OFFERING MEMORANDUM

11762 AURORA AVENUE N

11762AURORA.COM



Kidder Mathews

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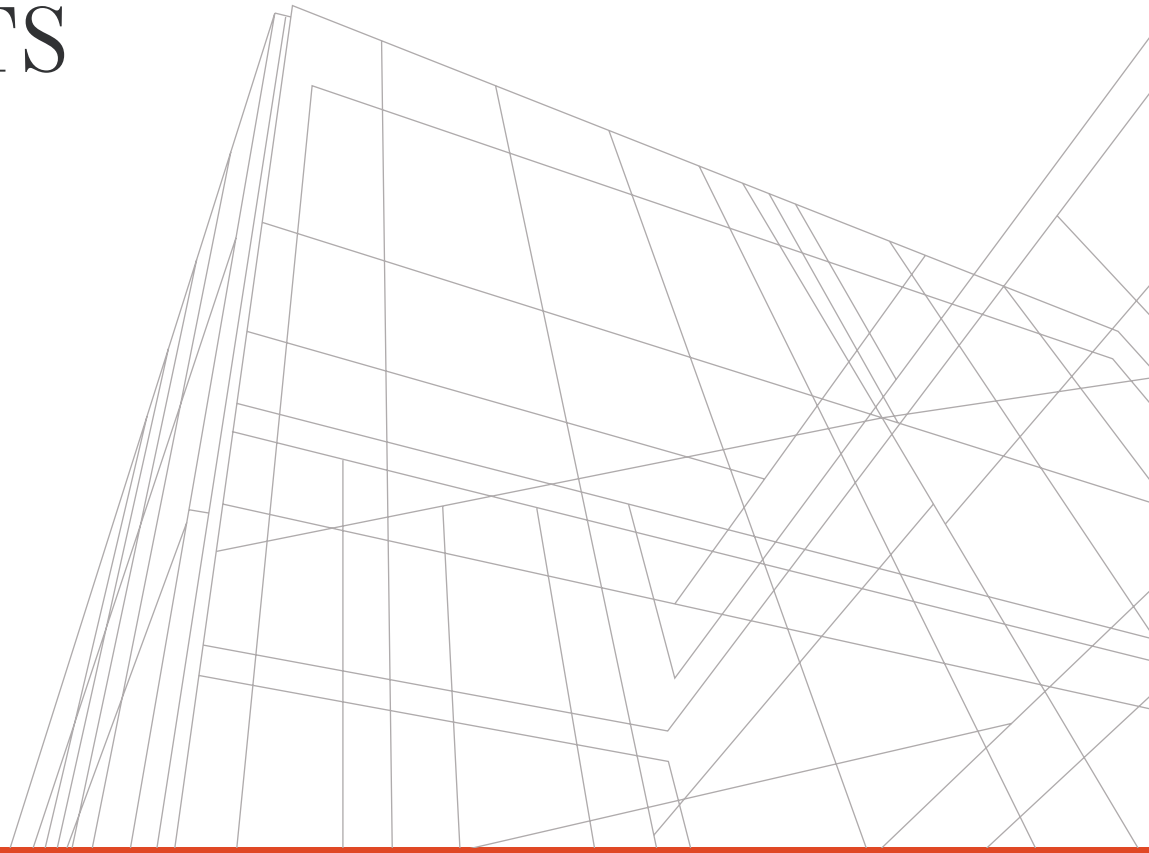
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Exclusively Listed by

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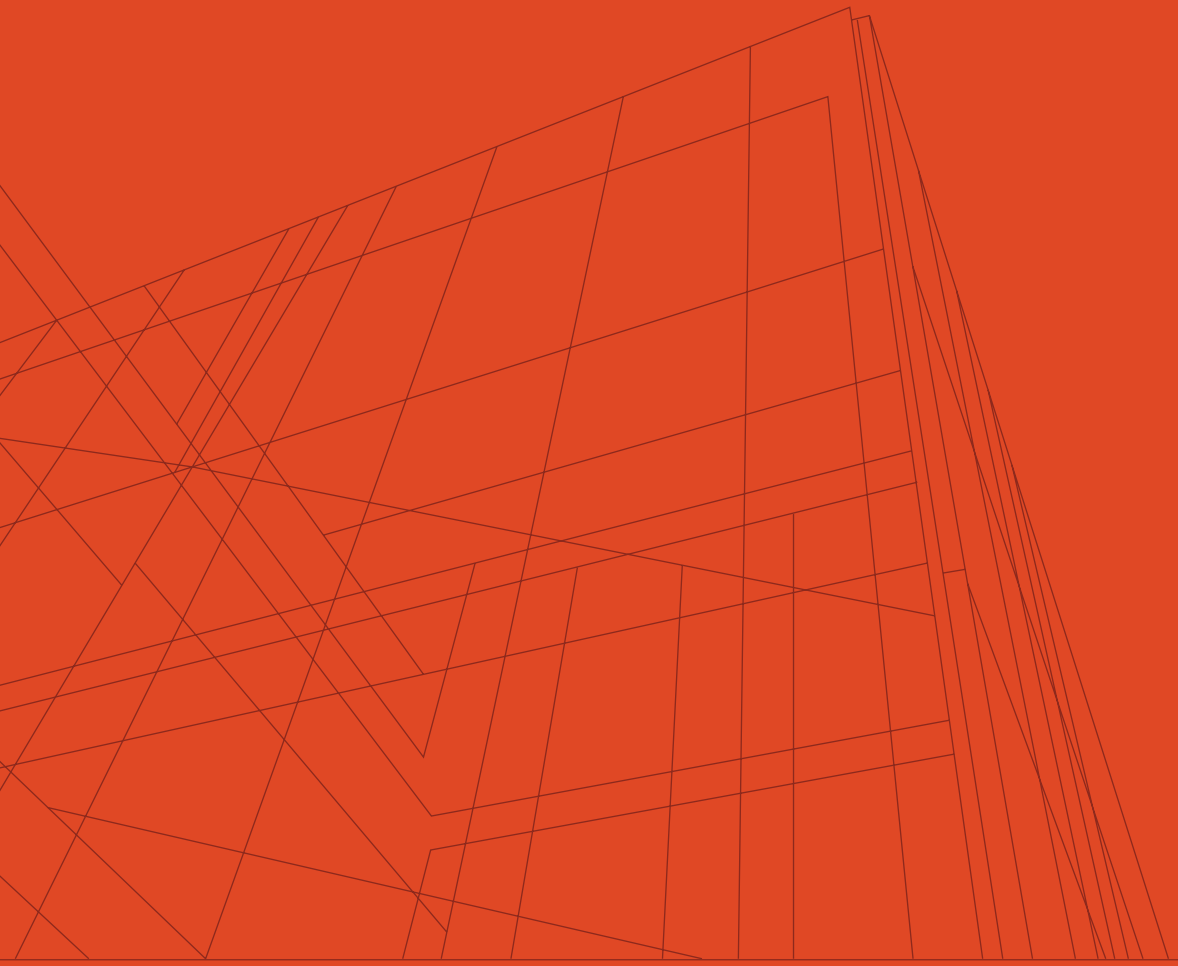
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Kidder Mathews

