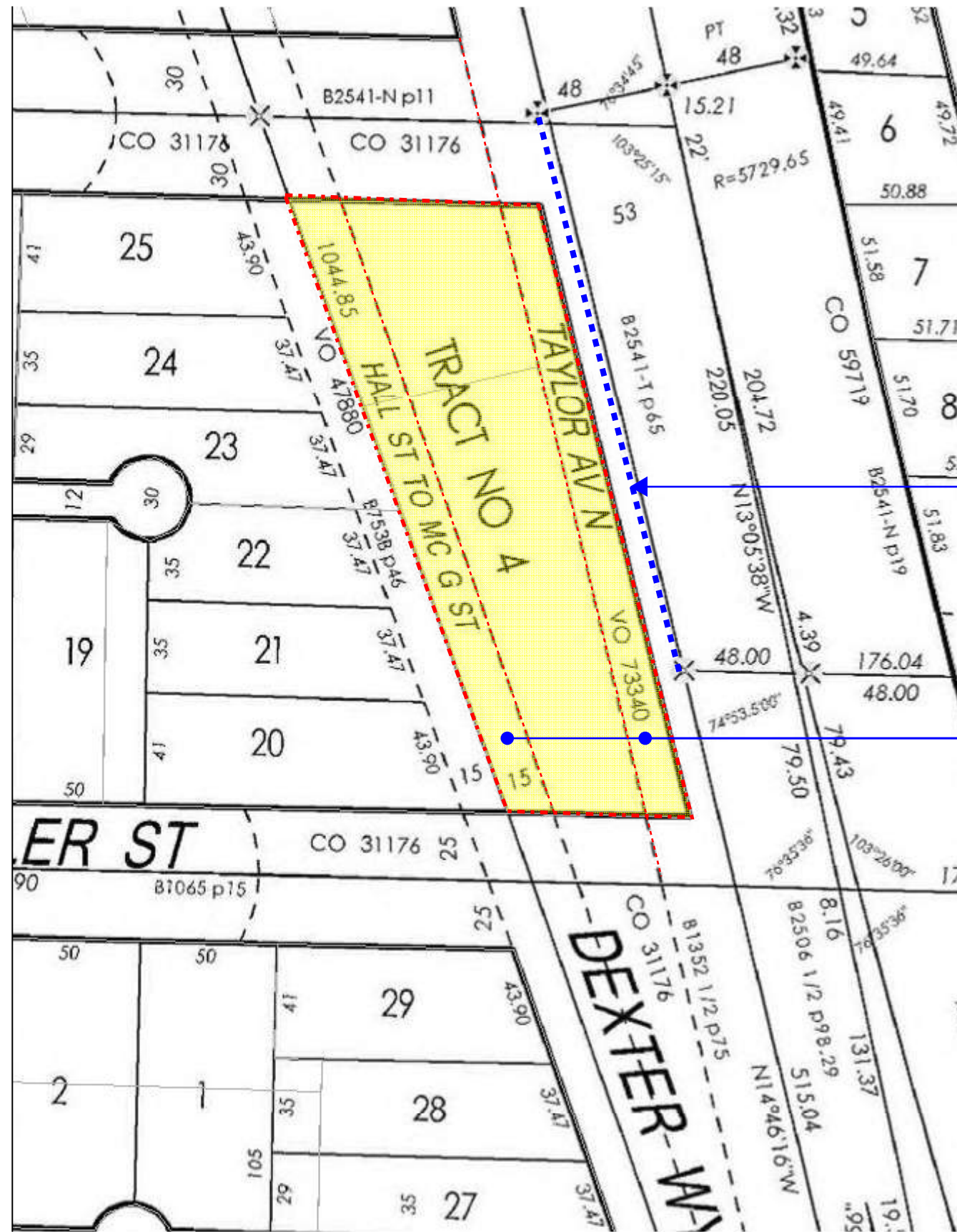




2451 & 2473 AURORA AVE N FEASIBILITY STUDY

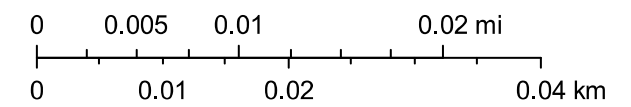


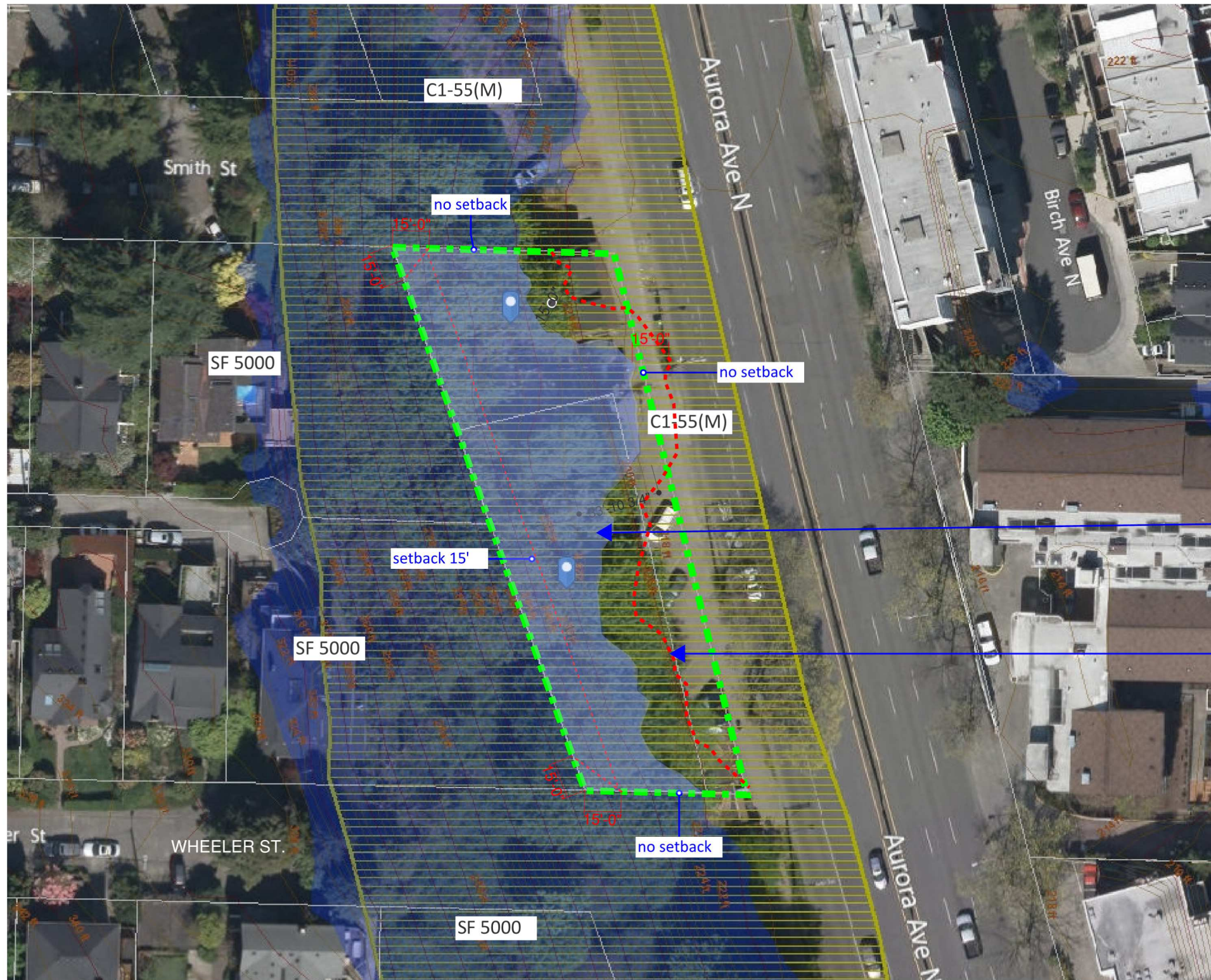
OVERHEAD POWERLINE
POTENTIAL BUILDING SETBACK TO
MAINTAIN 14' CLEARANCE

POTENTIAL EASEMENT
ORDER ALTA SURVEY TO CONFORM



1:600



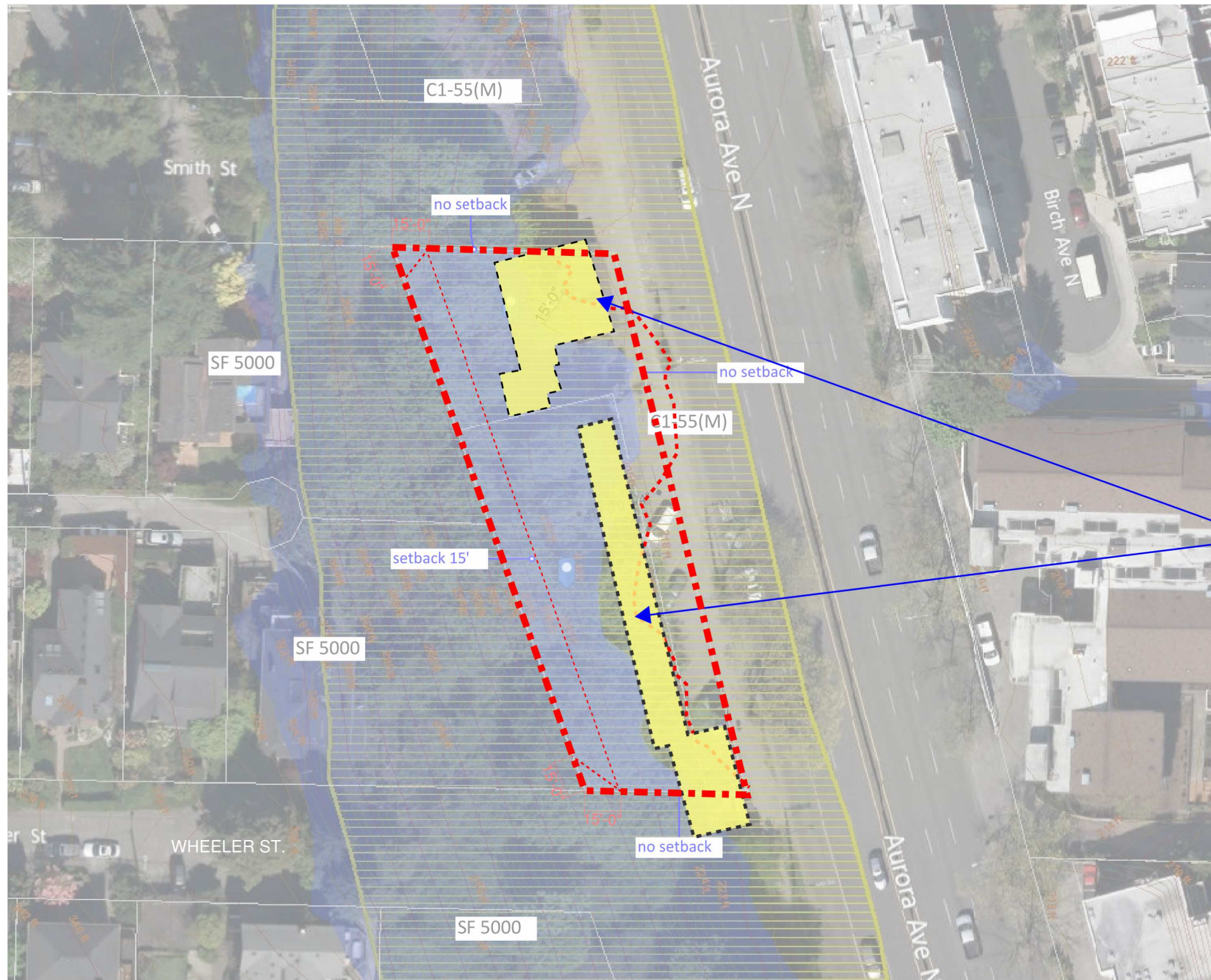


ECA STEEP SLOPE AREA
 Delineation to be confirm by survey
 and SDCI Geotech review

ECA STEEP SLOPE BUFFER
 Delineation to be confirm by survey
 and SDCI Geotech review

- Contour Lines**
- 10ft. contour
 - 2ft. contour
 - 2ft. contour
- Parcels**
- Steep Slope (40% average) - ECA1
 - Potential Slide Area - ECA2

