

FOR SALE

11-UNIT UPSCALE TOWNHOME CONCEPT SITE
(OR) 14+1 UNIT ENTITLED APARTMENT UNIT DESIGN
WITH LAKE WASHINGTON VIEWS!

PERMITTED APARTMENT DESIGN



OPTIONAL TOWNHOME DESIGN

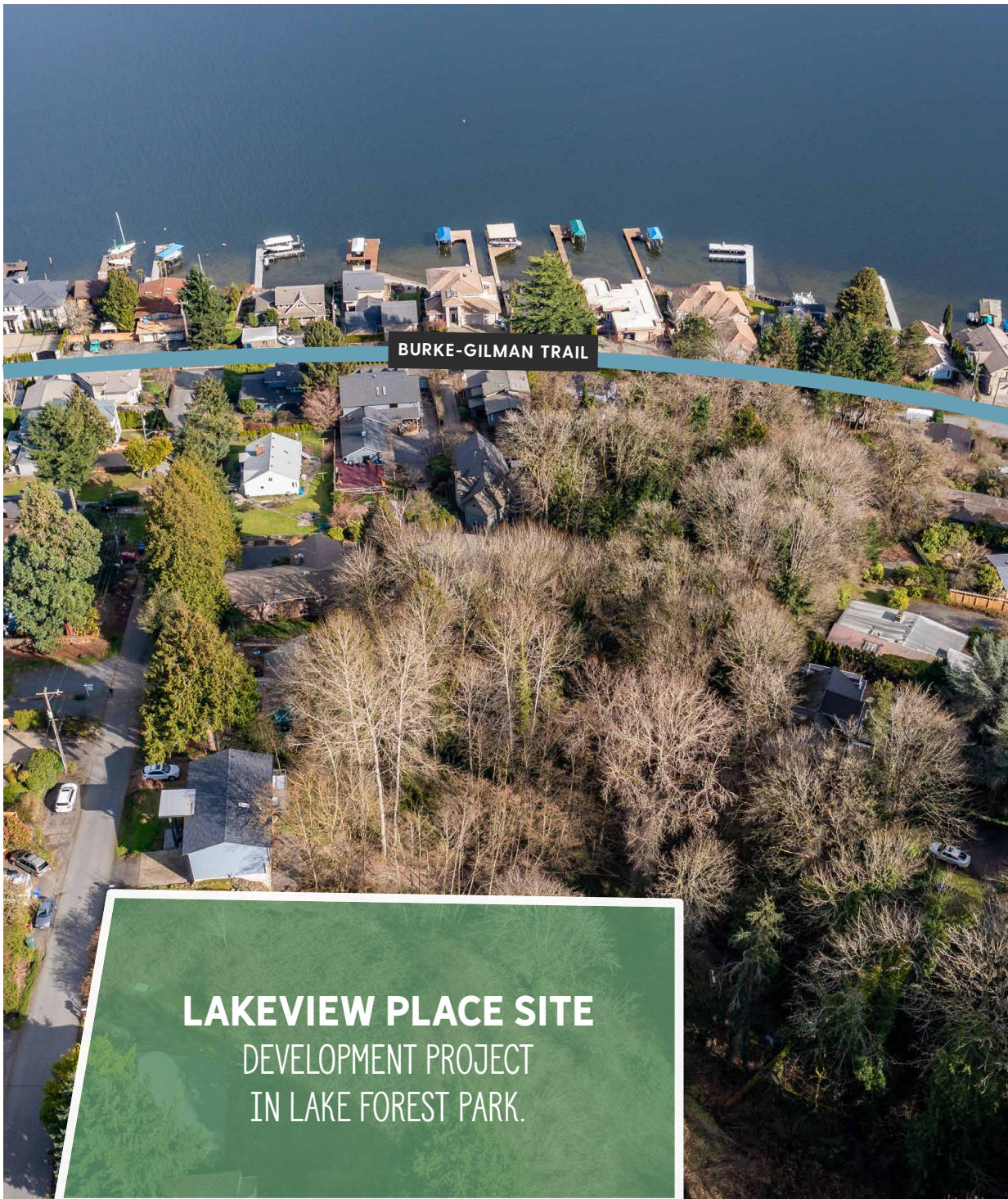


LAKEVIEW PLACE

3803 NE 155TH STREET LAKE FOREST PARK, WA 98155

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 JSH | PROPERTIES, INC.



