

Feasibility Analysis

Aerial View



Massing model- View looking South/ SW from Aurora Ave



Vicinity Map

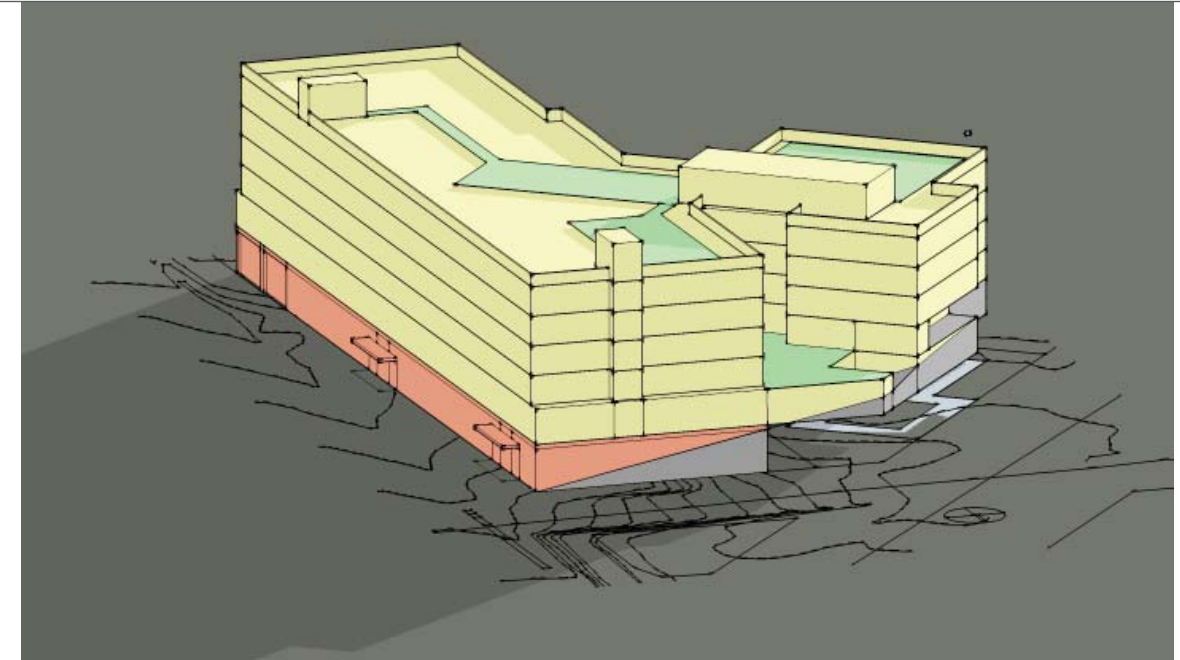
19425 Aurora Avenue North

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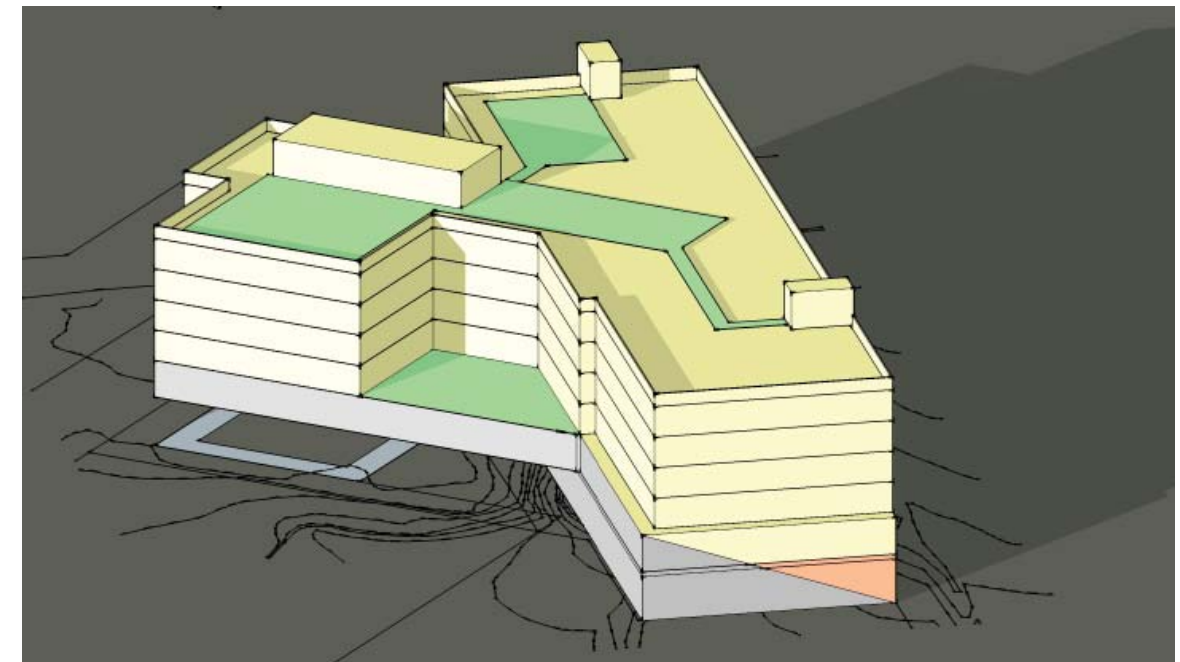
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Building Narrative

The building shown in the proposed feasibility assumes that the project site is rezoned to MB. 1 floor of below grade parking is provided for a ground level commercial space with 16 FT floor to floor space. 1 floor of residential parking is provided above the commercial. 4 levels of residential apartments are shown. Amenity spaces are provided on the main L3 level area with access to 2 exterior landscaped & raised paver amenities. The rooftop contains amenities as well, including a Sky Lounge & rooftop exterior landscaping, hardscape and room for a PV array.