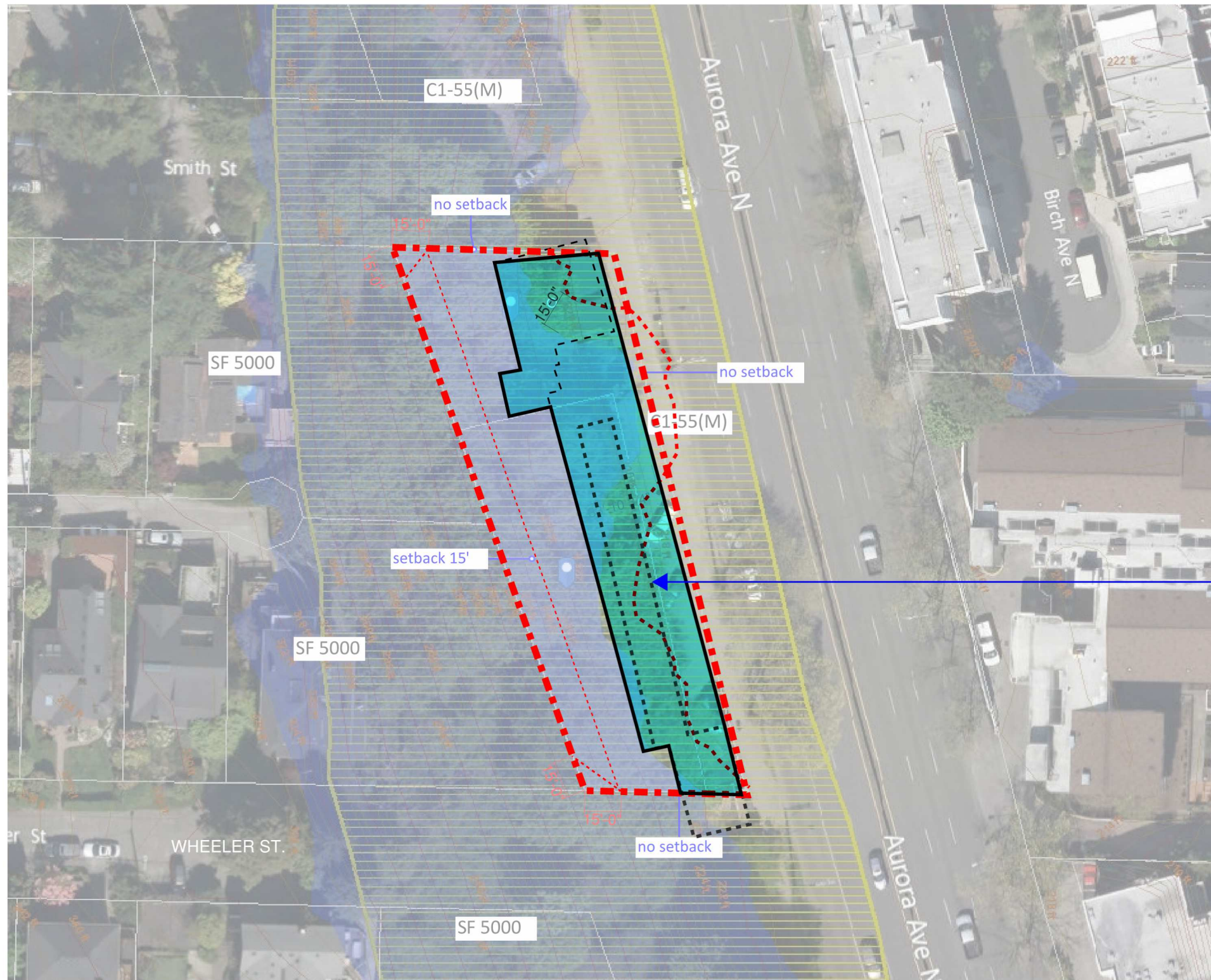




EXISTING BUILDING FOOTPRINT

- Contour Lines**
- 10ft. contour
 - 2ft. contour
 - 2ft. contour
- Parcels**
- Steep Slope (40% average) - ECA1
 - Potential Slide Area - ECA2





| Level | Floor Area |
|---------|------------|
| Level 1 | 8451 SF |
| Level 2 | 9171 SF |
| Level 3 | 9171 SF |
| Level 4 | 9171 SF |
| Level 5 | 9171 SF |
| Level 6 | 9171 SF |
| | 54306 SF |

FAR Proposed= 2.75
 FAR Minimal = 2
 FAR Maximum = 3.75

Proposed building footprint
 Subject to SDCI approval
 - ECA Exemption
 - ECA Relief
 - ECA Variance

- Contour Lines**
- 10ft. contour
 - 2ft. contour
 - 2ft. contour
- Parcels**
- Steep Slope (40% average) - ECA1
 - Potential Slide Area - ECA2



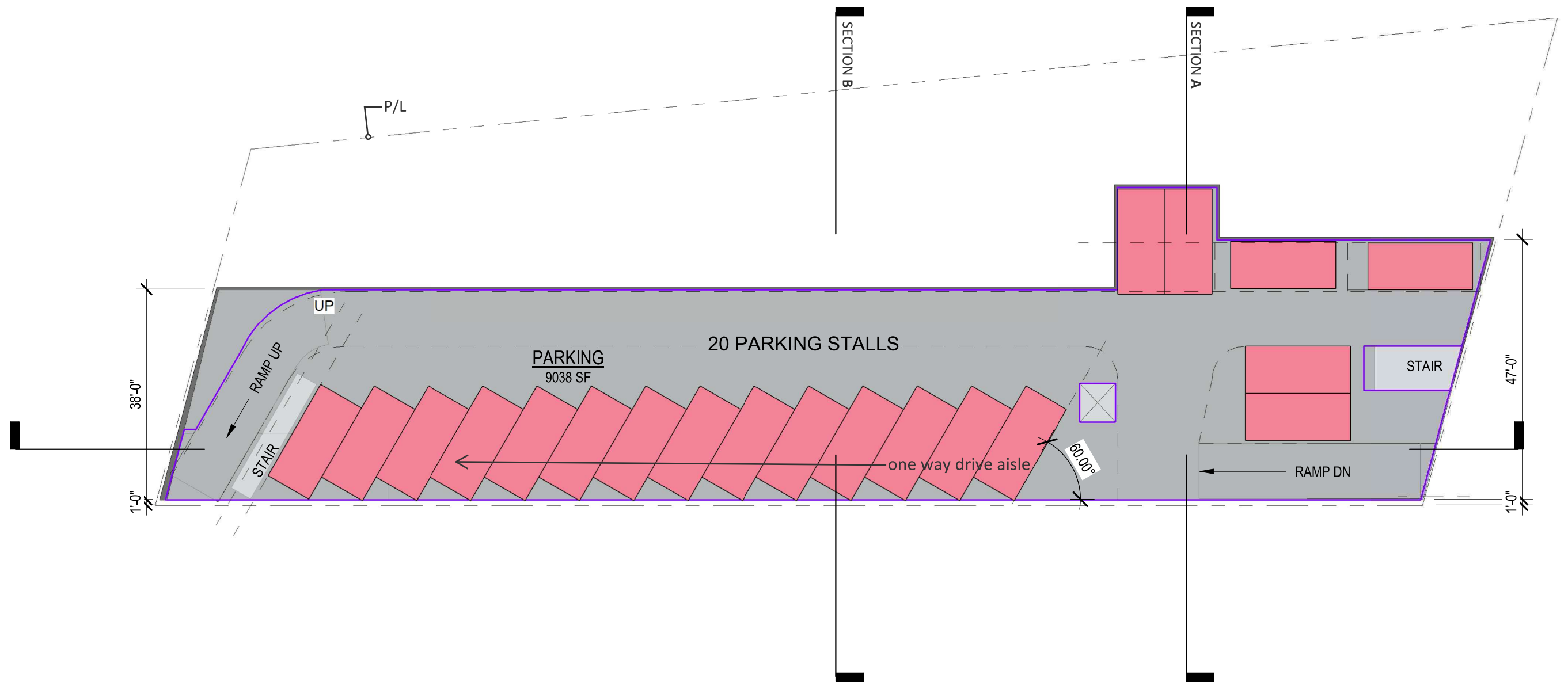


| Gross Floor Area | |
|------------------|------------|
| Level | Floor Area |
| B1 | 9398 SF |
| Level 1 | 8451 SF |
| Level 2 | 9171 SF |
| Level 3 | 9171 SF |
| Level 4 | 9171 SF |
| Level 5 | 9171 SF |
| Level 6 | 9171 SF |
| Grand total: | 63704 SF |

