

LAKE CITY COMMERCIAL BUILDING



13045 LAKE CITY WAY NE
SEATTLE, WA 98125

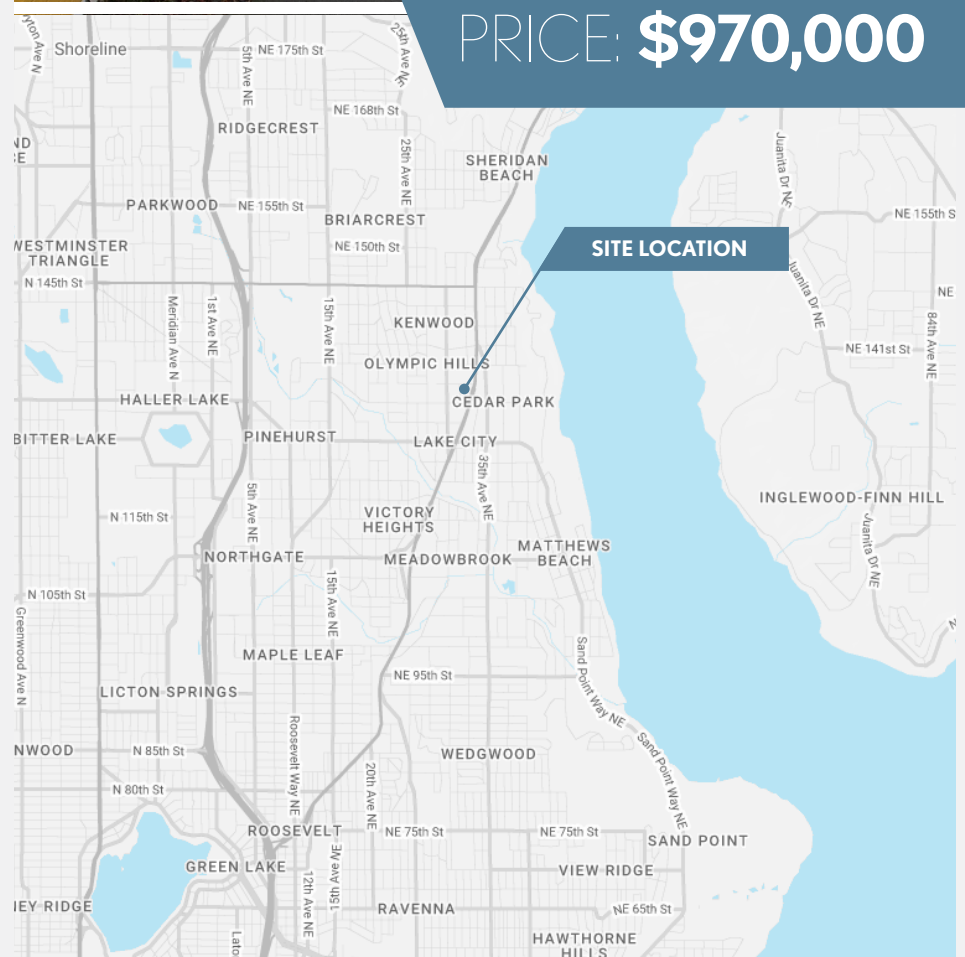
EXECUTIVE SUMMARY

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



PRICE: \$970,000



INVESTMENT HIGHLIGHTS

LAKE CITY COMMERCIAL 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



LAKE CITY COMMERCIAL BUILDING

CODE ANALYSIS:

OCCUPANCY:

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

Proposed Occupancy/Use
(NO CHANGE IN USE)

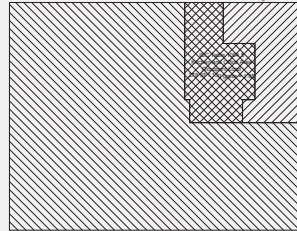
Note: This is a Doggie Daycare and it is only being repaired due to fire damage.

OCCUPANCY LOAD [pet 2018 IBC Table 1004.5]:

"Back of House" Mercantile Storage Stack 300 gross
 >> 2,165 SF / 300 = 7.21
 "Office and Kitchenette" 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.

IBC Table 1034.5
Reception and Waiting Room
Assembly - Waiting Area
Occupant Load
291 SF / 15 gross = 19.4



IBC Table 1004.5 Mercantile - Storage, Stock
Occupant Load 2,165 SF / 300 gross = 7.2

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.

[illegible]

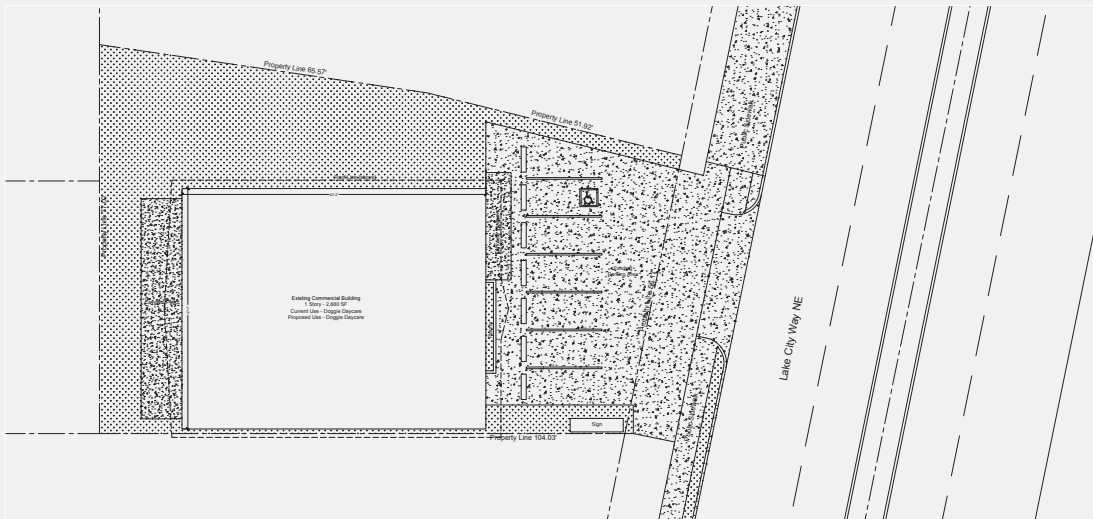
	Existing SF	New	Final SF
Existing First Floor Level	2,880 SF	0 SF	2,880 SF
Totals	2,880 SF	0 SF	2,880 SF

	Required	Proposed/Existing
Street	0'	0'
Side Interior	0'	0'
Rear	0'	0'

	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 %

	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 %

	Maximum Allowed	Proposed
Total Building Floor Area		2,880 SF
Total Lot Square Footage		7,356 SF
Floor Area Ratio	3.75	0.391



1 SITE PLAN
A001 SCALE: 1"=10'

SCALE: 1"=10'

SVS

Architecture LLC

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STAMP.

PERMIT SET

Project Name: The Dog Resort - Fire Repair

Project Address: 13045 Lake City Way NE, Seattle, WA 98125

REVISIONS:

DATE: 8/11/2023

SCALE: As Shown

JOB #: 23-2023

DWN:	CHK:
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SHEET TITLE:

SITE PLAN

SHEET:

A001



SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



SCHOOLS AND SERVICES

- 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



RETAIL

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



FOOD AND DRINK

- 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
- Chawlas2 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 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.



LAKE CITY WAY COMMERCIAL

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