Massing model- View looking South/ SW from Aurora Ave



Massing model- View looking North/ NE from Firlands Ave

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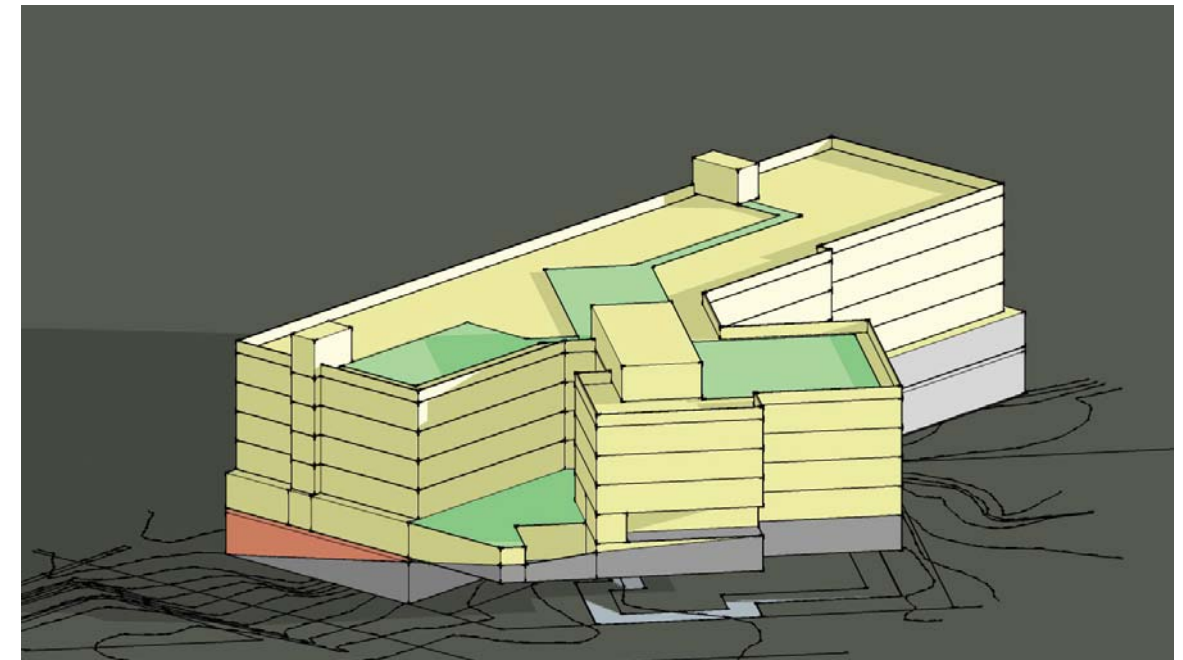
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Building Data

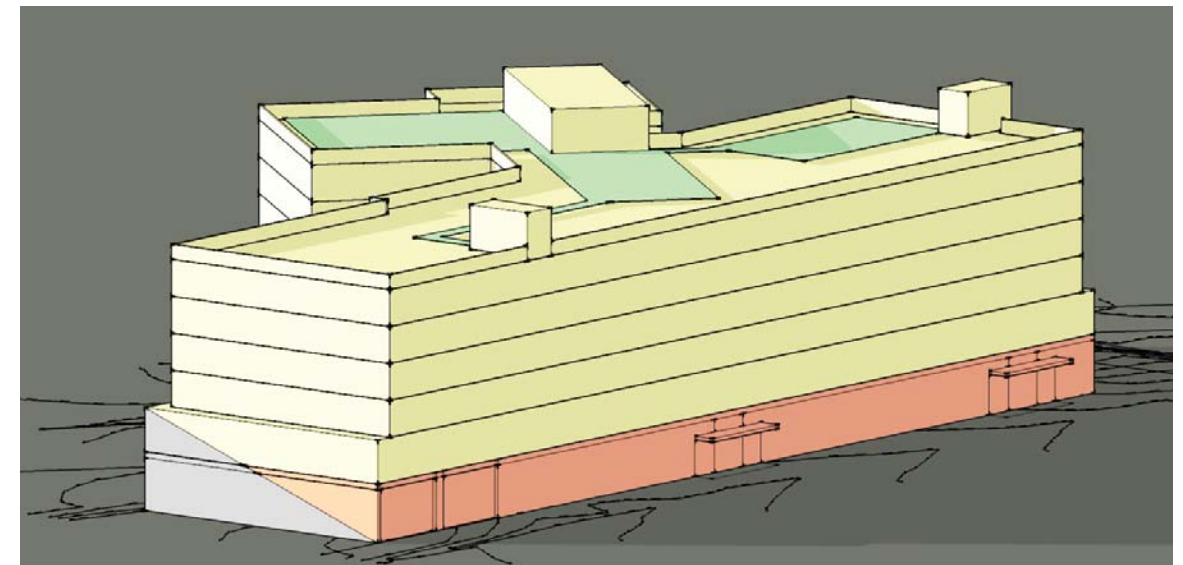
FLOOR AREA					
LEVEL	GSF	NLSF	NRSF	PARKING SPACES	
P1	24 100			50	
L1	24 100	17 100			
L2	38 600			99	
L3	31 100		21 700		
L4	31 500		28 500		
L5	31 500		28 500		
L6	31 500		28 500		
ROOF	2 082				
TOTALS	175 882	17 100	107 200	149	

UNIT MIX

LEVEL	STUDIO	O-1	1BR	2BR	3BR	TOTAL
L3	0	13	9	2	4	28
L4	3	13	11	3	6	36
L5	3	13	11	3	6	36
L6	3	13	11	3	6	36
TOTALS	9	52	42	11	22	136
AVG SQ FT	504	530	810	1001	1171	757



