YATES WOOD

BROKERAGE & PROPERTY MANAGEMENT

Since 1944

FOR SALE

NORTHGATE AREA PROPERTY

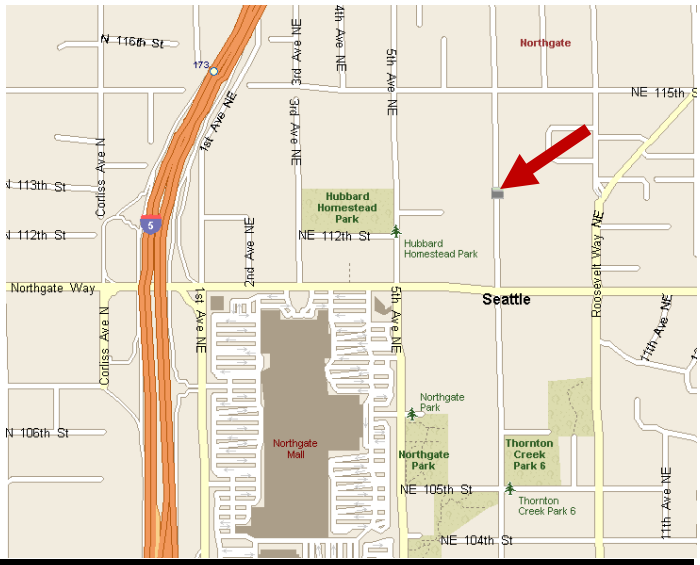
11057 8th Avenue NE, Seattle WA 98125

FOR SALE AT $1,300,000

Building: 5,876 sq. ft. (KCA)

Land: 13,046 sq. ft. (KCA)

Zoning: LR3



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The information contained herein has been given to YW&M by the owners or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee information contained herein.

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EXECUTIVE SUMMARY

Brief Description of Property

Building Size:	5,876 sq. ft.
Land Size:	13,046 sq. ft.
Zoning:	LR3—Low Rise 3
Parking:	13 parking stalls
Access:	2 curb cuts off of 8th Ave NE
Building Access:	Main entry, 3 personnel doors on south side & 2 loading doors
Heat/AC:	Fully heated, approximately 50% is serviced with AC
Signage:	Pole sign & building sign
Year Built:	1965
Building Layout:	Reception area, several private offices, tech rooms, conference room, 4 restrooms, rear working area and warehouse area, 2 loading doors and 3 personnel doors on south side - ceiling height 12 feet.

A.V. 2013	Land	$ 913,200
	Structure	$ 98,200
	Total	$1,011,400
R.E. Taxes		$ 11,553.10
For Sale:	**$1,300,000**	
Price/sq. ft. Building:	$221	
Price/sq. ft. Land:	$100	