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EXECUTIVE SUMMARY

PREMIER OFFERING IN THE HEART OF NORTH SEATTLE

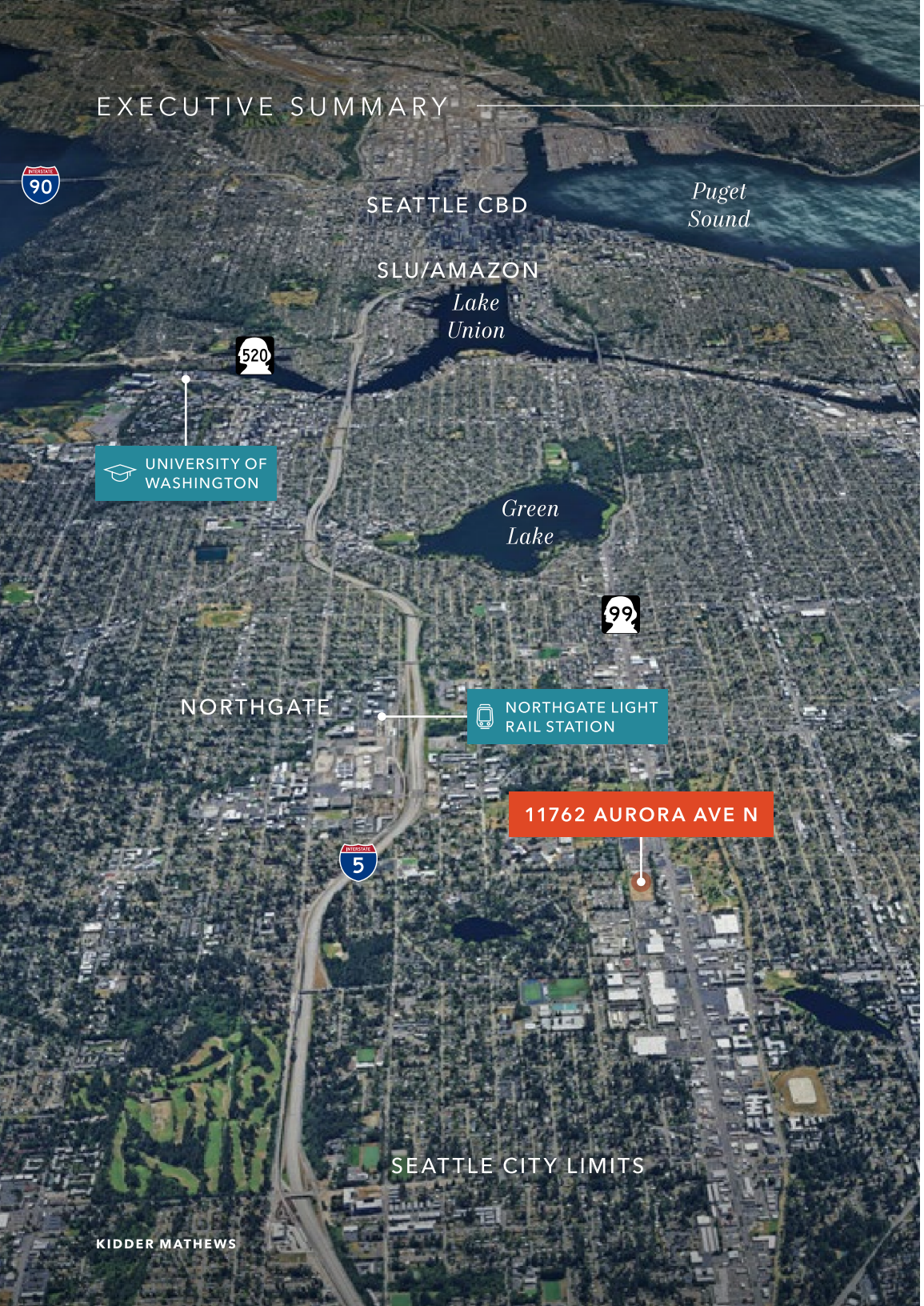
Kidder Mathews has been retained by the ownership of 11762 Aurora N to market for sale the property.

The large site development opportunity is situated in the Bitter Lake submarket of North Seattle. The 8.69 acre property is primarily operated as a golf driving range and pro shop and three retail tenants on the Aurora Avenue frontage.