Massing model- View looking South/ SE from Firlands Ave



Massing model- View looking North/ NW from Aurora Ave

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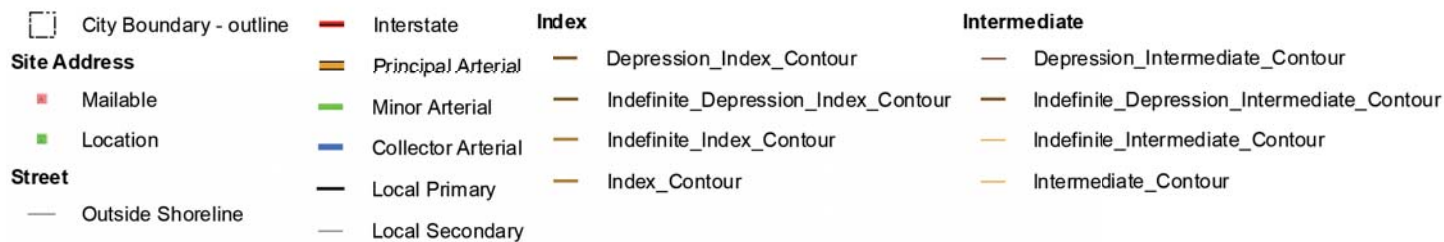
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Zoning Map

Zoning Data



October 7, 2016



Site Address	9425 Aurora Avenue North Shoreline, WA 98133	
Parcel Number	#19425-7283900610	
Property Data	<u>Land Area</u>	40, 911 SF (.94 acre)
	<u>Property Slopes</u>	Slope up from S to N (6'-0") Approx. max. slope- 2%
		Slope up from E to W varies (32'-0") Approx. max. slope- up to 55%
Zoning Designation	<u>MB & R18 (exist.)</u>	<u>(prop.) change to MB</u>
Max. Height Allowed	65'-0" above average grade plane	
	Abutting R18 & across R.O.W. from R6- step back height 15'-0" from prop. line @ 35'-0" above abutting zoning designation step back 10'-0". (Transition Area)	
	Parapets, firewalls, railings may extend 4'-0" beyond max.	
	Mech., stair, elevator penthouses may extend 10'-0" beyond max.	
	Solar energy equipment has no height limit	
Max. Hardscape	95% & does not include roof covered by p.v. or intensive vegetative roofing	
Yard Setbacks	0 setback from commercial zones 15'-0" setback from R18 15'-0" setback from R6 if across a R.O.W.	
Street Designation	Aurora Avenue- 'Arterial' Firlands Way NW- 'Local Secondary' North 195th- 'Collector Arterial'	
Re-zoning	The property meets the master plan criteria for re-zoning to MB. A pre-application & community meeting are required with a 'Type C' hearing examiner determination.	

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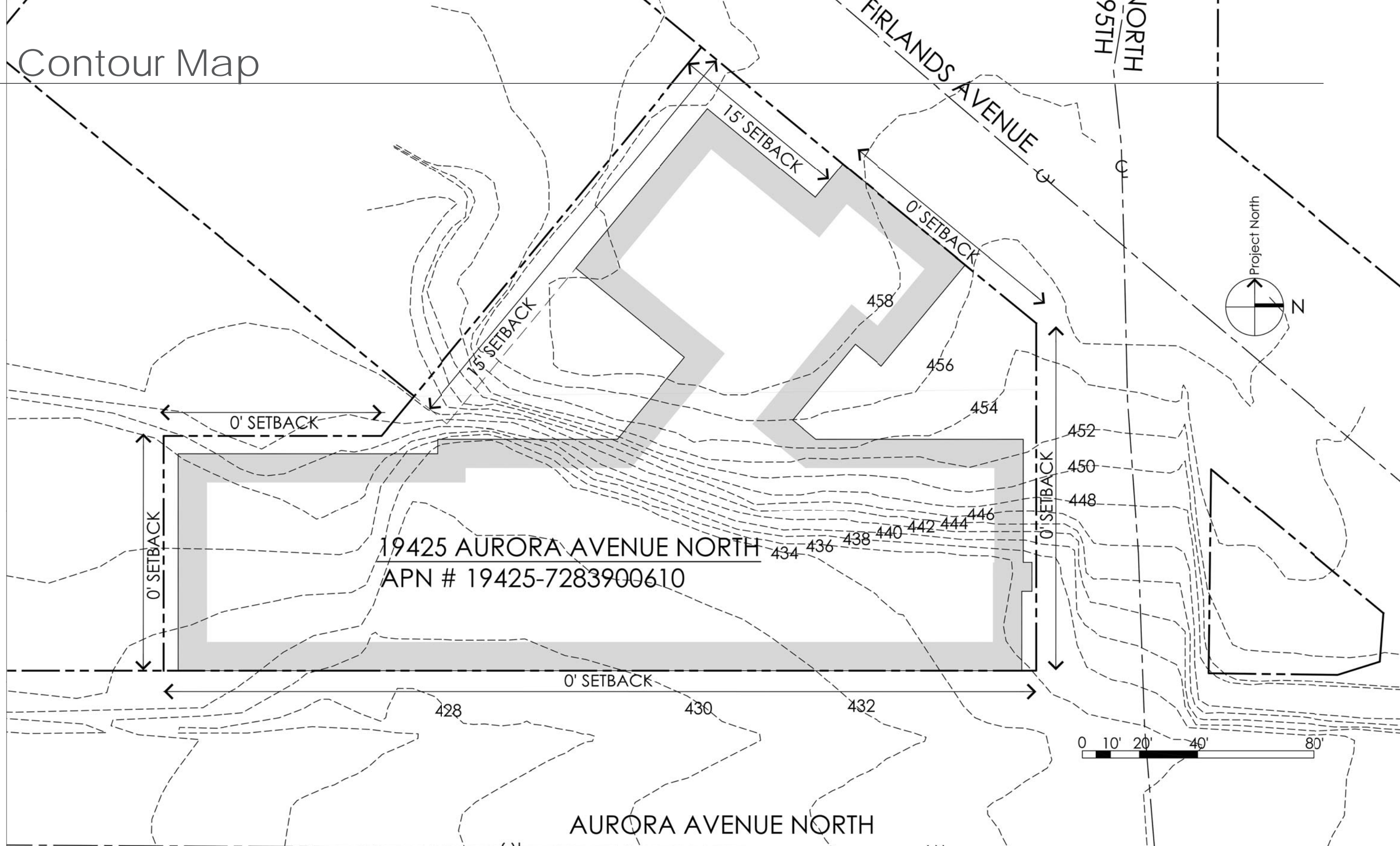
Building Notes