- Contour Lines**
- 10ft. contour
 - 2ft. contour
 - 2ft. contour
- Parcels**
- Steep Slope (40% average) - ECA1
 - Potential Slide Area - ECA2

SITE PLAN 1
 1" = 30'-0"

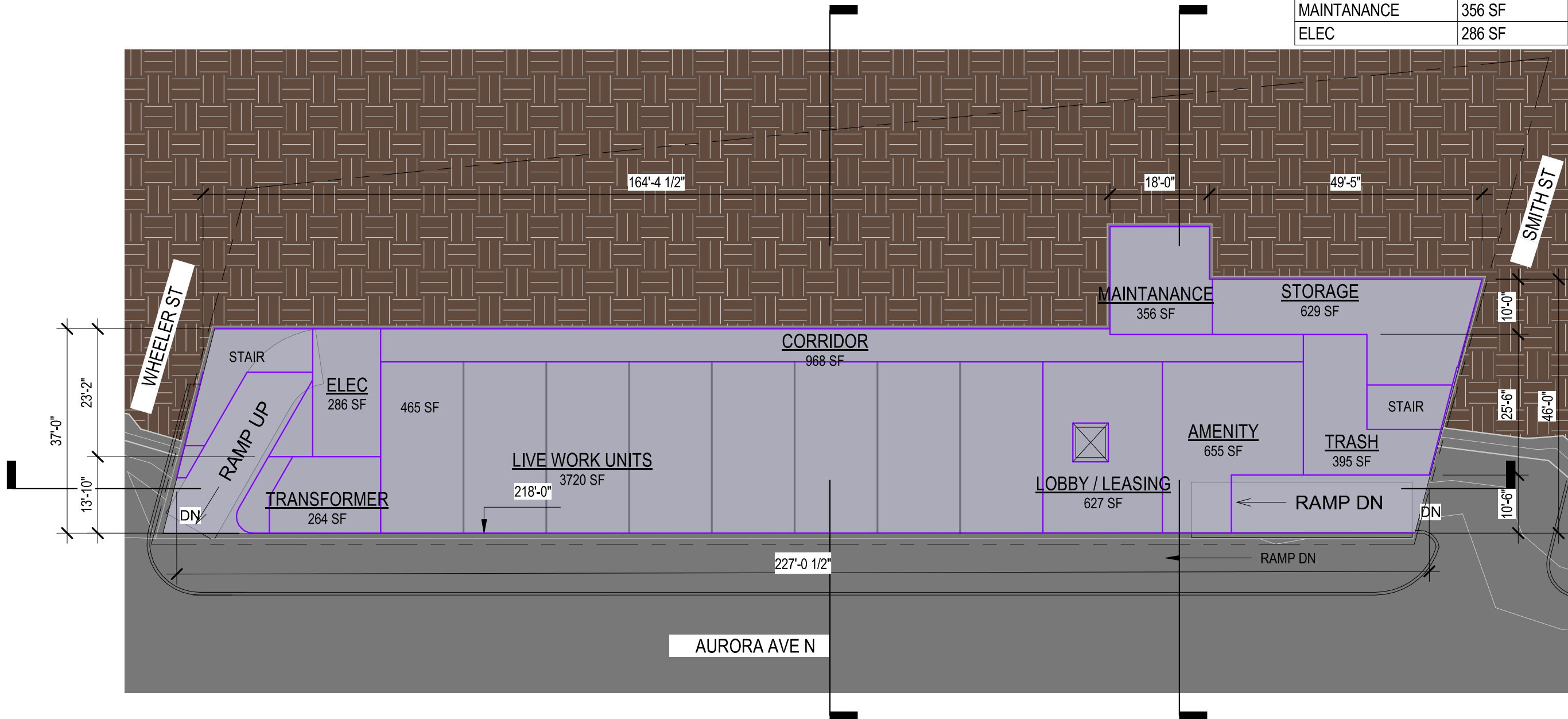




BASEMENT PARKING ①
 B1 parking 9400 SF 1" = 20'-0"



| Level 1 GFA | |
|-----------------|---------|
| Room Name | Area |
| | 7900 |
| LOBBY / LEASING | 627 SF |
| AMENITY | 655 SF |
| STORAGE | 629 SF |
| LIVE WORK UNITS | 3720 SF |
| CORRIDOR | 968 SF |
| TRANSFORMER | 264 SF |
| TRASH | 395 SF |
| MAINTANANCE | 356 SF |
| ELEC | 286 SF |