PROPERTY	11762 Aurora North
TYPE	Redevelopment opportunity
ADDRESS	11762 Aurora Avenue North, Seattle
LAND AREA	8.69 acres - 378,528 SF Golf Range - 7.15 AC Aurora Retail Sites - 1.54 AC
ZONING	C1-75 M commercial zone 1, 75' height limit. Located in the Bitter Lake Urban Village
CURRENT USE	Driving range, and golf pro shop
OFFERING PROCESS	Offers evaluated as received; ownership reserves the right to set offer date
OFFER PRICE	$36,500,000*

*$2,000,000 applicable to tax parcel #302604-9100 for the relocation of the Pro Shop on site





INVESTMENT HIGHLIGHTS

SITE SIZE

This is one of the largest sites available for sale from Seattle's CBD northerly to Snohomish County.

The buyer of this site will control a site large enough for a master planned multifamily garden style development, townhomes, senior housing project, or a corporate campus.

REGIONAL ACTIVITY

The extremely active central Seattle office and multifamily market has driven land and housing prices up significantly in the past several years. Therefore the close in North, and to a less extent South-Seattle submarkets, are now experiencing greatly increased development activity in such neighborhoods as the University District, Roosevelt District, Ballard, and the subject Aurora Corridor.

The property is located in the center of these submarkets, and is by far the largest site available in these markets.

ACCESSIBILITY AND LOCAL AMENITIES

The subject property is located adjacent to Aurora Avenue North, a principal north - south arterial into Seattle's CBD, and northerly into Snohomish County Many major bus routes, including Metro Rapid Ride, service this corridor. The site is approximately 1 mile from the Northgate Link Light Rail Station and approximately ½ mile from the I-5 access at N 130th Street.

Local amenities include grocery-anchored centers, fitness centers, Home Depot, Lowe's Home Center, and a variety of other retail and service offerings. Northgate Station regional shopping and mixed use center, including Seattle Kragen hockey team training center is located 1 mile southeasterly of the subject site.

OFFERING PROCESS

The property is being offered at $36.5 million, and offers will be evaluated as received. However Ownership reserves the right to set a call for offers date at some future time.

RENT ROLL

Building	Tenant	Monthly	Annual	SF	Rent/SF	Lease Expiration	Notes
North Building	Mekong Restaurant	$6,167	$74,004	4,742	$15.61	9/30/30	(1)
South Building	12012 - Vacant	-	-	5,900	-	-	
	12004 Carl Zapffe	$4,925	$59,100	4,200	$14.07	Yr/yr	(2)
Golf Pro Shop and Range		$28,000	$336,000				(3)
Totals		**$42,092**	**$505,104**				

(1) - lease may be canceled with 180 day notice

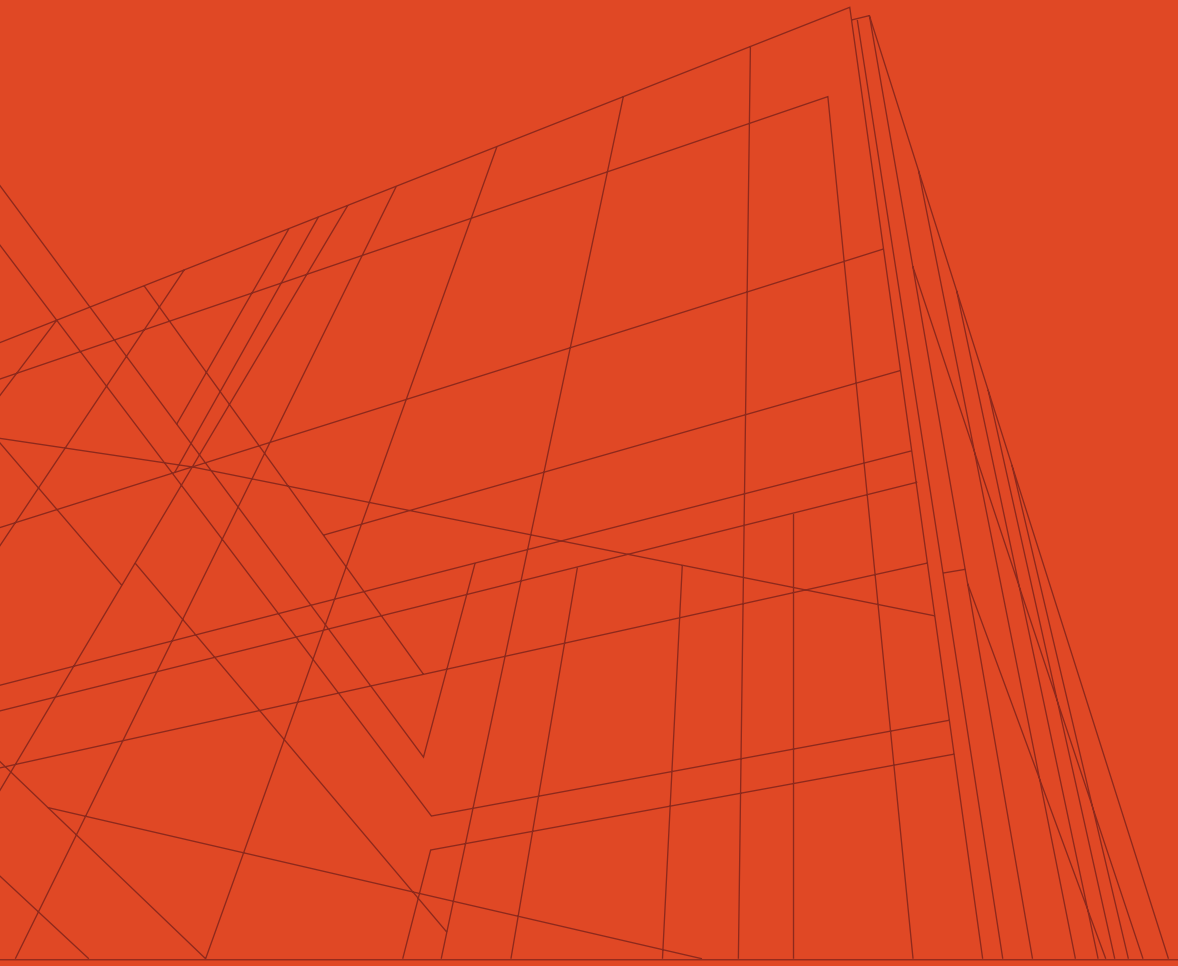
(2) - Yr to Yr lease but Landlord pays $4,000 to tenant for each month of early termination.