Construction type	<p><u>(4) floors of type 5-A over (3) levels of type 1-A</u> (note max. building height of 75 ft requires the roofplan to be moved to L6 & units removed in lieu of rooftop amenity)</p> <p><u>(4) floors of type 2-A over (3) levels of type 1-A</u> (drawings as shown in this feasibility accomo date this construction type)</p>								
Built Smart	Built Smart level 4 certification required for residential.								
Amenity Space	<table border="0"> <tr> <td>Studio</td> <td>- 100 SF per DU</td> </tr> <tr> <td>1 BR</td> <td>- 100SF per DU</td> </tr> <tr> <td>2 BR</td> <td>- 130 SF per DU</td> </tr> <tr> <td>3 BR</td> <td>- 170 SF per DU</td> </tr> </table> <p>(1) 20 FT X 20 FT outdoor play area</p> <p>Outdoor recreation areas to be minimally 20 FT in smallest dimension.</p>	Studio	- 100 SF per DU	1 BR	- 100SF per DU	2 BR	- 130 SF per DU	3 BR	- 170 SF per DU
Studio	- 100 SF per DU								
1 BR	- 100SF per DU								
2 BR	- 130 SF per DU								
3 BR	- 170 SF per DU								

Zoning Data-cont.

Uses Allowed	Affordable housing, Apartment, Hotel/ Motel, Professional Offices, General Retail										
Landscape Req,'d	<p>Landscape barriers are required where 15'-0" setbacks are required.</p> <p>The slopes on site may be considered critical areas.</p> <p>The trees on site may be removed although critical area `determination must occur first.</p> <p>Stormwater tracks allowed to count towards up to 50% of recreation requirement.</p>										
Parking Required	<p><u>Residential</u> 10% of spaces required to be electric vehicle</p> <table border="0"> <tr> <td>Studio</td> <td>- .75 spaces per D.U.</td> </tr> <tr> <td>1 BR</td> <td>- .75 spaces per D.U.</td> </tr> <tr> <td>2 BR</td> <td>- 1.5 spaces per D.U.</td> </tr> <tr> <td>Bikes</td> <td>- 1 per 10 DU</td> </tr> <tr> <td>Long Term Bike</td> <td>- .5 per D.U.</td> </tr> </table> <p>25% Reduction of required residential & commercial spaces allowed due to proximity to Aurora transit.</p> <p>50% Reduction may be allowed for the units where 60% of residential units rent to meet AMI per US DOH</p> <p><u>Commercial</u> General Services - 1 per 300 SF Retail trade - 1 per 400 SF Restaurants - 1 per 75 SF Bikes - 1 per 12 vehicles Long Term Bike - 1 per 25,000 SF (2 min.)</p>	Studio	- .75 spaces per D.U.	1 BR	- .75 spaces per D.U.	2 BR	- 1.5 spaces per D.U.	Bikes	- 1 per 10 DU	Long Term Bike	- .5 per D.U.
Studio	- .75 spaces per D.U.										
1 BR	- .75 spaces per D.U.										
2 BR	- 1.5 spaces per D.U.										
Bikes	- 1 per 10 DU										
Long Term Bike	- .5 per D.U.										
Trash & Recycling	<p><u>Residential</u> 16 FT x 10 FT for each 30 DU (exceptions w/ city accepted collections recycling)</p> <p><u>Commercial</u> General Services - review by land use</p>										

Contour Map



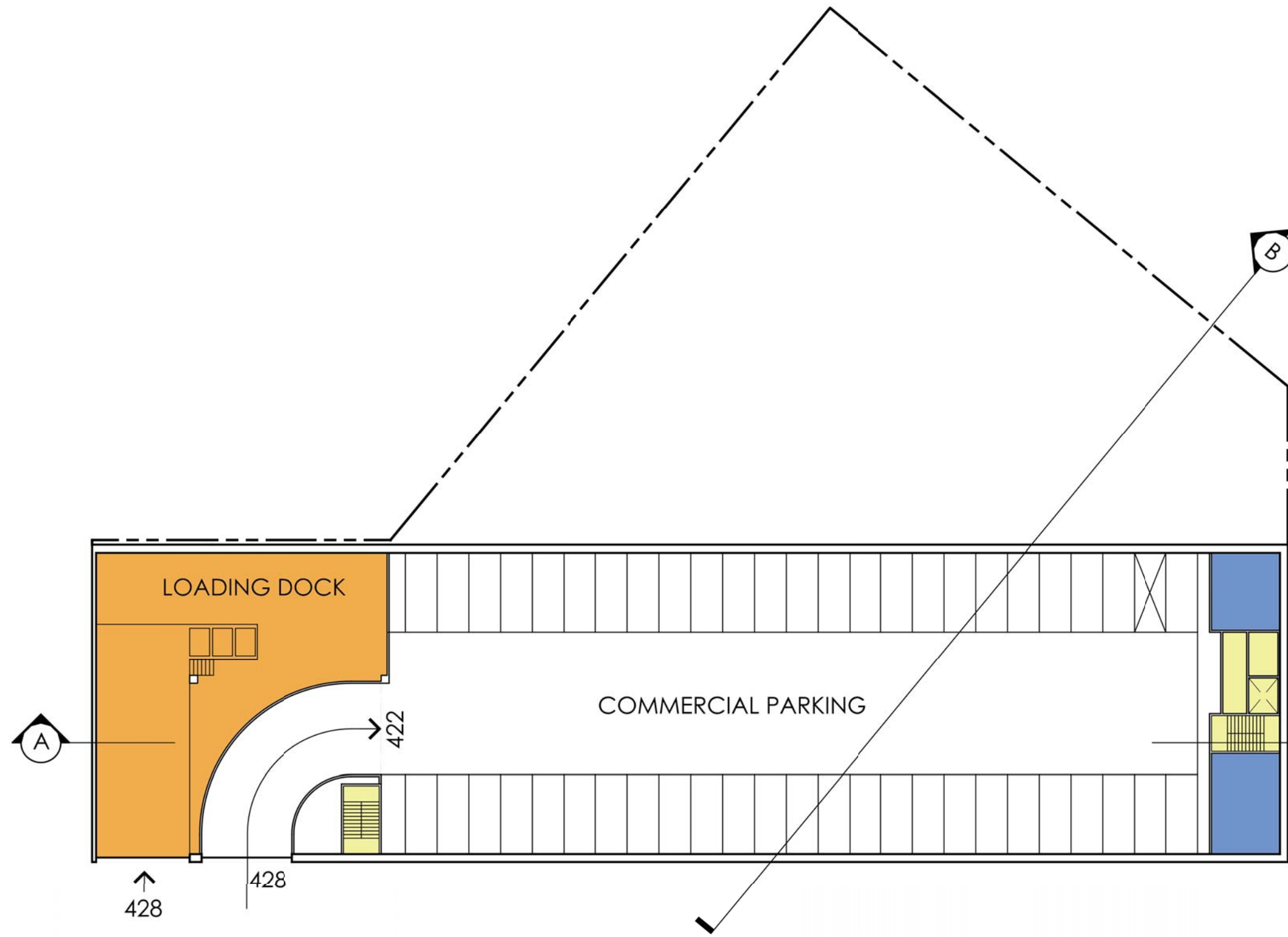
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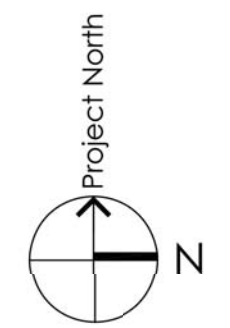
LEVEL P1 24 100 GSF