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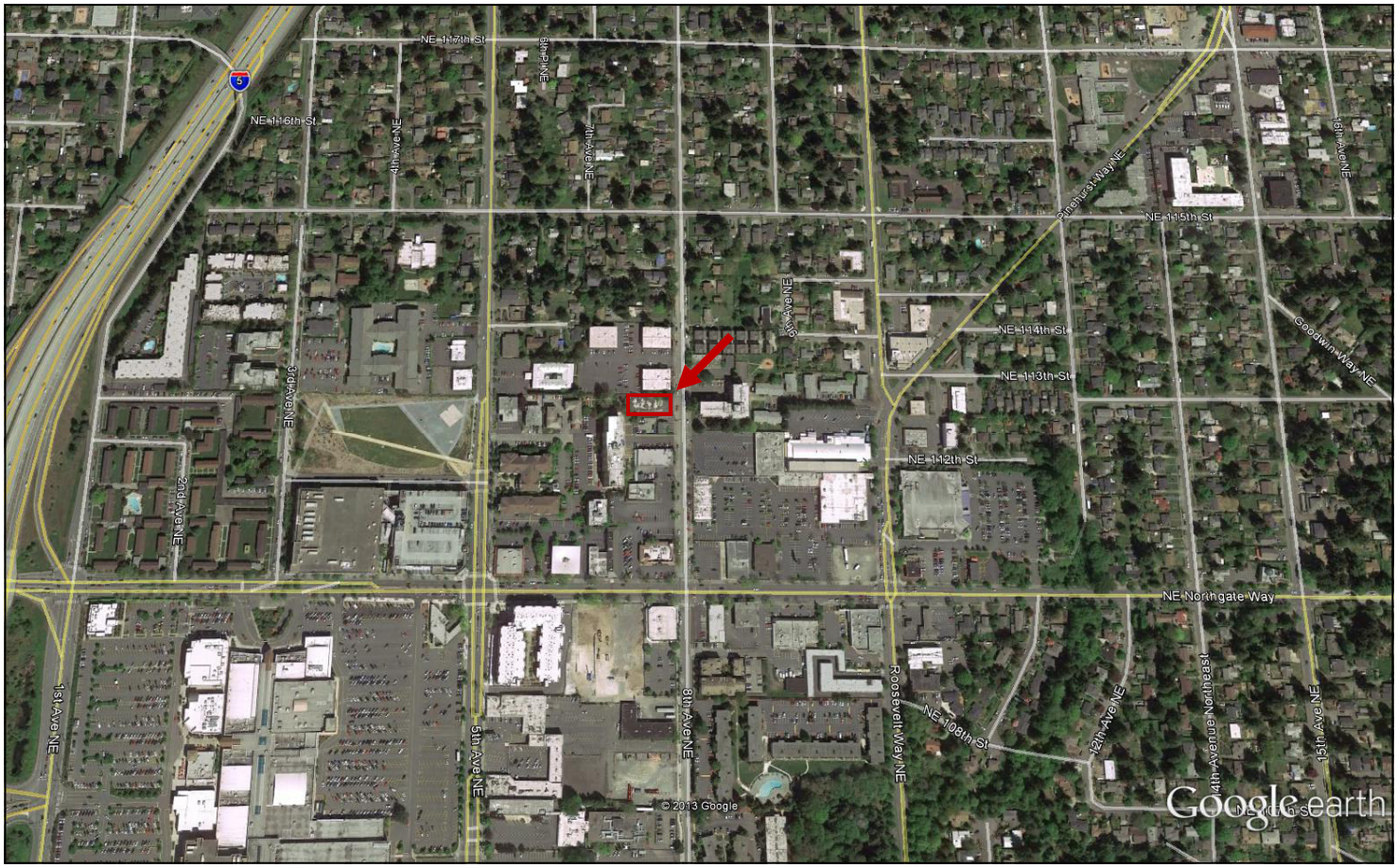

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South Side of Building with Parking