(3) - Owned by, and enhanceable, by Seller.









PROPERTY OVERVIEW

Section 02

PROPERTY DESCRIPTION

Location

The sites are located on Aurora Avenue North and the main site immediately adjacent and easterly of the Aurora Avenue frontage. The property is located in the Bitter Lake neighborhood within the larger Northgate district of North Seattle.

Current Usage

The primary 7.15 acre site is operating as a golf driving range and pro shop. The range and pro shop building improvements are 16,376 sq. ft. The two parcels fronting Aurora Avenue North are occupied respectively by a single tenant Asian restaurant and a multi-tenant retail building.

Zoning Information

The properties are zoned C1-75 (M) – Commercial Zone 1, City of Seattle,75' height limit. The site is impacted by the Bitter Lake Village HUB Urban Village overlay district, which further delineates development standards in that district. The current uses on all three properties are conforming uses under the subject zoning. See Section 3 below.

Neighborhood Information

The subject is situated in North Seattle in the Haller Lake neighborhood near the city limits of Seattle at N 145th Street. The City of Shoreline extends to the north, and the two areas are connected by the Aurora Avenue corridor. The immediate neighborhood is considered to be the area around the intersection of N 130th Street and Highway 99 west of I-5. The City of Seattle has designated this area the Bitter Lake Village Hub Urban Village with specific design and development regulations aimed at higher-density development with increased public transit service. See Appendix for Bitter Lake Urban Framework.



Accessibility

The Bitter Lake HUB neighborhood is centered on the confluence of N 130th Street and Highway 99 west of I-5. Highway 99, also known as Aurora Avenue N in North Seattle, King County, is a commercial corridor that runs from Seattle to Everett and preceded the development of Interstate 5 to the east. N 130th Street is a major arterial that runs west from I-5 near the Jackson Park Golf Course to 6th Avenue W in the neighborhood of Broadview. I-5 is the major transportation corridor for Western Washington and the entire West Coast for that matter. N 130th Street only has outbound ingress and northbound egress to I-5. Further north at N 145th Street and south at N Northgate Way are full interchanges with I-5. The site is located one block east of Highway 99 (Aurora Avenue), and south of N 125th Street, a neighborhood east-west collector.

Public Transportation

Several King County Metro transit stops are located within walking distance of the subject including the RapidRide E line that offers regular service between Downtown Seattle and the Aurora Village Transit Center in Shoreline. According to walkscore.com, the subject has walk, transit, and bike scores of 71, 49, and 66, respectively.

The site is approximately 1 mile west of the Northgate Link Light Rail Station and approximately ½ mile from the I-5 access at N 130th Street.



Additional information will be made available in our secured data room for prospects that register in our offering web site.