RETAIL PARKING 50 spaces

P1 FFE-422

KEY

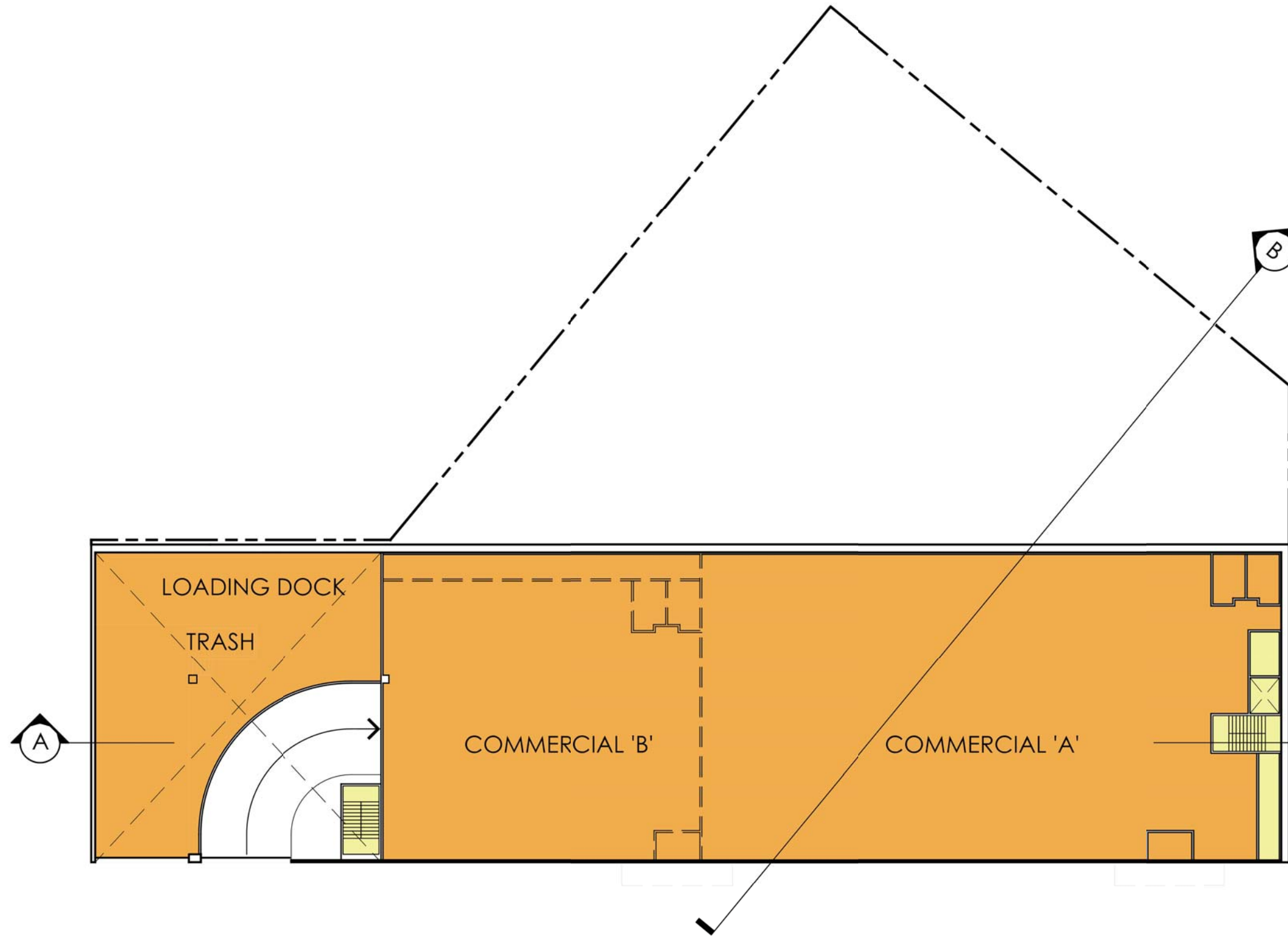
- COMMERCIAL LEASABLE
- RESIDENTIAL RENTABLE
- CIRCULATION
- COMMON/ AMENITY AREA



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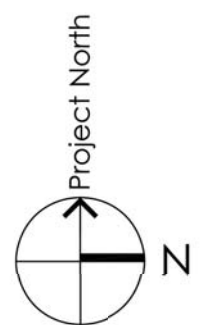
LEVEL 1 24 100 GSF

RETAIL A-11 000 Sq.Ft.
RETAIL B-6 100 Sq.Ft.