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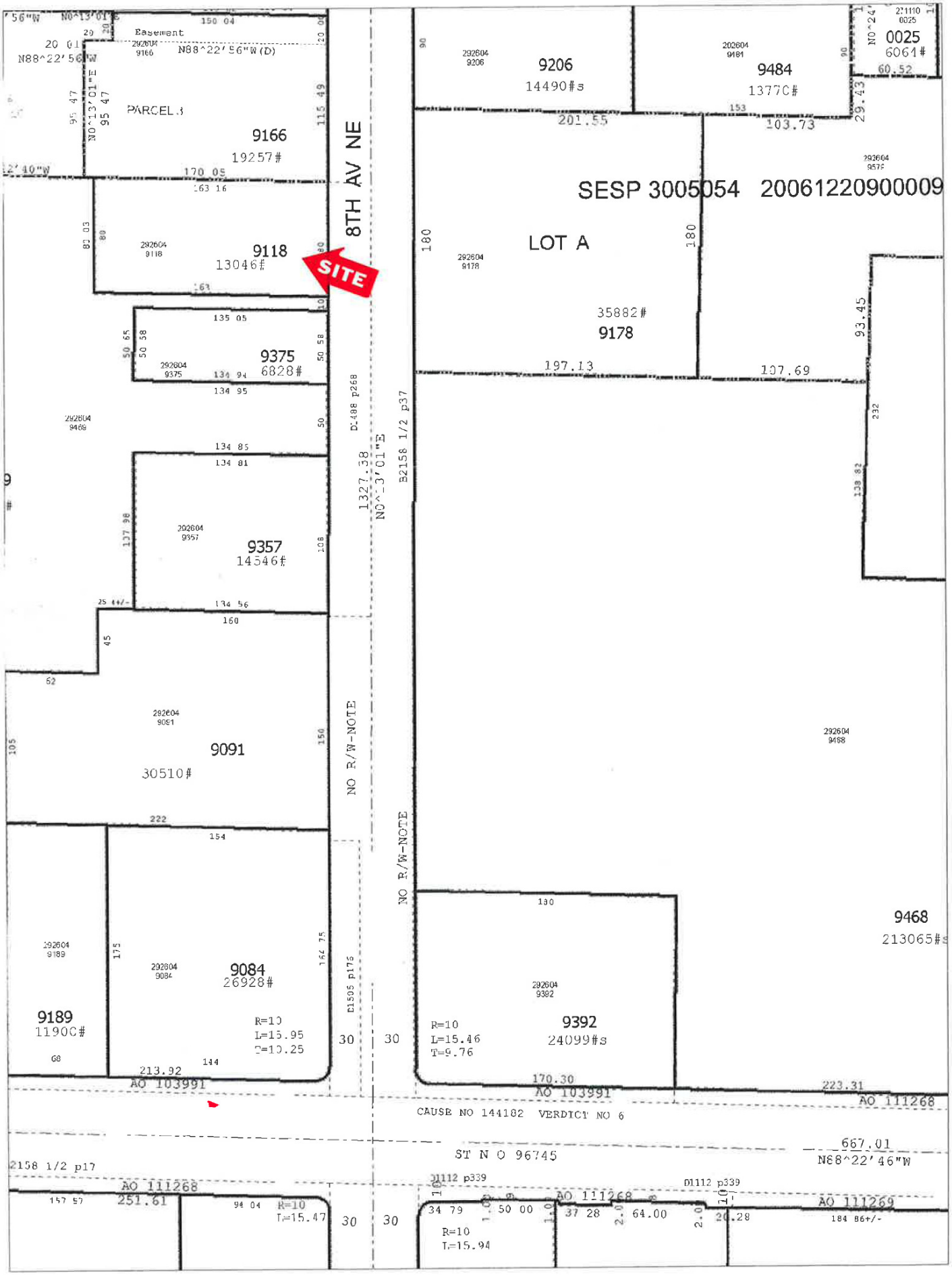
PARCEL MAP—11057 8TH AVENUE NE



Housing Types:

Development standards apply according to the following housing types: cottage housing, rowhouses, townhouses or apartments.

See SMC 23.84.032 for complete housing type definitions

Cottage Housing

Individual cottage house structures are arranged around a common open space. 950 SF is the maximum size allowed for each cottage.

Rowhouse

Rowhouses are attached side by side along common walls. Each rowhouse directly faces the street with no other principal housing units behind the rowhouses. Rowhouses occupy the space from the ground to the roof. Units can not be stacked.*

Townhouse

Townhouses are attached along common walls. Townhouses occupy the space from the ground to the roof. Units can not be stacked. Principal townhouse units may be located behind other townhouses units as seen from the street.*

Apartments

Multifamily housing that is not cottage housing, townhouses, or townhouses is considered apartments. Apartment units may be stacked.

LR1 - Lowrise 1

The LR1 zone provides a transition between single family zoned areas and more intense multifamily and commercial areas. LR1 is most appropriate for areas outside of Growth Areas***. A mix of housing types similar in scale to single family homes such as cottages, rowhouses and townnhouses are encouraged.

Floor Area Ratio (FAR)**	1.1	1.0 or 1.2	0.9 or 1.1	1.0
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 2,200 SF or 1 unit / 1,600 SF lot area	1 unit / 2,000 SF lot area (duplexes and triplexes only)
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch
Building Setbacks	Front: 7' Average, 5' minimum Rear: 9' with Alley, 7' no Alley Side: 5' minimum	Front: 5' minimum Rear: 0' with Alley, 7' average, 5' minimum Side: 0', 5' on lots next to single family zones	Front: 7' Average, 5' minimum Rear: 7' Average, 5' minimum Side: 5' if building is 40' or less in length, or 7' Average 5' min.	Front: 5' minimum Rear: 10' minimum with Alley, 15' minimum no Alley Side: 5' if building is 40' or less in length, or 7' Average 5' min.
Building Width Limit	60'	60'	60'	45'
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

LR2 - Lowrise 2

The LR2 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods and along arterial streets. LR2 is most appropriate for areas within Growth Areas***. A mix of small scale to multifamily housing such as townhouses, rowhouses and apartments are encouraged.

