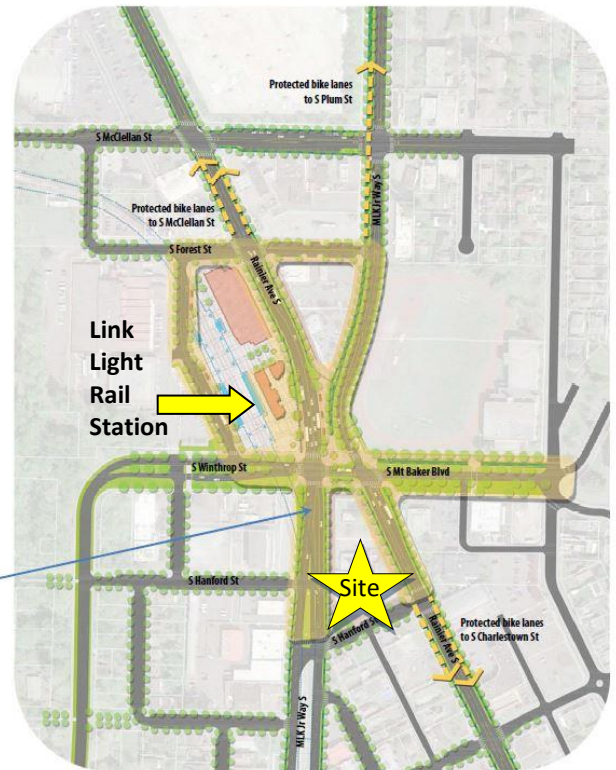
## In Heart of City Improvement Plans

### Project Elements

- Roadway modifications – (separation of Rainier Ave S and MLK Jr Way S)
- Connected bicycle network with protected bike lanes
- Re-located transit center
- Sidewalks
- Landscaping
- Lighting
- Traffic signal modifications
- Utility work
- Design, contingencies and soft costs

### Cost Range

- \$20 – 24 Million
- Cost represents improvement in shaded area
- Project elements will be further defined in design phase