LAKEVIEW PLACE

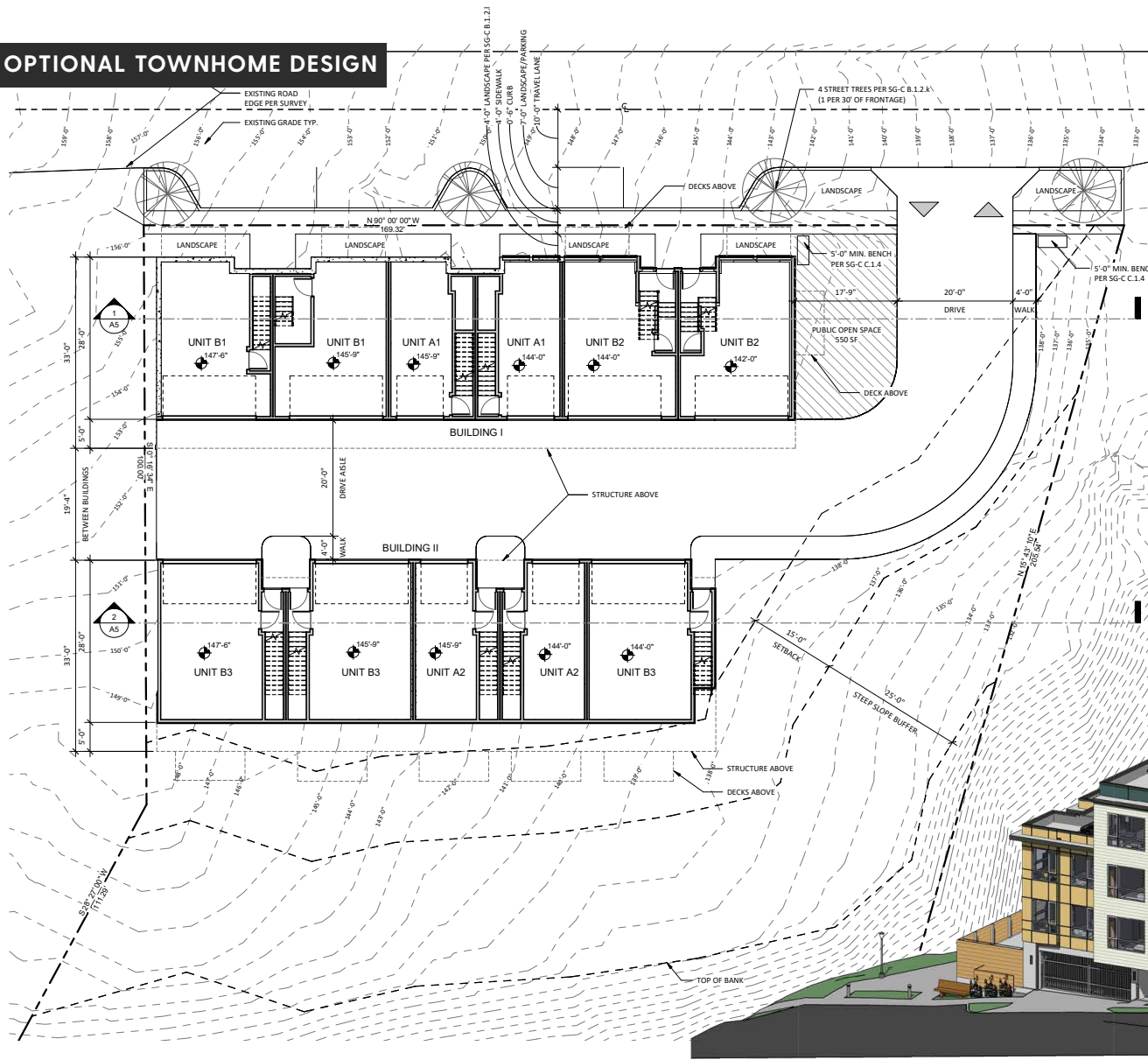
Address 3803 NE 155th St, Lake Forest Park, WA
Price \$1,150,000
Lot Size 30,512 sf (.70 acres)
Zoning SG-C

- » All units have commanding or partial views of Lake Washington, including access to a rooftop patio and workout facility.
- » Quiet street with direct access to NE Bothell Way one block from Burke-Gilman Trail.
- » Project is entitled for 14+1 units and also offers a transition to the concept of 11- townhome units all with rooftop decks, demonstrating the additional perspective density for this view site.
- » Close to all amenities including future Sound Transit lines up Bothell and Lake City Way; all while being located in beautiful Lake Forest Park just outside the city of Seattle.
- » Located 5 miles from University of Washington and University Village.