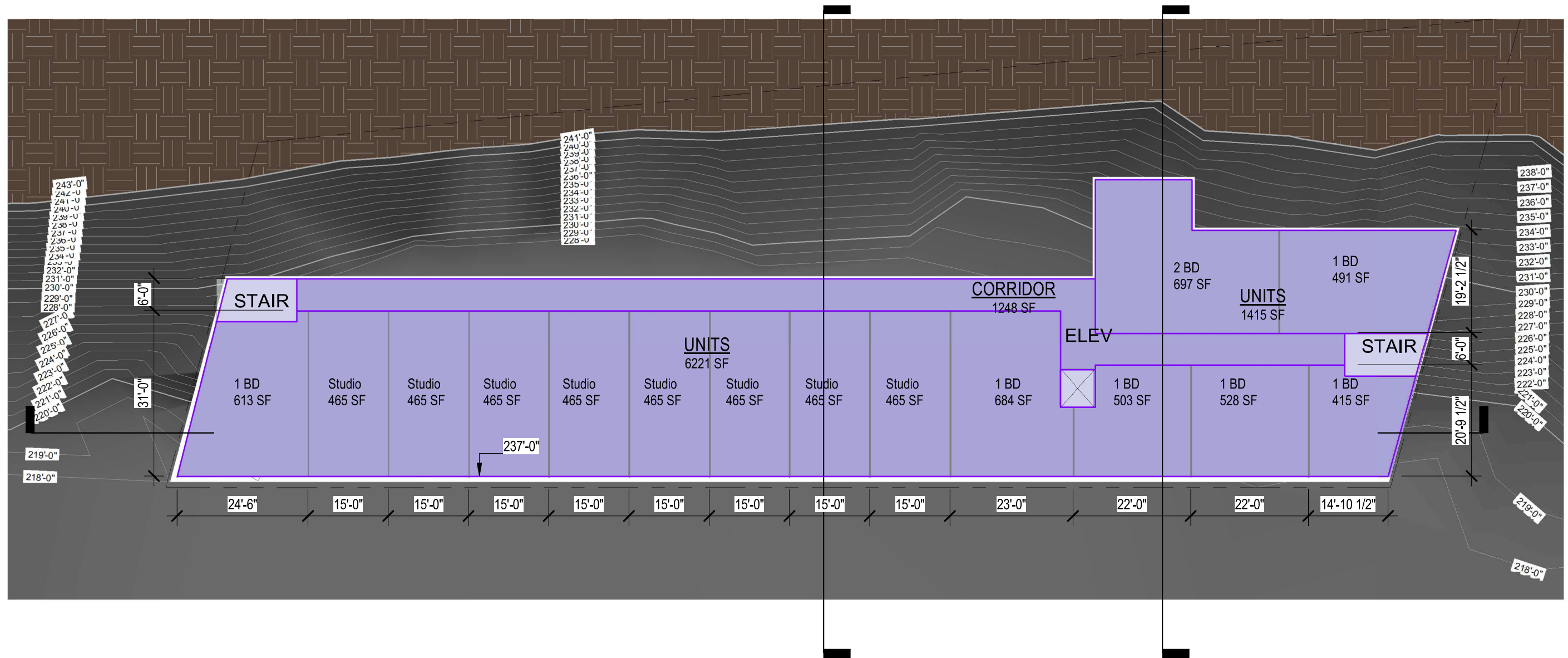
Level 1
1" = 20'-0" ①



| Level 2-6 GFA | |
|---------------|------|
| Room Name | Area |

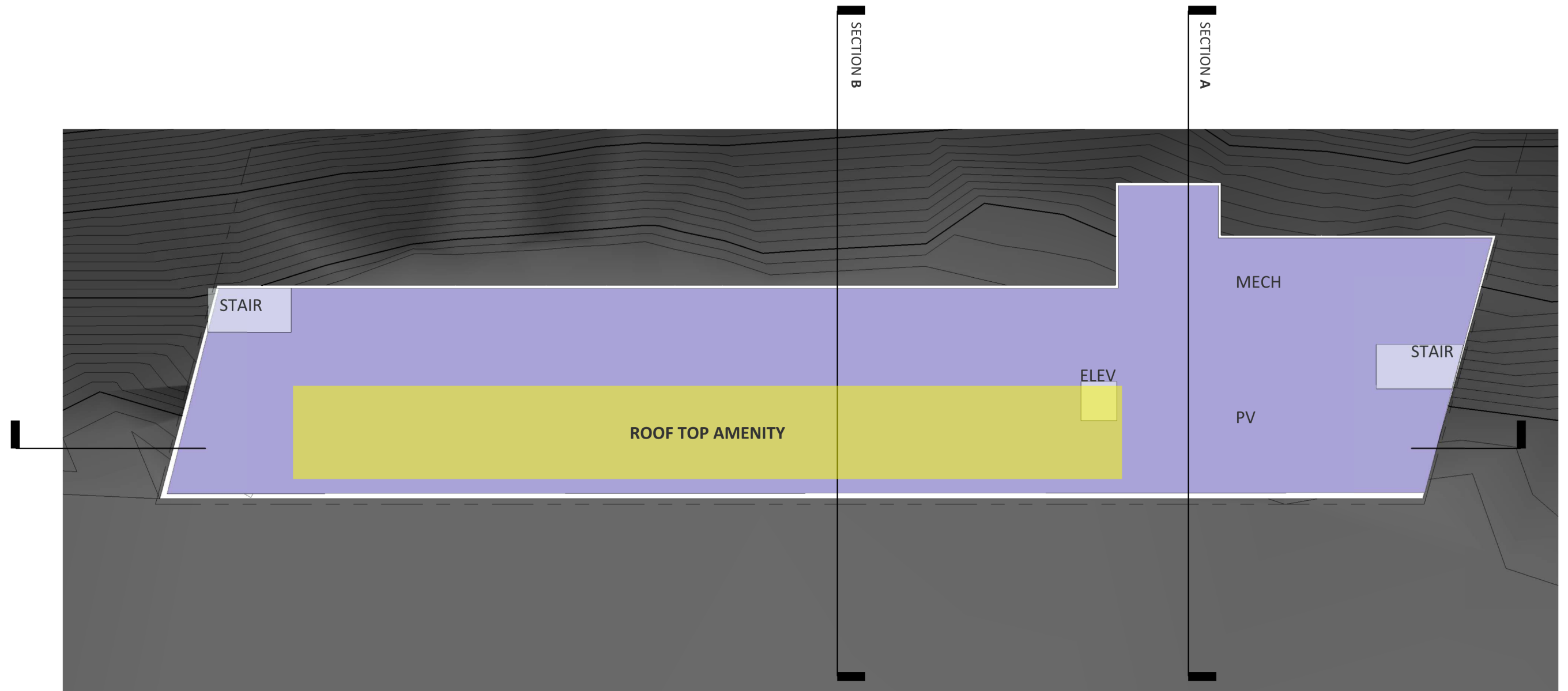
| | |
|----------|---------|
| CORRIDOR | 1248 SF |
| UNITS | 7635 SF |

Efficiency: 83 %



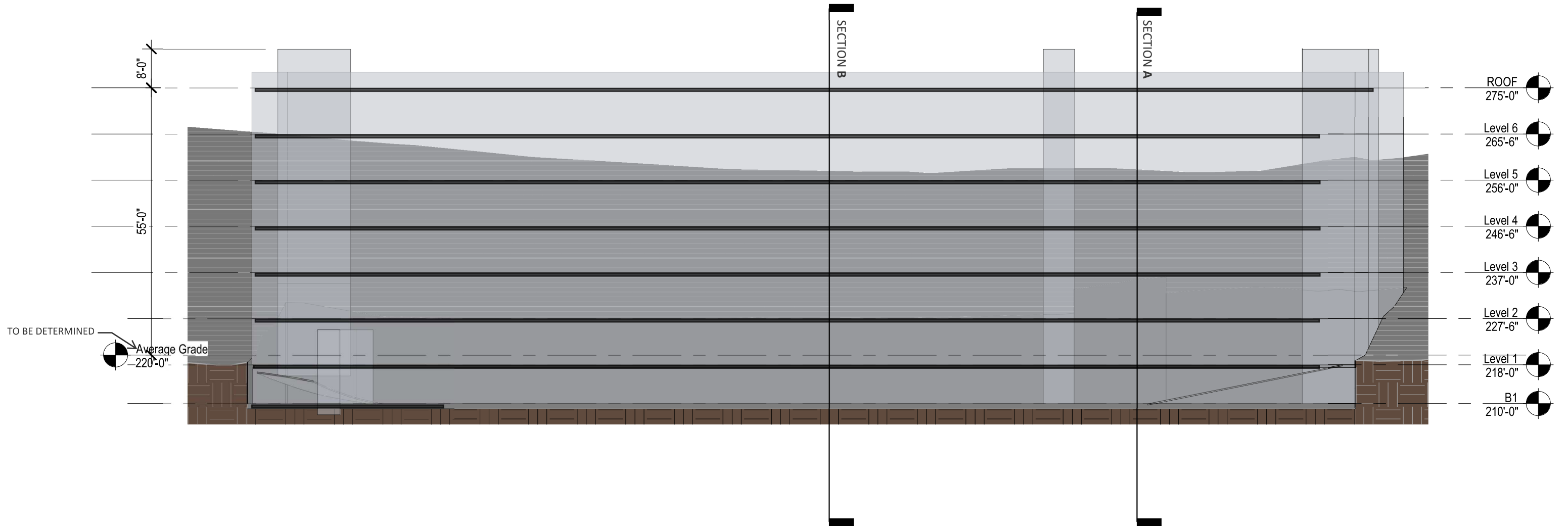
Level 3 - L2-L4-L6 SIM 1
 1" = 20'-0"