L2 FFE-433

KEY

- COMMERCIAL LEASABLE
- RESIDENTIAL RENTABLE
- CIRCULATION
- COMMON/ AMENITY AREA



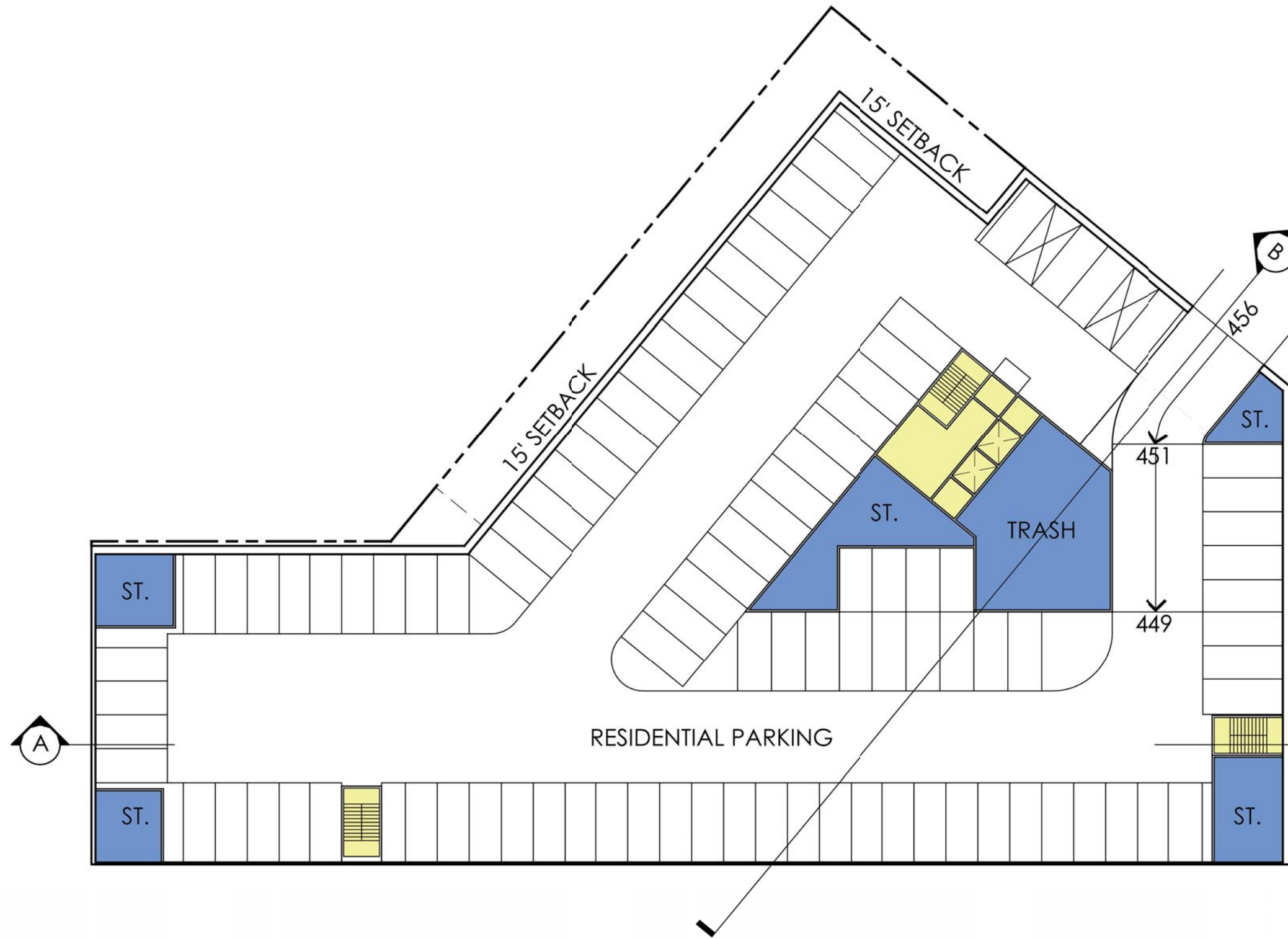
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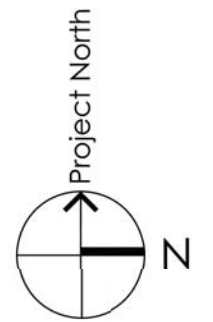


LEVEL 2 38 600 GSF

RESIDENTIAL PARKING 99 SPACES

L3 FFE-449

- KEY
- COMMERCIAL LEASABLE
 - RESIDENTIAL RENTABLE
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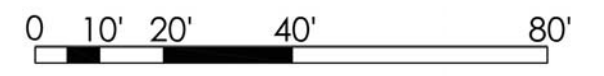
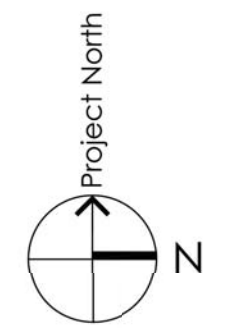
LEVEL 3	31 100 GSF
NET RENTABLE	21 700 NRSF