LAKEVIEW PLACE

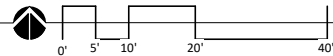
FLOOR PLAN - 11 UNIT CONCEPT

OPTIONAL TOWNHOME DESIGN



SITE PLAN

SCALE: 1" = 10'-0"



LAND USE:

ZONING: SG-C
 LOT AREA: 30,541 SF
 MAX. HEIGHT ALLOWED: 55'-0"
 MAX. HEIGHT PROPOSED:
 BUILDING I 29.3'
 BUILDING II 32.5'

CODE:

CODE VERSION: 2015 IBC
 SPRINKLERS: NFPA 13D

UNIT COUNT:

COUNT	NAME	TYPE	MIX	AVG. SF
2	A1	2BR	5%	993 SF
2	A2	2BR	5%	1,049 SF
2	B1	3BR	5%	1,366 SF
2	B2	3BR	5%	1,359 SF
3	B3	3BR	5%	1,483 SF
11			100%	

OPEN SPACE:

REQUIRED: 11 UNITS X 100 SF/DU = 1,100 SF

PROVIDED:
 COMMON 550 SF
 PRIVATE* (55SF X 10) 550 SF
 TOTAL 1,100 SF

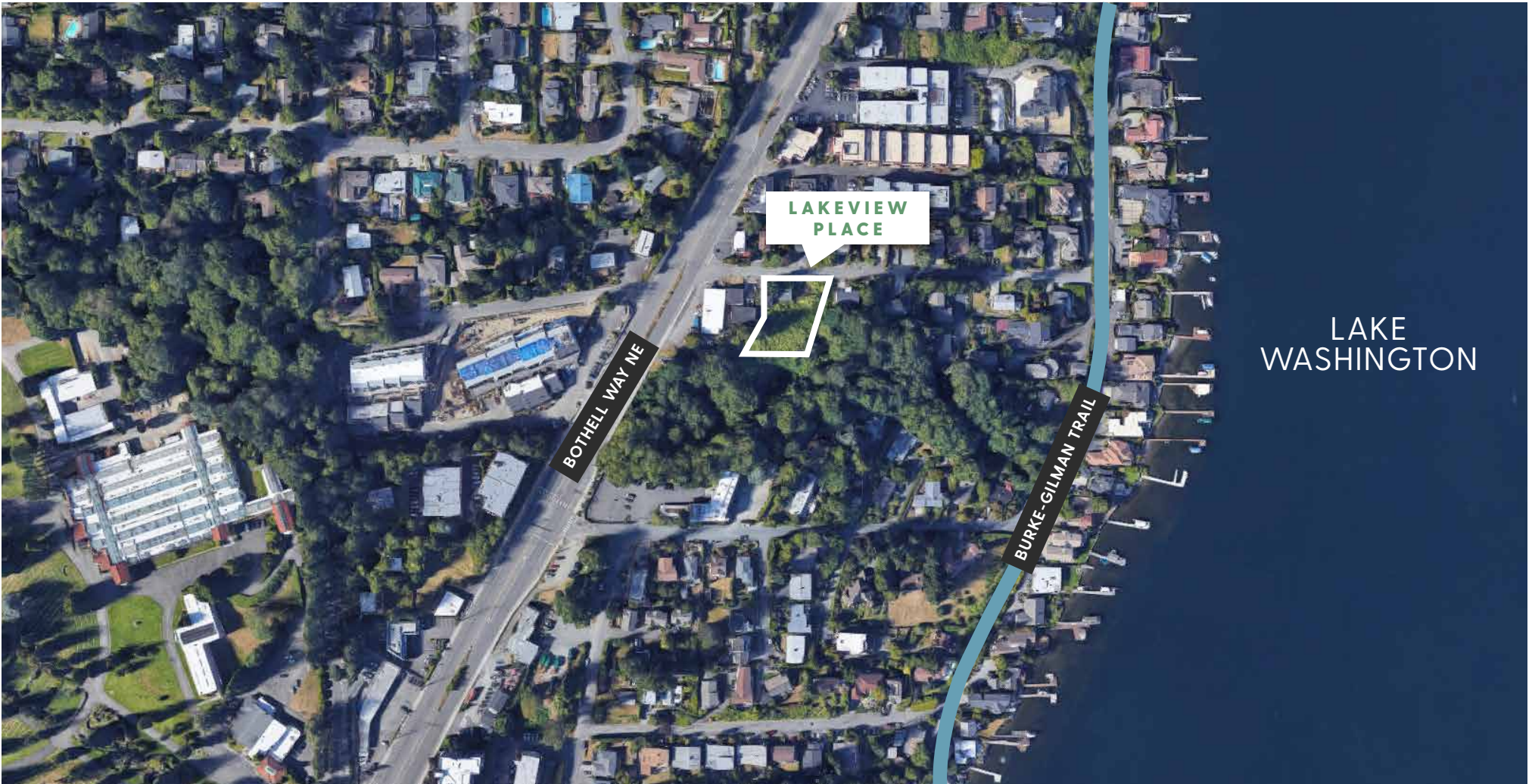
*UP TO 50% OF REQ'D

PARKING:

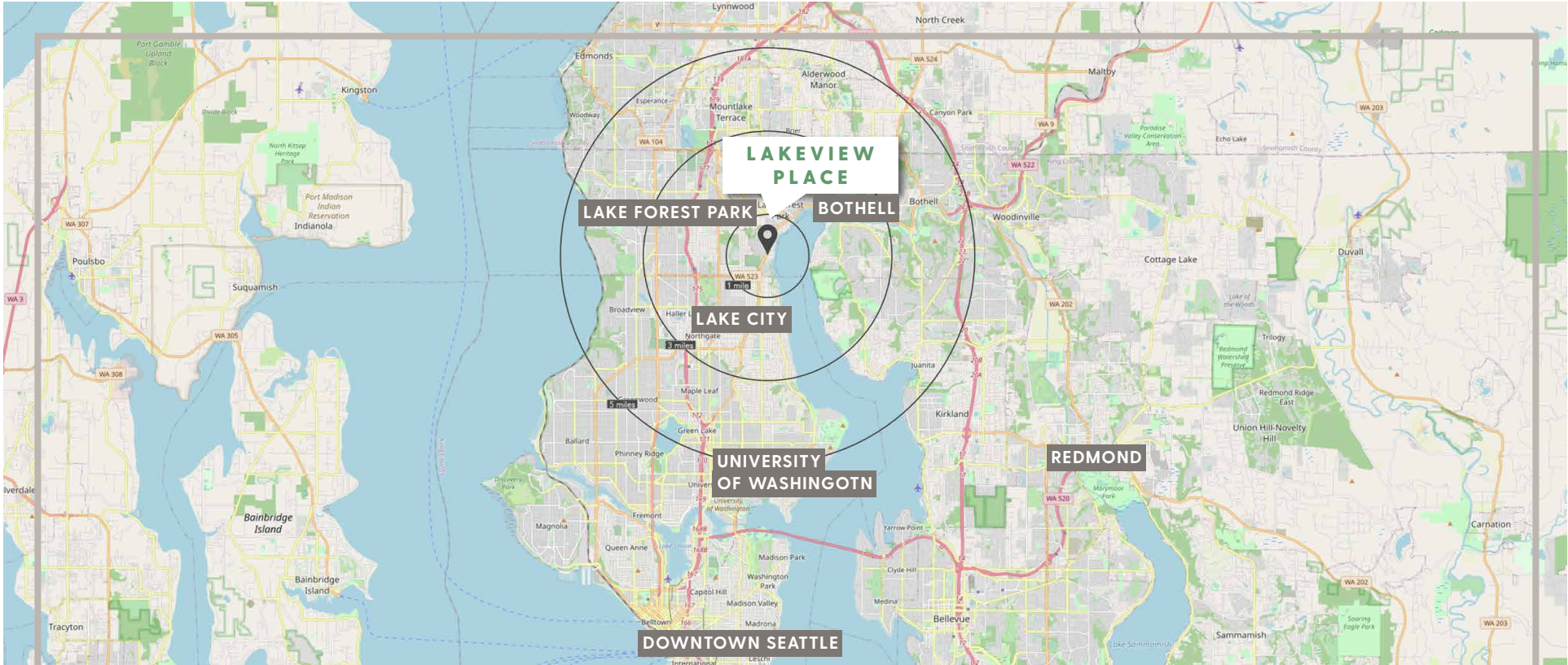
REQUIRED: (11 UNITS X 1.25/DU) 14 STALLS
 PROVIDED: (EXCLUDING TANDEM) 18 STALLS

PERMITTED APARTMENT DESIGN





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LAKEVIEW PLACE

UNIVERSITY OF WASHINGTON

5 MILES

BURKE-GILMAN TRAIL

1 BLOCK

LAKE WASHINGTON

2 BLOCKS

2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,335	131,579	386,495
DAYTIME POPULATION	10,519	116,084	345,419
HOUSEHOLDS	5,332	55,103	163,250
AVG HOUSEHOLD INCOME	\$113,499	\$121,274	\$131,127

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