



MERIWETHER PARTNERS LLC
COMMERCIAL REAL ESTATE SERVICES

September 22, 2020

Ms. Minh Chau Le
Ballard Avenue Landmark District Coordinator
600 4th Avenue - 4th Floor
Seattle, WA 98104

RE: 5201 Ballard Ave. NW. – Special Tax Valuation

Dear Minh:

The information below and supporting documents are in response to your letter dated September 18, 2020 regarding our requested special tax valuation for the 5201 Ballard Ave. NW building.

Rehabilitation Timeline: September 2018 – August 2020

Representative Photographs: See Exhibit 1

Rehabilitation Description:

- **Structural upgrade:** Steel brace frames were added on the front and rear elevations, along with diaphragms, strapping and drag struts. New concrete grade beams with associated pin piles were added to support the new brace frames. Metal framing and strongbacks were added at the masonry walls and the parapets were braced. Due to rot and other deficiencies with the original first floor framing and roof structure, both were completely removed and replaced with new framing and sheathing. New steel posts and beams were added to support the 2nd floor and roof structure. The completed structural upgrades bring the former URM building up to current seismic code.
- **Roof:** A new roof was installed along with new skylights, downspouts, gutters and parapet flashings.
- **Masonry restoration:** We undertook extensive repair to the brick structure. The entire exterior was tuckpointed and cleaned. Significant masonry repairs were also required on the interior of the brick walls.
- **Window and storefront:** The existing aluminum windows were removed and replaced with aluminum clad wood windows. All aluminum storefronts were removed and replaced with historically appropriate wood storefronts, including some full height sliding sections. The original main entry door system was replaced and two new retail entries were created within the new storefronts.
- **Mechanical/Electrical/Plumbing/ Sprinklers/Elevators:** All new systems were installed to meet current code and the needs of future tenants. A new electrical service was installed as was a new water connection from the street. The new electrical and water services required significant work in the existing historical brick roadway. The building did not previously have any fire protection or fire alarm system. Sprinklers and a full fire alarm system were added. Additionally, a new VRF mechanical system was installed on the roof to serve all building tenants and common areas. The building was not previously served by an elevator. A new elevator was added to make the property ADA accessible.
- **Courtyard:** The property includes a private courtyard behind the building that was previously an overgrown and unmaintained space. The project included installing a new

exterior exit stair as well as fully improving the courtyard with significant hardscape and landscaping as well as an associated irrigation system and trash area for the building tenants.

Eligible Rehabilitation Costs: The total Qualified Rehabilitation Expenditure was \$4,188,752. The details of the total cost are included as Exhibit 2.

Please feel free to call or email me if you have any questions or require additional information.

Best regards,
RHC Ballard LLC

A handwritten signature in dark ink, appearing to read "Joel Aslanian", written in a cursive style.

Joel Aslanian