O-1	(13)
1BR+	(9)
2BR	(2)
3BR	(4)
TOTAL	28

L3 FFE-461

KEY

- COMMERCIAL LEASABLE
- RESIDENTIAL RENTABLE
- CIRCULATION
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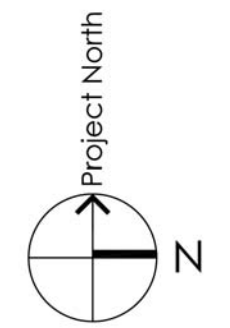


LEVEL 4 & 5	31 500 GSF
NET RENTABLE	28 500 NRSF

UNIT MIX		
STUDIO	(3)	(6)
O-1	(13)	(26)
1BR+	(11)	(22)
2BR	(3)	(6)
3BR	(6)	(12)
TOTAL	36	72

L4 FFE-471
L5 FFE-481

KEY	
	COMMERCIAL LEASABLE
	RESIDENTIAL RENTABLE
	CIRCULATION
	COMMON/ AMENITY AREA



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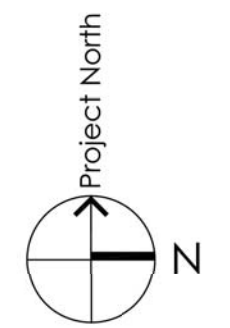


LEVEL 6	31 500 GSF
NET RENTABLE	28 500 NRSF

UNIT MIX	
STUDIO	(3)
O-1	(13)
1BR+	(11)
2BR	(3)
3BR	(6)
TOTAL	36

L6 FFE-491

KEY	
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	RESIDENTIAL RENTABLE
	CIRCULATION
	COMMON/ AMENITY AREA



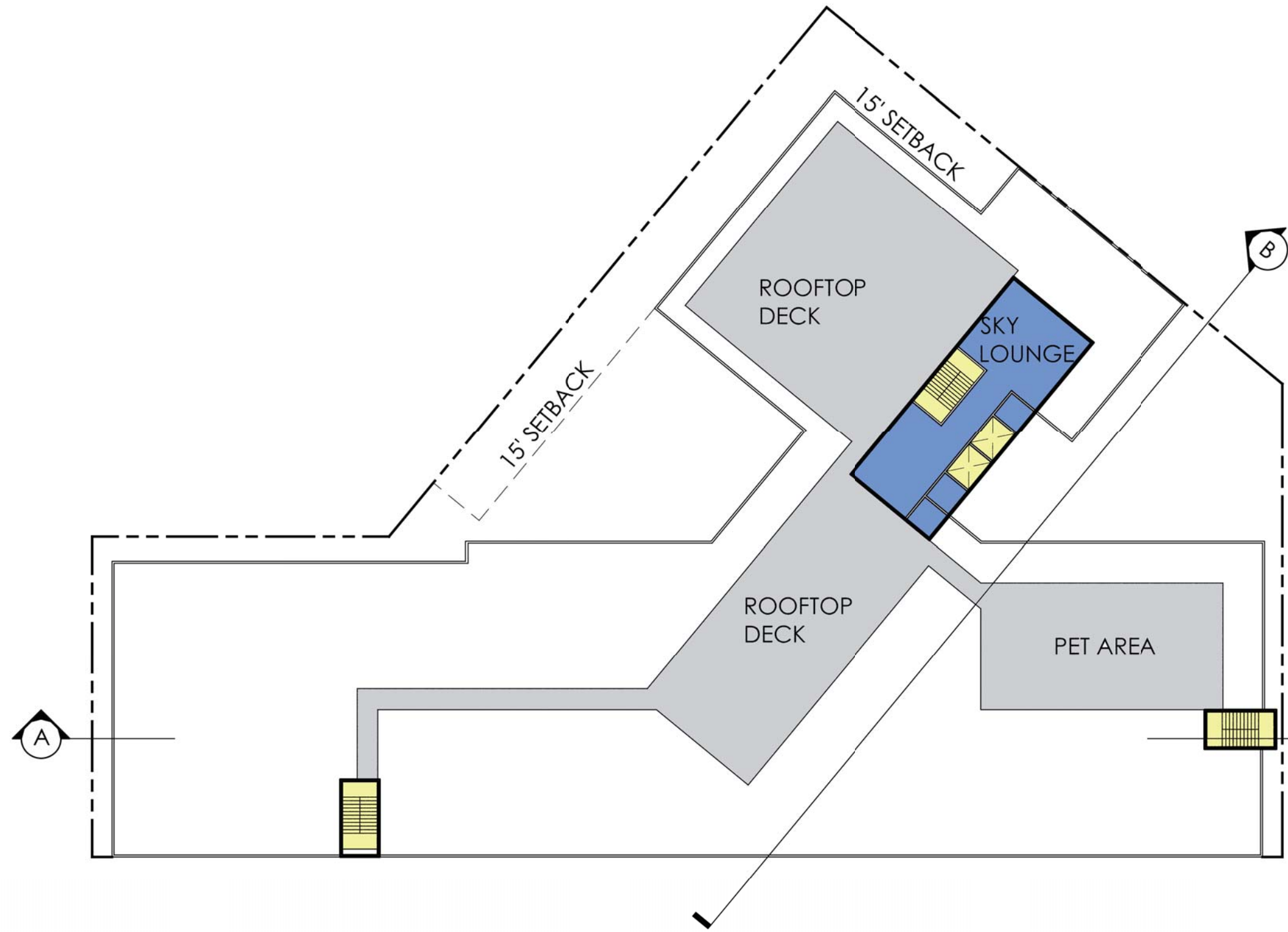
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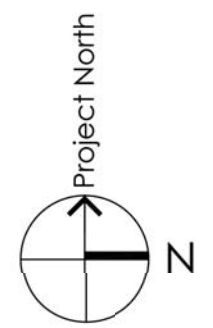