Floor Area Ratio (FAR)**	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 1,200 SF or No Limit
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch or 30' + 4' for partially below grade floor
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	Not applicable	No Limit	90'	90'
Max. Facade Length	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

LR3 - Lowrise 3

The LR3 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale. LR3 accommodates residential growth primarily within Growth Areas***. A mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and rownhouses.

	Growth Areas***	Outside Growth Areas***	Growth Areas***	Outside Growth Areas***	Growth Areas***	Outside Growth Areas***
Floor Area Ratio (FAR)**	1.1	1.2 or 1.4	1.2 or 1.4	1.1 or 1.3	1.5 or 2.0	1.3 or 1.5 (1.6 on a street with frequent transit)
Building Height	18' + 7' for a roof with minimum 6:12 pitch	Rowhouses and Townhouses: 30' +5' for roof with min. 6:12 pitch and +4' for partially below grade floor, or +10' for roof with min. 6:12 pitch (no height added for below-grade floor). Note: In some cases development is limited to 3 or 4 stories above grade in addition to the height limit (also applies to apartments).			40'	30' +5' for roof with min. 6:12 pitch, or +4' for partially below-grade floor, 30' limit if within 50' of a single family zone.
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit		1 unit / 600 SF lot area or No Limit	
Building Setbacks	Same as LR1	Same as LR1	Same as LR1		Same as LR1	
Building Width Limit	No Limit	No Limit	120' Outside growth areas, 150' Inside growth areas		120' Outside growth areas, 150' Inside growth areas	
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a a lot line that abuts a lot in a single family zone.					
SDR	Optional	Optional	Required for 3 or more units		Optional	

** Accessory Dwelling Units (ADUs) are allowed and don't count against the density limit that applies to these housing types.*

*** The higher FAR and density limits apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance (SMC 23.45.510.C).*

**** Growth Areas include urban centers, urban villages, and station area overlay districts.*

URBAN CENTER: Mobility Recommendations

Northgate Loop and Bridges

This UDF proposes two primary themes for improving accessibility throughout the Urban Center:

1. the "Loop" concept to improve the continuity of access routes for pedestrians by connecting all of the subareas in a circuit.

and

2. the "Bridges" concept that recognizes there are a handful of key places along a main loop that need improvement in order to support the best movements through the Urban Center.

Supporting the Loop concept, the connected routes between the three Subareas could be targeted for improvements that would provide new facilities that are comfortable and well-identified visually. Key streets in this concept are Northgate Way, Meridian Ave N., 5th Avenue NE, and NE 103rd Street. Improvements there would provide a continuity and visibility that is lacking today in sidewalk routes.

The Northgate "Bridges" are those locations along the Northgate loop where pedestrian access needs improvements to overcome existing shortcomings or barriers. These would allow distinctive design improvements to improve linkages among the subareas, to encourage more walking, bicycling and transit use.