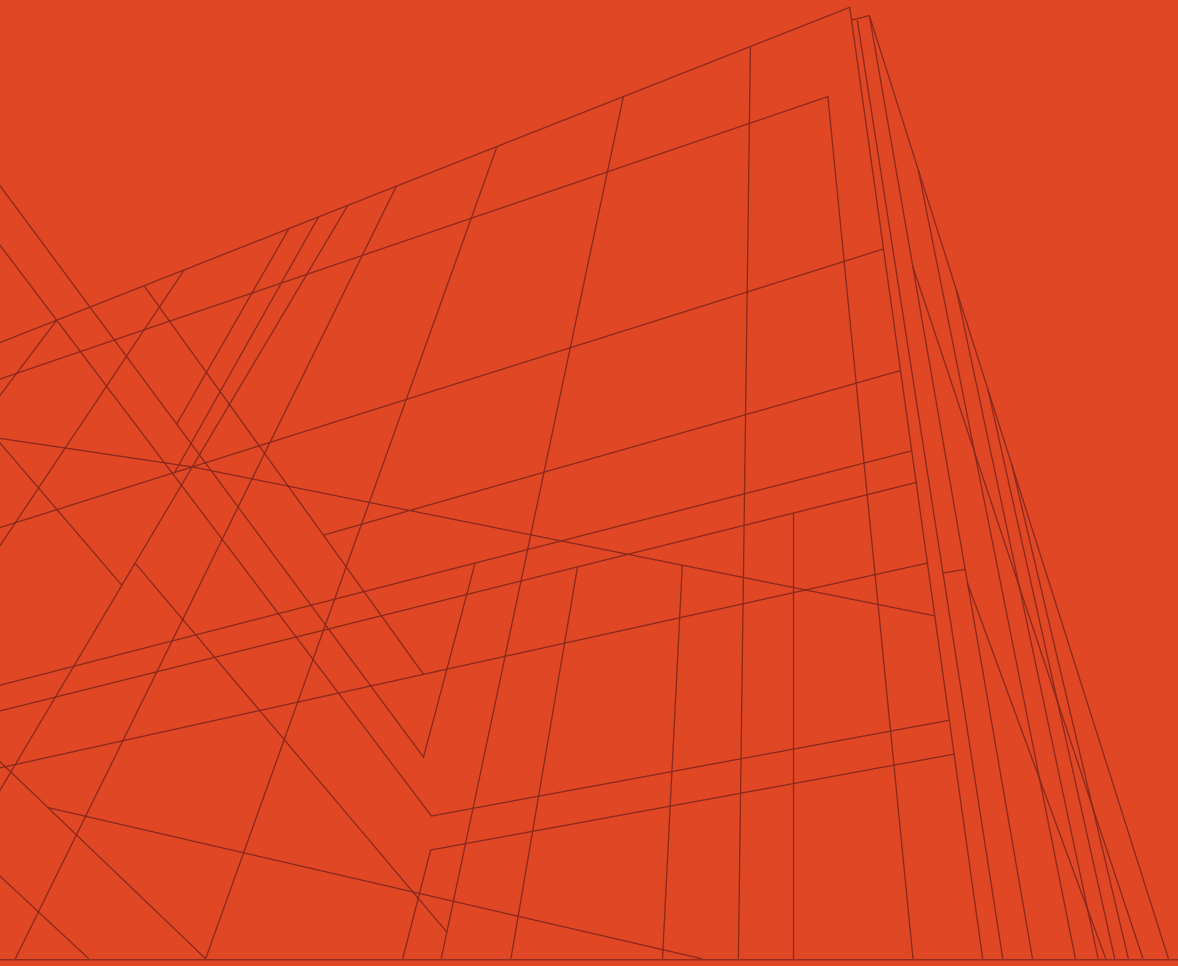
→ 11762AURORA.COM

TAX PARCEL MAP



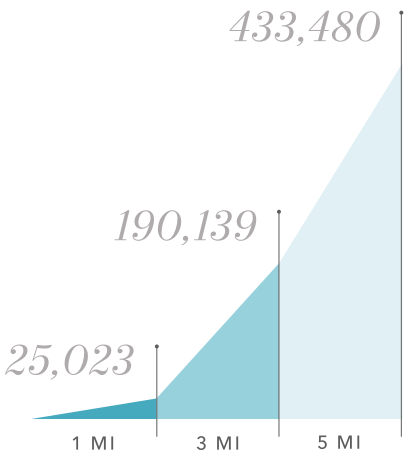
LOCATION OVERVIEW





ZONING INFORMATION

POPULATION



AVERAGE HH INCOME

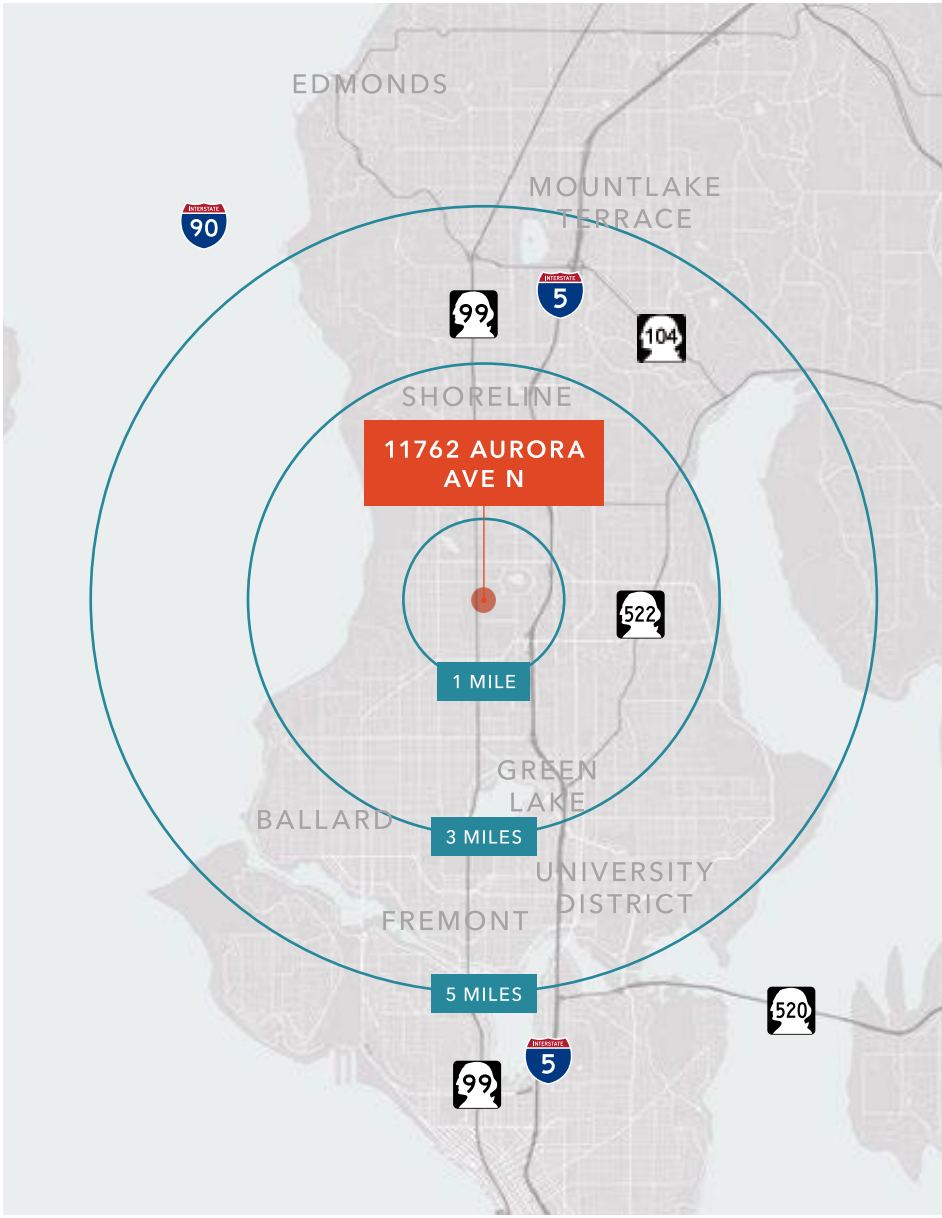


MEDIAN HOME VALUE



RENTER-OCCUPIED MEDIAN RENT

1 MI	$1,657
3 MI	$1,837
5 MI	$1,885



PROPERTY ZONING

C1 – 75 M – Commercial Zone 1, 75 height limit, Per the city the C1 zone within the Bitter Lake Village HUB Village overlay district.

FUNCTION

To provide for an auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods and the larger community, citywide, or regional clientele.