ROOF AREA 31 500 NSF

ENCLOSED AREA 2 082 GSF
 ROOF DECK 6 850 NSF
 PET AREA 2 052 NSF
 OTHER ROOF 20 516 NSF

ROOF FFE-502

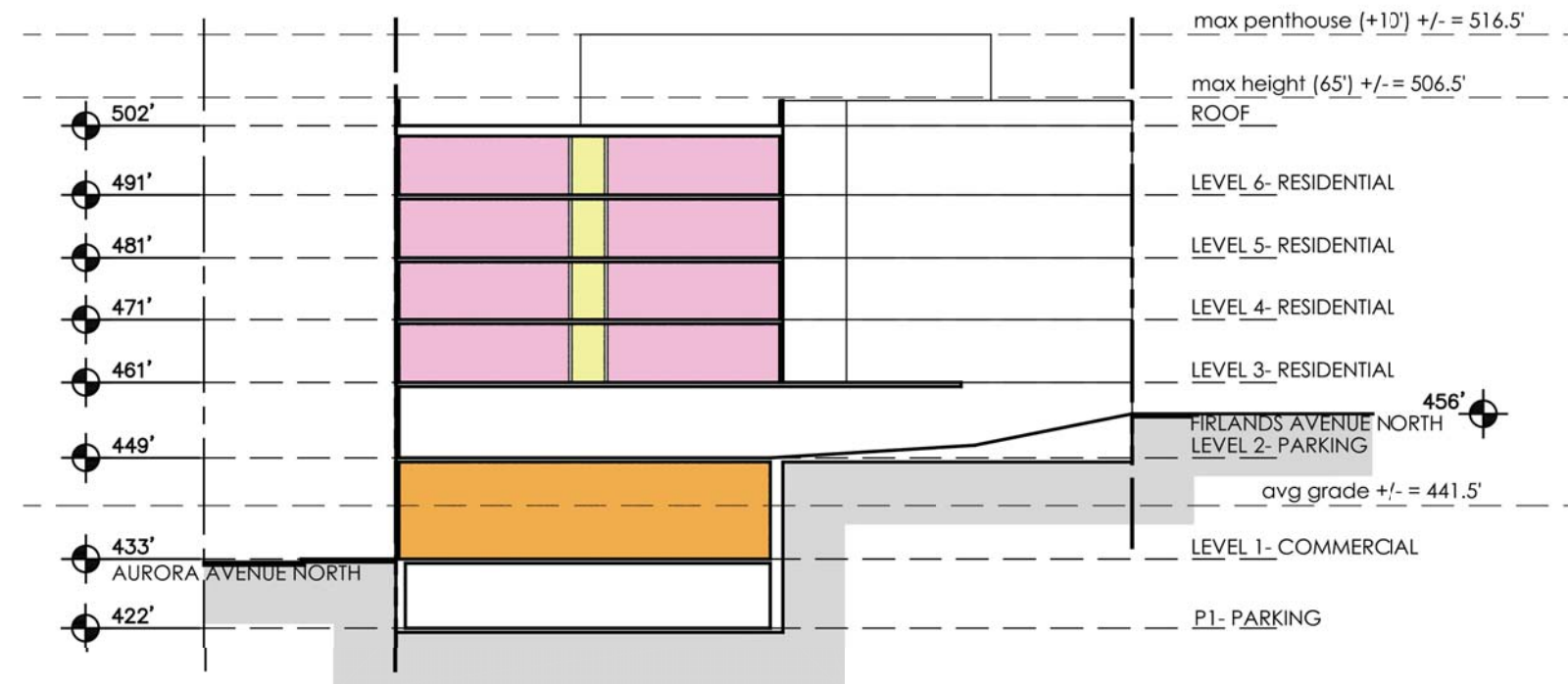
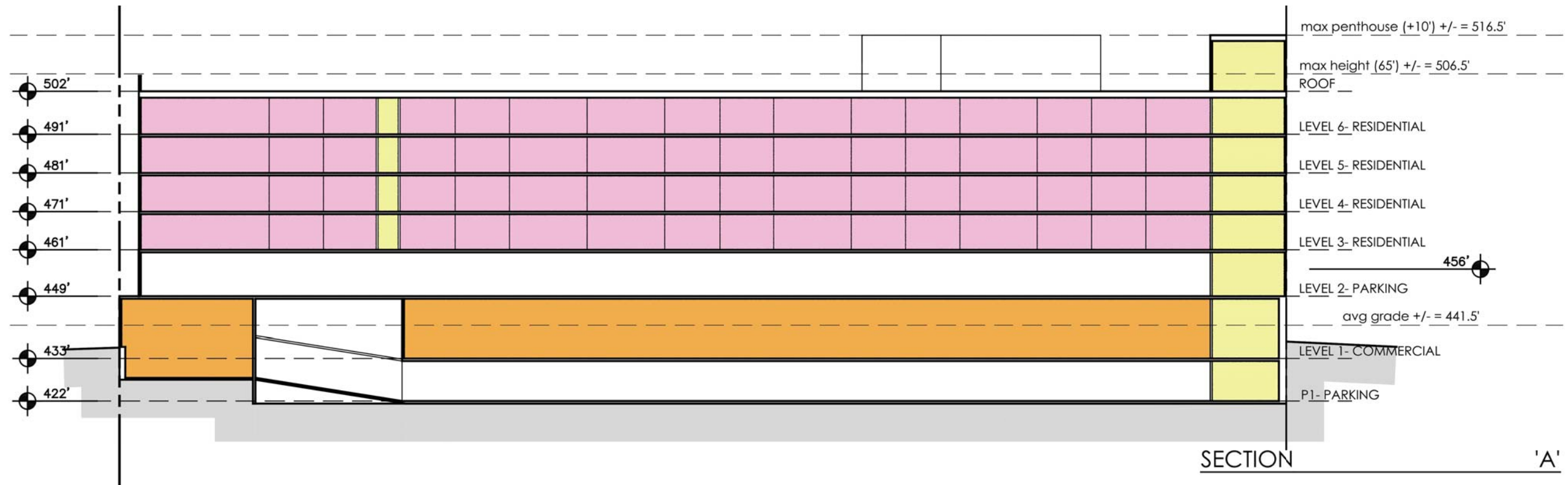
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