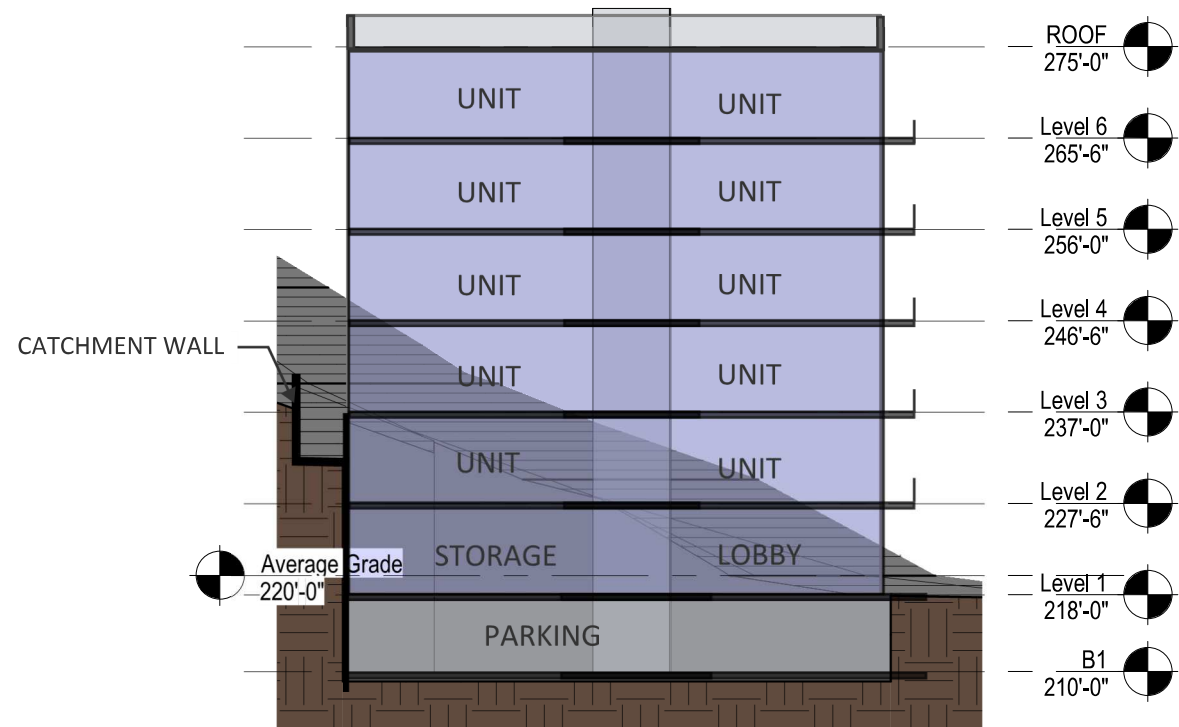


ROOF 1
 1" = 20'-0"

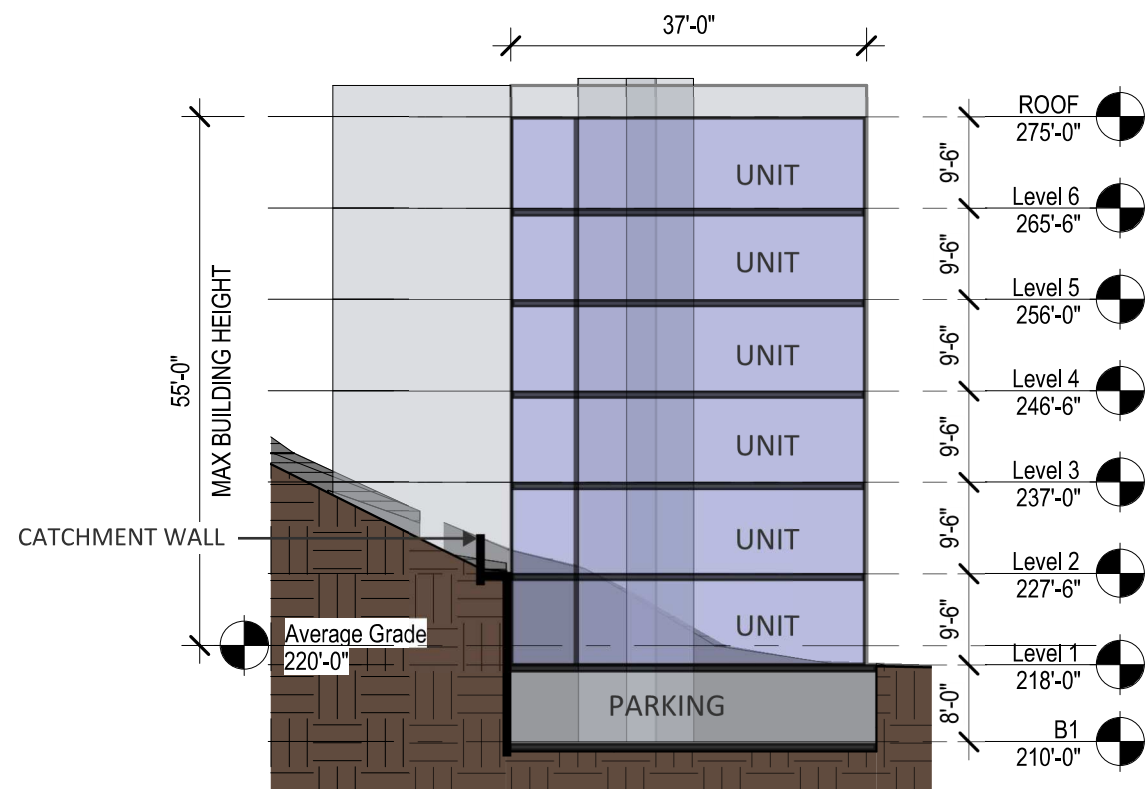




SECTION ALONG AURORA AVE ①
 1" = 20'-0"



SECTION A
1" = 20'-0" (1)



SECTION B
1" = 20'-0" (2)







Note: This feasibility study is based on a preliminary review of the jurisdiction's property records and zoning code with no survey provided. Actual conditions including, but not limited to lot boundaries, easements, grades, utilities and right of way conditions can result in a different development yield. Further review and clarification of zoning parameters may be required which may result in a different development yield.