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Near Term Project Phase 1

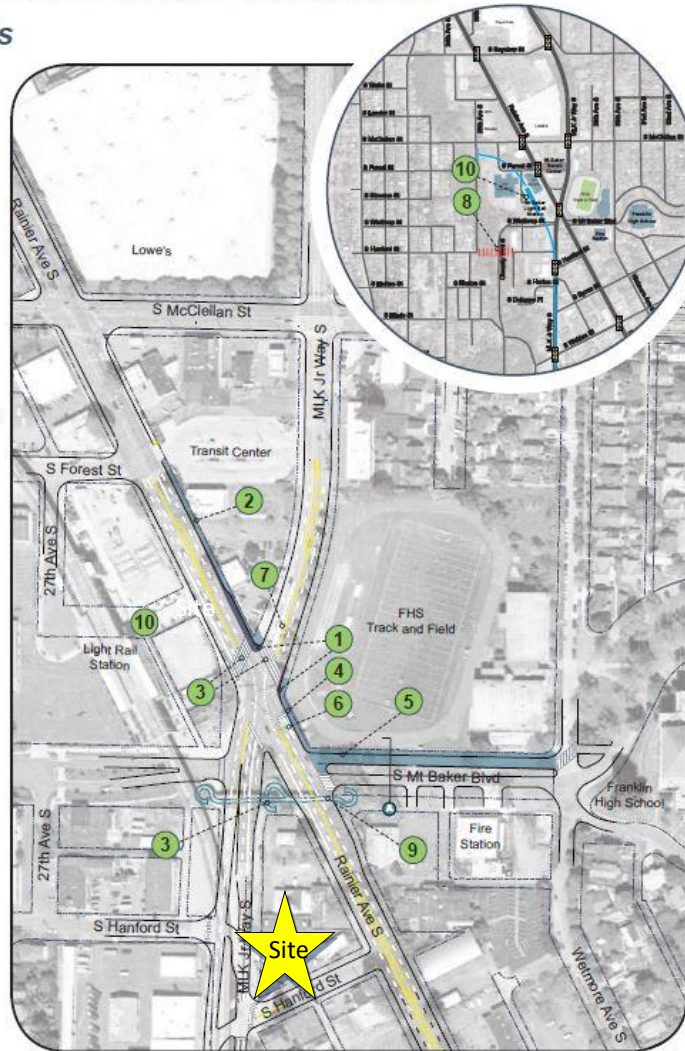
**Accessible Mt. Baker**

Near Term Projects  
**PHASE 1**

- 1 Shorten existing crossing distances and increase signal waiting area by adding sidewalk area
- 2 Increase sidewalk width and perform repairs
- 3 Increase crosswalk width from 10' to 20'
- 4 Increase sidewalk width from 8' to 12'
- 5 Change north lane of Mt. Baker Blvd. to walk/bike only (see cross section below)
- 6 Prohibit right turn heading north onto MLK, Jr. Way from Rainier Ave. S. during red light
- 7 Single left turn lane only heading south from MLK, Jr. Way S. onto Rainier Ave. S. (change existing combined through and left turn lane to through traffic only)
- 8 Replace lower Hanford Stairs and provide better lighting
- 9 Clean and repair pedestrian bridge
- 10 Activate Light Rail Station environment with more programmed events, market, bike share, outdoor concerts and other activities

**Other Actions**

- Improve traffic signaling to shorten walk waiting time
- Clean up and organize signs
- Add sidewalks where missing
- Repair sidewalks
- Landscape maintenance
- Manage parking
- Improve lighting where needed



Not to Scale



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Near Term Project Phase 2

Accessible Mt. Baker

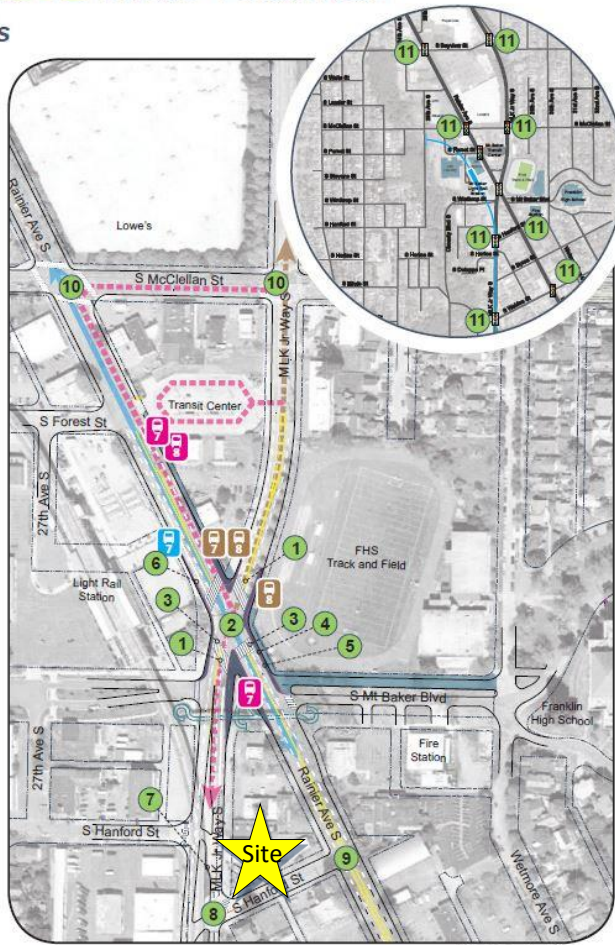
Near Term Projects  
PHASE 2

These improvements are in addition to the Phase 1 projects

- 1 Remove left turn lanes from MLK Way
- 2 Change traffic signal from three-phase to two-phase
- 3 New 20' wide crosswalks
- 4 Increase sidewalk width or add bike lane
- 5 Remove northbound right turn lane on Rainier
- 6 Change southbound right turn lane on Rainier to bus lane only
- 7 Add southbound left turn lane to MLK at Hanford
- 8 Modify traffic signal on MLK at Hanford to allow southbound left turns to eastbound Hanford
- 9 Add a northbound left turn lane and new traffic signal on Rainier at Hanford
- 10 Modify traffic signals at McClellan and to improve pedestrian crossing safety
- 11 Verify/improve truck access and turning movements at key intersections throughout

**Other Actions**

- Perform additional traffic analyses
- Coordinate emergency response requirements with the Fire Department



Transit Modifications:

- Route 7 - Consolidate stops to one area on both sides of Rainier north of MLK
- Route 8 - Re-route and move stop

Existing Route 7 to Remain	Existing Stop to Remain
Existing Route 8 to be rerouted	Existing Stop to be Relocated
Proposed Route 8	Proposed Stop Location



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