LOCATIONAL CRITERIA

A Commercial 1 zone designation is most appropriate on land that is generally characterized by the following conditions:

Outside of urban centers and urban villages or, within urban centers or urban villages, having a C1 designation and either abutting a state highway, or in use as a shopping mall

Retail activity in existing commercial areas

Readily accessible from a principal arterial

Presence of edges that buffer residential or commercial areas of lesser intensity, such as changes in street layout or platting pattern

Predominance of parcels of 20,000 square feet or larger

Limited pedestrian and transit access.

The "M" suffix designates property subject to Mandatory Housing Affordability applicable to the property.

Bitter Lake Village HUB Village Overlay District.

ALLOWABLE USES

Allowable Uses in C1 Zone (Summary) The C1 zone (Commercial 1) permits a broad range of commercial and some residential uses, with an emphasis on auto-oriented retail and services. The following are key categories of uses typically allowed, based on SMC 23.47A and related zoning regulations:1. Permitted Uses (Allowed outright, subject to development standards)

Retail Sales and Services

General retail (e.g., grocery stores, clothing stores, pharmacies) up to 75,000 square feet. Larger retail may require conditional use approval.

Personal services (e.g., salons, dry cleaners).

Eating and drinking establishments (e.g., restaurants, cafes, bars).

Automotive sales and services (e.g., car dealerships, repair shops), reflecting the auto-oriented nature of C1 zones.

Entertainment Uses

Theaters, bowling alleys, and similar entertainment facilities (up to 75,000 square feet, except for spectator sports facilities which may have different rules).

Office Uses

General office spaces (e.g., professional services, administrative offices) up to 100,000 square feet.

Lodging

Hotels and motels, which cater to the regional clientele often associated with C1 zones.

Light Manufacturing

Small-scale production or assembly (e.g., artisan food production, craft workshops), provided they meet environmental and zoning standards.

Warehousing and Storage

Limited warehousing or storage facilities, often screened or integrated with retail (e.g., outdoor storage requires screening per SMC 23.47A.016).

Medical Services

Clinics, urgent care, and other medical facilities.

Commercial Parking

Parking lots or structures, aligning with the auto-oriented function of C1 zones.

Mixed-Use Developments

Combination of commercial and residential uses (e.g., apartments above ground-floor retail), subject to specific design standards, on the Aurora frontage parcels, however may not be required on the current golf range parcel.

CONDITIONAL USES (MAY BE PERMITTED WITH SDCI APPROVAL)

Institutional Uses

Schools, community centers, or religious facilities, subject to conditional use permits to ensure compatibility with the commercial focus.

Major Retail or Entertainment

Retail or entertainment uses exceeding 75,000 square feet may require a conditional use permit due to their scale and impact.

Heavy Commercial or Industrial Uses

Certain heavier uses (e.g., large-scale warehousing, manufacturing) may be allowed with conditional approval, particularly if they align with the C1 zone's function and locational criteria (e.g., near highways or in shopping malls).

Drive-In Businesses

Drive-in facilities (e.g., banks, fast food) may be allowed but are subject to restrictions to balance pedestrian and auto access.

Caretaker's Quarters

Limited residential use for caretakers of commercial facilities, subject to conditional approval.

PROHIBITED USES

Residential Uses

Standalone residential uses (e.g., single-family homes, apartments without commercial components) are generally prohibited on the Aurora frontage parcels, except for caretaker's quarters or specific mixed-use developments.

Heavy Industrial Uses

Large-scale manufacturing or industrial activities that conflict with the retail/service focus of C1 zones.

Uses Not Compatible with Auto-Oriented Commercial

Uses that disrupt the auto-oriented, retail-focused character (e.g., large-scale agriculture, certain institutional uses without permits).

DEVELOPMENT STANDARDS AND RESTRICTIONS

Size Limits

Retail sales and services, as well as entertainment uses, are limited to 75,000 square feet, and office uses to 100,000 square feet, unless a conditional use permit is obtained.

Outdoor Storage

Outdoor storage in C1 zones must be screened from all lot lines by a building facade or 6-foot-high screening, with a 5-foot-deep landscaped area between street lot lines and the screening.

Locational Criteria

C1 zones are typically located outside urban centers/villages, near state highways, or in shopping malls, with good arterial access and larger parcels (20,000 square feet or more).

Pedestrian and Transit Access

C1 zones often have limited pedestrian and transit access compared to other commercial zones (e.g., NC zones), prioritizing auto-oriented development.

BITTER LAKE VILLAGE HUB VILLAGE

The Bitter Lake Urban Village is a designated area in northwest Seattle, centered around the Bitter Lake neighborhood.

Its approximate boundaries are:

North: N 145th Street (bordering the city of Shoreline)

South: N 130th Street (though some sources suggest it may extend to N 125th, N 115th, or even N 105th Street)

East: Aurora Avenue N (Highway 99)

West: Greenwood Avenue N or Linden Avenue N

PURPOSE

The Bitter Lake Village Hub Urban Village aims to provide a focus for goods, services, housing, and employment. It's designed to accommodate growth while maintaining affordability and accessibility.

REZONING AND DEVELOPMENT

In 2016, the Seattle City Council passed Ordinance 125081, amending the Land Use Code to rezone parts of the Bitter Lake Village Hub Urban Village. This included changes to allow more housing (estimated 455 additional units) and commercial development (1,910 new jobs), designating Linden Avenue North as a principal pedestrian street to enhance walkability, and prohibiting single-purpose residential structures to encourage mixed-use buildings.

COMMUNITY ENGAGEMENT

The rezoning stemmed from an inclusive planning process (2010–2012) involving over 900 stakeholders in 32 workshops, part of the Broadview-Bitter Lake-Haller Lake Neighborhood Plan and Urban Design Framework.