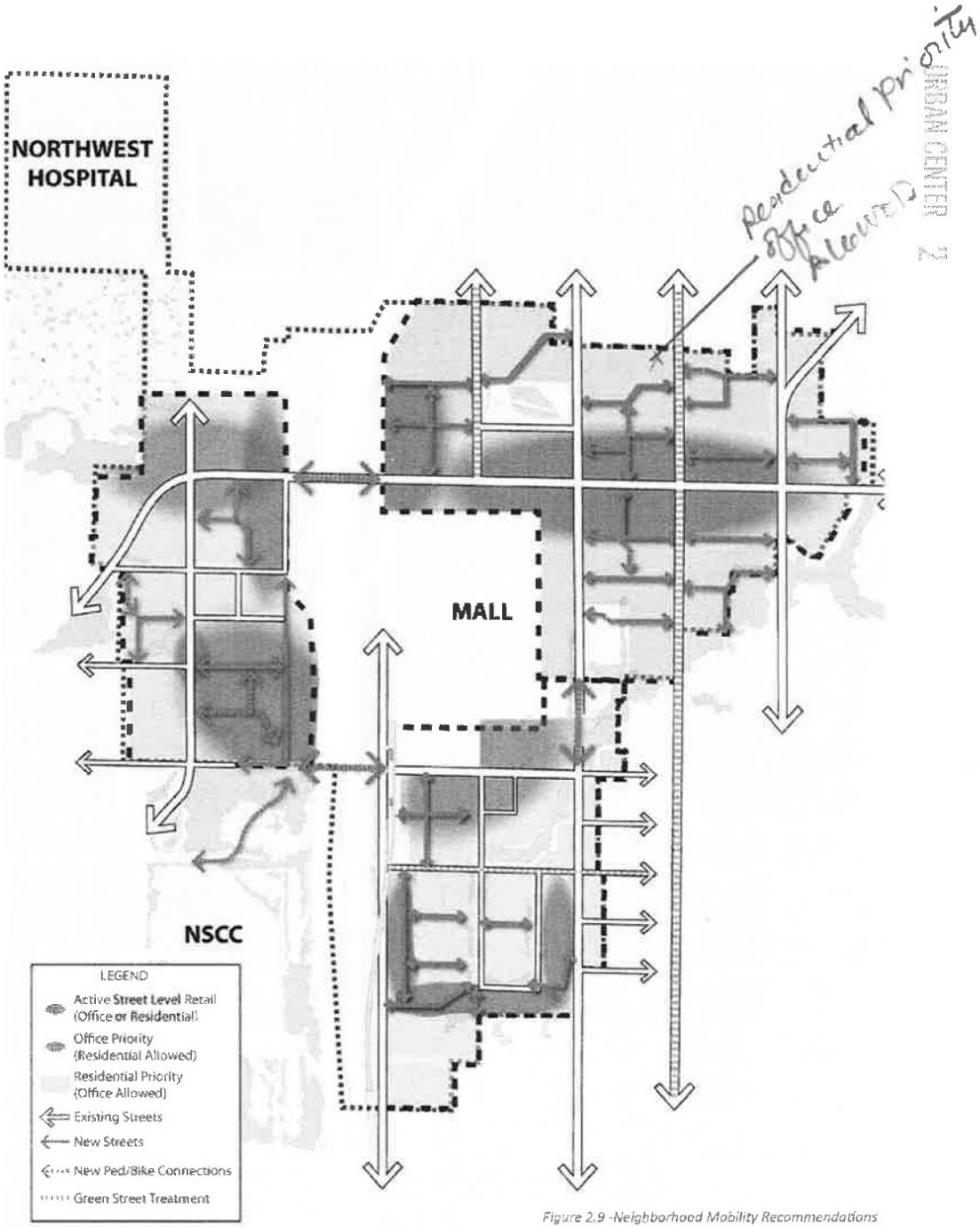


Figure 2.9 -Neighborhood Mobility Recommendations

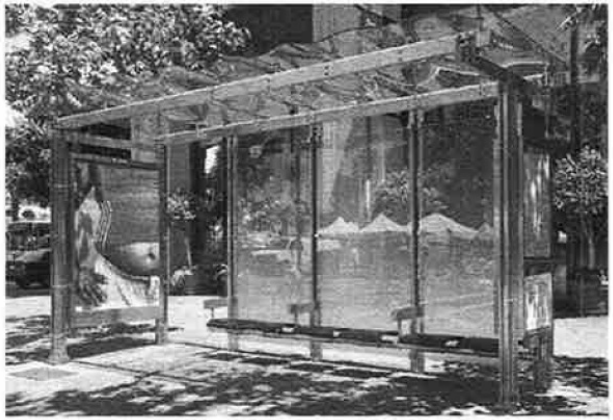
NGN_UDP-3

Create a central bus transit 'signature station' with complementary enhanced bus stops

Not only is there below average bus service in the North Subarea, but most of the existing bus stops are small, mundane, and poorly lit, and are not located frequently enough. A central and primary bus stop 'station' is proposed for 5th Ave NE at the corner of Northgate Way. This station will provide frequent connections to the new LRT station from all the routes serving the NGN area.