| | | | | |
|---|--|----------------------------------|----------------------------------|----------|
| Address | Code | 2451 Aurora Ave N, Seattle 98109 | 2473 Aurora Ave N, Seattle 98109 | Combined |
| Parcel no. | | 3528901186 | 3528901185 | |
| Jurisdiction | Seattle | | | |
| Land Use District | C1-55 (M) (adopted 2019) | | | |
| Height Limit | Commercial 1 with a 55 foot height limit, M=Mandatory Housing Affordability | | | |
| Zoning | | | | |
| Overlay Zoning | none | | | |
| Airport Height Overlay | | Outer Transitional Surface | Outer Transitional Surface | |
| Urban Village Overlay | none | | | |
| MHA Fee areas | Medium | | | |
| Parking Flexibility Area | maybe eligible for reduced parking | Yes | Yes | |
| Design review - full design review required | A.1: abutting SF zone B.2: 8,000 - 35,000 sf - Administrative design review B.3 35,00sf above - full desing review | | | |
| Design review Equity area | No | | | |
| Enviromenttally Critical Areas | | | | |
| 40% steep slope | | Yes | Yes | |
| potential slide | | Yes | Yes | |
| Shoreline Environment: | No | | | |
| Floodplain: | No | | | |
| opportunity zone | No | | | |
| Max FAR | 3.75 | | | |
| Min FAR | 2.00 | | | |
| FACTORS | | | | |
| lot size sqft - approximate only. per KC Assessors Website | | 13,563 | 6,160 | 19,723 |
| present use | | Hotel/Motel wood/1950 | Apartment | |
| | | | 3 building, 3 stories, 7 units | |



| | | | | | |
|--|--|--|-------------------------|----------|--|
| present use building net sf | | | 12 Unit Motel - 3,182sf | 4,302 sf | |
| King County Assessors: Restrictive Size Shape | | | No | Yes | |
| site area (per KC) X max FAR (SF) | | | 50861.25 | 23100 | 73,961 |
| CODE SECTION | | | | | |
| | | | Max. sf | Max. sf | |
| 23.47A.004 Permitted Uses | Both Parcels are C1-55(M) | | | | |
| C = COMMERCIAL USES | | | | | |
| C.2. Eating and drinking establishments | P | | | | |
| C.3. entertainment | P | | | | |
| C.6. Lodging uses | p | | | | |
| C.8. Offices | P - may be limited to up to 1 FAR or 35,000 sf. | | 35000 | 35000 | 70000 |
| | Office uses in C1 and C2 zones are permitted up to the greater of 1 FAR or 35,000 sf as per 23.47A.010.D. Office uses in C1 and C2 zones are permitted outright with no maximum size limit if they meet the standards identified in subsection 23.47A.010.D. | | | | |
| C.10. Sales and services, general (2) | P | | | | |
| E = INSTITUTIONS | p | | | | |
| F. LIVE-WORK UNITS | p | | | | |
| G. MANUFACTURING USES | P | | | | except heavy manufacturing |
| H. PARKS AND OPEN SPACE | P | | | | |
| I. PUBLIC FACILITIES | Not permitted outright | | | | |
| J. RESIDENTIAL USES | P | | | | except Congregate Residences, Residential uses may be limited to 20 percent of a street level street-facing façade pursuant to subsection 23.474A.005.C. |
| K.3. Warehouses | P | | 25000 | 25000 | 50000 |
| | | | | | |
| 23.47A.005 Street -level Uses | | | | | |
| 23.47A.005.C.1 | Residential Uses at Street Level | | | | |
| | | | | | 1. In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent fo the street-level street-facing façade in the following circumstances or locations: |

| | | | | | |
|--|---|---|--|--|--|
| 23.47A.005.D.2 | The following streets are principal pedestrian streets WHEN LOCATED WITHIN THE PEDESTRIAN DESIGNATED ZONE. | | | | No Ped Zone designation listed at this time. |
| 23.47A.006 - Conditional Uses... | | | | | |
| 23.47A.008 - Street-level development Standards | 1. The provisions of 23.47A.008.A apply to: | b. STRUCTURES THAT CONTAIN A RESIDENTIAL USE IN C ZONES | | | |
| A. Basic street-level requirements | | c. Structures in C zones across the street from residential zones | | | |
| | | d. All structures in pedestrian designated zones | | | |
| | 2. Blank Facades ... | | | | |
| | 3. Street-level street-facing facades shall be located within 10 feet of a street lot line, unless wider sidewalks, plazas, or other approved landscape or open spaces are provided. | | | | |
| B. Non-residential street level requirements | 1. This may apply... | | | | |
| | 2. Transparency | | | | |
| | 3. Depth Provisions for new structures | | | | |
| | 4. Height provisions - new structures - at street level shall have a floor to floor height of at least 13 feet. | | | | |
| C. The following apply in pedestrian designated zones: | | No Ped Zone designation listed at this time. | | | |
| | 1. Uses for 80% of width - see list | | | | |
| | 4. Overhead weather protection | | | | |
| | more - read if applicable | | | | |
| 23.47A.010 - Maximum size of nonresidential use. | | | | | |
| | D. In C1 and C2 zones, office uses are limited to one (1) FAR, or 35,000 sf, whichever is greater. | | | | |
| 23.47A.012 - Structure Height | C1-55(M) - structure height for this zone is 55 feet. | | | | |
| | A. the height limit for structures in NC or C may not exceed the applicable height limit, except as otherwise provided in this section. | none | | | |
| | B. The ridge of a pitched roof, other than a shed roof or butterfly roof, may extend up to 5 feet above the otherwise applicable height limit in zones with ht limits of 30 or 40 feet... | NA - 55 feet | | | |
| | C. Rooftop features - many listed, see section for detail | | | | |

| | | | | | |
|--|--|------------------|--|--|--|
| | C.4. except as provided below (read) the following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features...does not exceed 20%. | | | | |
| | There are more limitations for locating something on the north lot line, unless you provide shadow diagrams | | | | |
| 23.47A.013 - Floor Area Ratio | A. The applicable FAR limit applies to the total chargeable floor area of all structures on a lot. | | | | |
| | Table A | | | | |
| | 55 feet ht limit | FAR limit = 3.75 | | | |
| | B. **some floor area is not counted toward FAR | | | | |
| | E. Minimum FAR - NA for these sites | | | | |
| 23.47A.014 Setback Requirements | A. Rooftop features are not allowed in setbacks except - see code section for details | | | | |
| | B. Setback requirements for lots abutting or across the alley from residential zones | | | | |
| | 1. A setback is required where a lot abuts the intersection of a side lot line and a front lot line in a residential zone or a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50% of the width or the depth of the lot. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and the side lot line 15 feet from the intersection of the rezoned lot's front lot line and the side lot line abutting the rezoned lot. The third side connects these two sides with a diagonal line across the commercially zoned lot. | | | | |
| | 3. An upper-level setback is required along any rear or side lot line that abuts a lot in a single family zone, that is across an alley from a single family zone, or that abuts a lot that is zoned both comm and SF if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot as follows: | | | | |
| | a. 15 feet for portions of structures above 13 feet in height to a max of 40 feet and, | | | | |
| | b. For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet. | | | | |
| | 4. One half of the width of an abutting alley may be counted as part of the required setback. For the purpose of this section the alley width and the location of the rear lot line shall be determined prior to any dedication that may be required for alley improvement purposes. | | | | |