HOUSING AND AFFORDABILITY

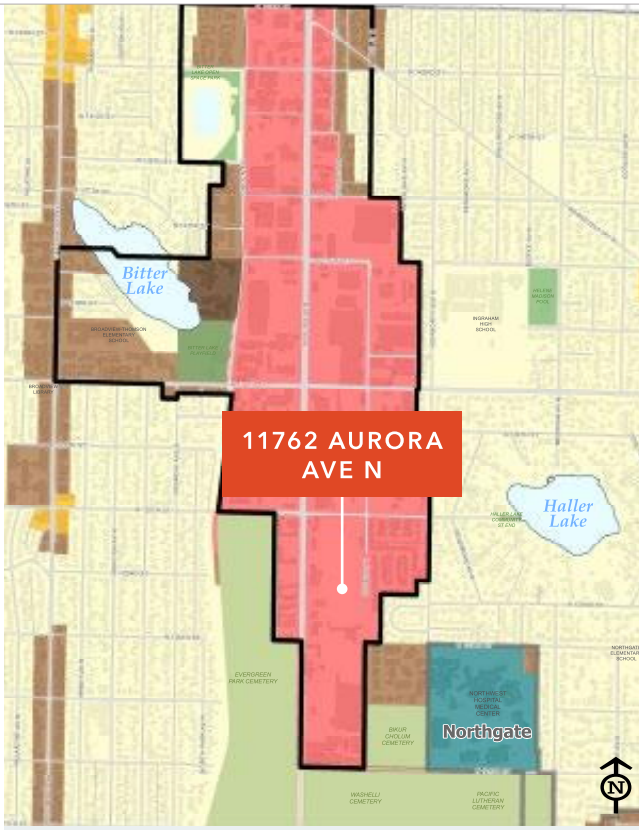
Bitter Lake offers relatively affordable housing compared to other Seattle neighborhoods, with median home prices around $535,000 (as of 2025) and a mix of mid-century homes, townhouses, and condos.

AMENITIES

The hub includes Bitter Lake Park and Community Center, with recreational facilities like tennis courts, a wading pool, and lake access. Nearby Aurora Avenue provides shops and restaurants, and the Interurban Trail supports biking and walking.

TRANSIT

The area is well-connected via King County Metro's RapidRide E Line and other bus routes, with a commute to downtown Seattle taking about 27 minutes by bus or 14 minutes by car. Future light rail expansion to Shoreline South/148th Station will further improve access.

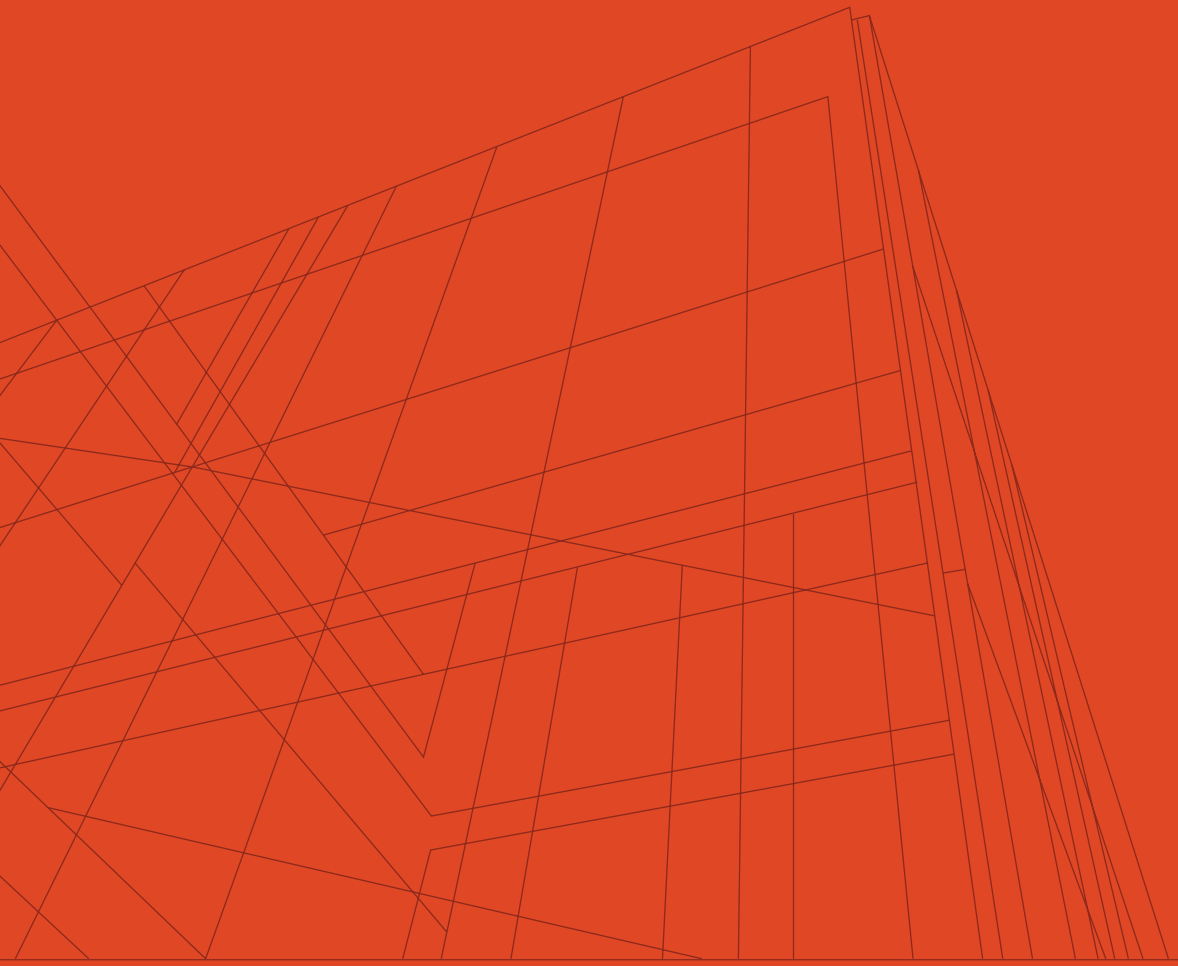


LEGEND

Hub/Residential Urban Village

Current Zoning

- City-Owned Open Space
- Neighborhood Commercial (NC1; NC2; NC3)
- Low-Rise Multi-Family (LR1; LR2; LR3)
- Major Institution (MIO)
- Commercial (C1; C2)
- High-Density Multi-Family (HR; MR/RC; MR)
- Single Family (SF 5000 / 7200 / 9600



KIDDER MATHEWS OVERVIEW

THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 20 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona.