Station design goals include:

- Offer a unique 'Northgate North' design concept coordinated with the Metro standard as needed, and abundant lighting.
- This central station may be complemented by 'mini' versions of smaller, but distinctive bus stops spaced at intervals no greater than 600'



Examples of signature bus stations

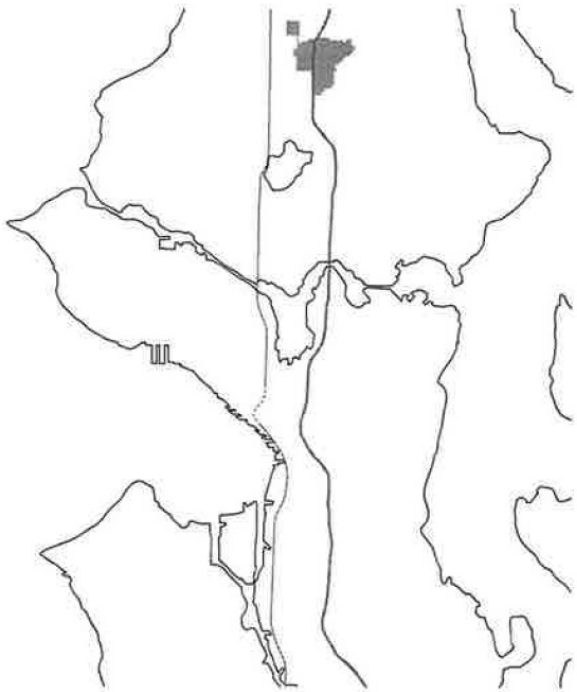
Conceptual Framework

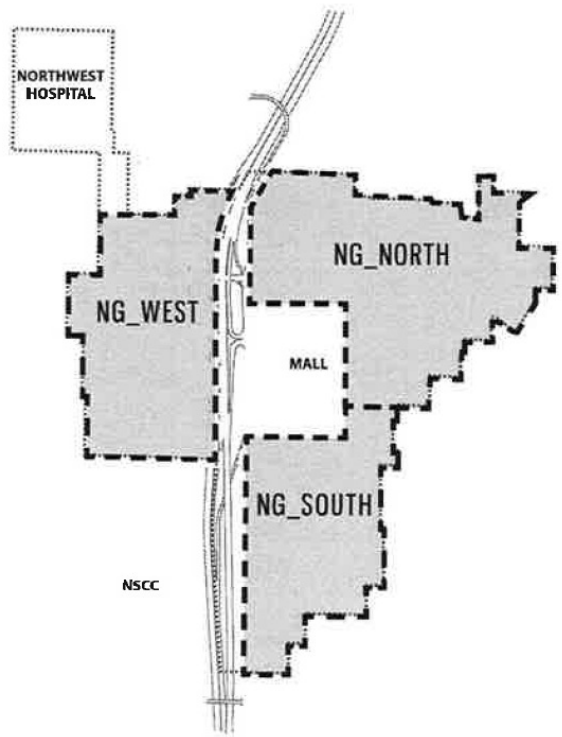
The UDF design recommendations are organized according to a hierarchy of three geographic scales:

1. **Northgate Urban Center:**
   The Urban Center scale captures area-wide issues, including strategies for linkages between Northgate's subareas, housing and livability.

2. **Northgate Subareas:**
   The Subarea scale explores Northgate's Urban Center in three parts, which allows a closer look at the roles and development patterns in each of these districts.

3. **Northgate Superblocks:**
   The Superblock discussions illustrate existing issues and the future potential within several superblocks across the Urban Center. Similarly, a case study examines the future redevelopment potential within King County's Park and Ride lot south of the mall.