| | | | | | |
|---|---|--|--|--|--|
| | 5. No entrance, window, or other opening is permitted closer than 5 feet to an abutting residentially zoned lot. | | | | |
| | D. Façade modulation. For structures with a width of more than 250, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. For structures with a width of more than 500 feet, at least 2 portions of the structure 30 feet or greater in width and separated by at least 100 feet must be set back a minimum of 15 feet from the front property line. | | | | |
| | E. A minimum 5 foot landscape setback may be required - see 23.47A.016. | | | | |
| | F. Mobile home park setbacks.... | | | | |
| | G. Structures and projections in required setbacks | | | | |
| | 1. Decks and balconies | a. decks with open railings may extend into the required setback, but are not permitted within 5 feet of a lot in a residential zone, except as provided in subsection 23.47A.014.G.1.b | | | |
| | | b. decks that are accessory to residential uses and are no more than 18 inches above existing or finished grade, whichever is lower, are permitted within 5 feet of a lot in a res zone. | | | |
| | 2. ***Additional elements may project into the setback, see code section for details | | | | |
| | | | | | |
| 23.47A.016 Landscaping and screening standards | A. Landscaping requirements exist - specific research needed | | | | |
| | 1. The director shall promulgate rules... primarily plant types | | | | |
| | 2. Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019 is required for any lot with: | a. development containing more than four new dwelling units or a congregate residence or | | | |
| | | b. development, either new structure or addition, that contains more than 4,000 new square feet of non-res uses, or | | | |
| | | c. any parking lot containing more than 20 new parkign spaces for automobiles. | | | |
| | B. Street tree requirements exist - specific research needed | | | | |
| | D. Screening and landscaping requirements for specific uses | | | | |
| | 1. surface parking areas | | | | |
| | 3. Certain uses have landscape buffer requirements. | l. parking garage occupying any portion of the street level street-facing façade between 5 and 8 feet above the sidewalk. | | | |

| | | | | | |
|---|--|--|--|--|--|
| | | This condition would require a 5 foot deep landscaped area along the street lot line or screening by the exterior wall of the structure. | | | |
| | | | | | |
| 23.47A.017 Mandatory housing affordability in C and NC zones | C and NC zones with a mandatory housing affordability suffix are subject to the provisions of Ch 23.58B and 23.58C | see the gray sections below | | | |
| 23.47A.024 Amenity area | A. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, but there are some exceptions. | | | | |
| 23.47A.030 Required parking and loading | A. Off- street parking spaces may be required as provided in section 23.54.015. Required parking. | | | | |
| **may be eligible for reduced parking | 23.54.015 Required parking and maximum parking limits | A. required parking - the minimum number of off-street motor vehicle parking spaces required Table B for RESIDENTIAL USES | | | |
| | | Per Table B - Multifamily residential uses require 1 space per dwelling unit or 1 space for each 2 small efficiency dwelling units. | | | |
| | | K. Bicycle parking. The minimum number of parking spaces for bikes shown in Table D. Long term - 4 or more hours. Short term less than 4 hours. There are more details here...read if needed. | | | |
| | | Per Table D - Multifamily Long term - 1 per dwelling unit. Short term - 1 per 20 dwelling units. | | | |
| | | | | | |
| 23.47A.032 Parking locations and access | A. Access to parking | | | | |
| | 3. In C1 and C2 zones, access to off-street parking may be from a street, alley, or both when the lot abuts an alley. However, structures in C zones with RESIDENTIAL USES,....shall meet the requirements for parking access for NC zones as provided in subsection 23.47A.032.A.1. If two or more structures are located on a single site, then a single curb cut shall be provided according to the standards in sections... | | | | |
| | 1. NC zones. The following rules apply in NC zones except... | a. access to parking shall be from an alley if the lot abuts an alley | | | |
| | | b. if no alley access is permitted from the street and limited to one two -way curb cut | | | |
| | | ** more details listed | | | |
| | B. Location of parking | | | | |

| | | | | | |
|---|---|---|--|--|--|
| | 3. Off street parking may be located anywhere on a lot in C1 and C2 zones, except that structures with residential uses in C zones.....shall meet the requirements for parking location for NC zones as provided in section 23.47A.032.B.1. except that if a lot in a C zone is bordered by streets on all sides... | | | | |
| | 1. The following rules apply in NC zones, except... | a. Parking shall not be located between a structure and a street lot line. | | | |
| | | b. within a structure, street-level parking shall be separated from street-level street-facing facades by another permitted use. This requirement does not apply to parking meeting the standards of 23.47A.032.A | | | |
| | | c. Parking to the side of a structure shall not exceed 60 feet of street frontage. | | | |
| 23.58B MANDATORY HOUSING AFFORDABILITY FOR COMMERCIAL DEVELOPMENT | | | | | |
| 23.58B - Affordable housing impact mitigation program for commercial development | | | | | |
| 23.58B.020 Applicability and requirements | B. Applicability. Except as provided according to subsection 23.58B.020.C this shall apply to development that includes more than 4,000 sf of gross floor area in commercial use through one of the following: | | | | |
| | 1. construction of a new structure | | | | |
| | 2. construction of an addition | | | | |
| | 3. change of use from residential to commercial | | | | |
| | C. commercial development is exempt if...read the section, not many options | | | | |
| 23.58B.040 Mitigation of impacts - payment option | A. Amount of cash contributions | | | | |
| | 1. An applicant complying through the payment option shall provide a cash contribution to the City, calculated by multiplying the payment calculation amount per squarefoot according to Table A or Table B for 23.58B.040 and Map A for 23.58B.050 as applicable, by the total square feet of chargeable floor area in commercial use, or gross floor area in commercial use that is not underground if the is no FAR limit in the underlying zone as follows. | Based on 23.58B.050 Map A and Table B - our sites are Under the MEDIUM column. In Zones with an (M) suffix - \$7.00 | | | |
| 23.58B.050 - Mitigation of impacts - performance option | Provide units of affordable housing. | | | | |



23.58C MANDATORY HOUSING AFFORDABILITY FOR RESIDENTIAL DEVELOPMENT

23.58C.025 Affordable housing - payment option

1. An applicant complying with this through the payment option shall provide a cash contribution to the City, calculated by multiplying the payment calculation amount per square foot according to Table A or Table B for 23.58C.040 and map A for 23.58C.050 as applicable, by the total gross floor area in the development, excluding the floor area of parking located in the stories, or portions of stories, that are underground, and excluding any floor area devoted to a domestic violence shelter as follows:

a. in the case of construction of a new structure, the gross floor area in residential use and the gross floor area of live-work units

Based on 23.58C.050 Map A and Table B - our sites are Under the MEDIUM column. In Zones with an (M) suffix - \$13.25