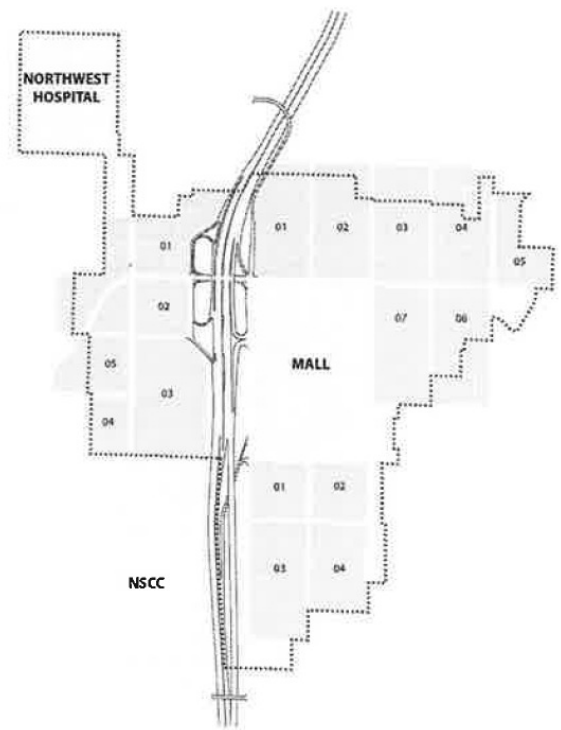


Figure 1.1 - Hierarchy of three scales of analysis

NORTHGATE NORTH SUPERBLOCK RECOMMENDATIONS

1. Superblock NGN # 1, located at the NW corner of the Northgate North subarea is owned by one or two parties. Although it is currently a large apartment complex, this location would be ideal for office and large scale regional retail because it is immediately adjacent to the freeway access. An office development would be less sensitive to freeway noise and benefit from exposure and views. Larger regional retail uses in this location would be accessible without contributing a lot of traffic to the east. The site is large enough to also contain a mixed use complex of all types, either integrated in single buildings or adjacent buildings. Any development should include a community connection street between 1st and 3rd Avenues NE, as well as internal pedestrian connections

2. Superblock NGN #2 located immediately north of and adjacent to Hubbard Homestead Park also presents some specific redevelopment and community connection opportunities. It could support additional residential development with ground related housing facing the park. Redevelopment could also be evaluated for a potential new local street connection between 2nd and 3rd Avenues NE.

3. Superblock NGN #3. This block has been under evaluation for expansion of the Northaven Senior Living building. The block requires some level of property consolidation. It is proposed as a commercial and residential hub providing services and amenities for seniors living at Northaven and Merrill Gardens. The site is well located to incorporate a small urban plaza space. Similar to superblocks #1 and #2, creating a community connector street between 5th Ave NE and Roostevelt way is important. This could be a circuitous connection as illustrated as necessary to work around feasible development configurations.

4. Superblock NGN #4. Located between 8th and Roosevelt this superblock presents some development opportunities, as some of the parcels are owned by the Seattle Housing Authority. It is recommended to evaluate potential redevelopment ideas that would allow larger scale mid-rise developments for low-income residents. A through street and open space amenity should be evaluated as part of the redevelopment.

5. Superblock NGN #5 This block is currently occupied by the only grocery store within the urban center boundary. The parcels fronting Northgate Way NE have the potential to redevelop to mid-scale mixed-use development in the form of a commercial-retail oriented village. A through street running north-south at the east edge of the site should also be evaluated to reconnect the street grid.

6. Superblock NGN #6 This block is currently a multifamily low-rise development. Over the long term, this site might be attractive for additional multifamily development. In the short term it should be evaluated to provide pedestrian only connections connecting 8th Ave and Roosevelt Way.

7. Superblock NGN #7 This block at the intersection of 5th Ave and Northgate Way has been one of the most active redevelopment areas in the urban center. There is currently under construction an apartment building with 250+ units. A feature of this new building is the introduction of a service alley. Future developments are encouraged to include alleys connecting to adjacent streets and introduce pedestrian amenities through them.

8. Superblock NGN #8. The northwest corner of the Northgate Mall is a likely candidate for infill development over the long term. It is recommended to encourage retention of an on-site street or access lane, while accomplishing street-facing commercial uses on at least the arterial block faces.

LEGAL DESCRIPTION

11057 8th Ave NE, Seattle

That portion of the North 80 feet of the East Half of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 29, Township 26 North, Range 4 East. W.M., in King County, Washington, lying East of the West 140 Feet of said subdivision and West of 8th Avenue Northeast, as conveyed to King County by Deed recorded under recording No. 2646066.

Situated in the City of Seattle, County of King, State of Washington.