COMMERCIAL BROKERAGE

$9B
AVERAGE ANNUAL TRANSACTION VOLUME

510+
NUMBER OF BROKERS

36.7M+
ANNUAL SF OF LEASES

26.2M+
ANNUAL SF OF SALES

ASSET SERVICES

58M+ SF
MANAGEMENT PORTFOLIO SIZE

850+
ASSETS UNDER MANAGEMENT

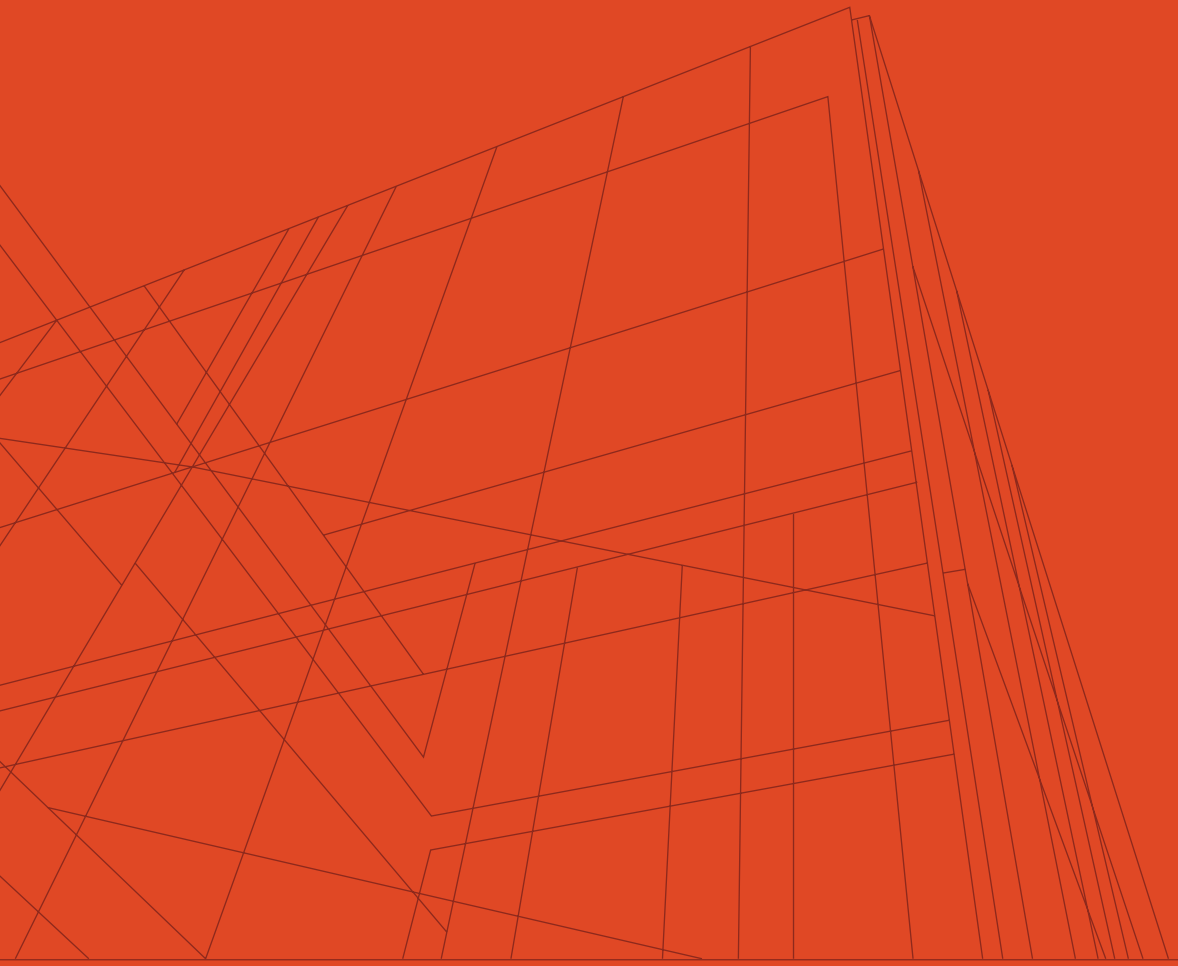
VALUATION ADVISORY

2,400
AVERAGE ANNUAL ASSIGNMENTS

39/24
TOTAL NO. OF APPRAISERS/MAI'S

OUR SERVICES

- Commercial Brokerage
- Valuation Advisory
- Asset Services
- Debt & Equity Finance



APPENDIX

Section 05

COMMERCIAL 1 ZONE ALLOWABLE USE CHART

Uses	Permitted and prohibited uses by zone1 NC1	NC2	NC3	C1	C2
A. AGRICULTURAL USES					
A.1. Animal husbandry	A	A	A	A	P
A.2. Aquaculture	10	25	P	P	P
A.3. Community garden	P	P	P	P	P
A.4. Horticulture	10	25	P	P	P
A.5. Urban farm[2]	P	P	P	P	P
B. CEMETERIES	X	X	X	X	X
C. COMMERCIAL USES[3]					
C.1. Animal shelters and kennels	X	X	X	X	X
C.2. Eating and drinking establishments					
C.2.a. Drinking establishments	CU-10	CU-25	P	P	P
C.2.b.	10	25	P	P	P
C.3. Entertainment uses					
C.3.a. Cabarets, adult4	X	P	P	P	P
C.3.b. Motion picture theaters, adult	X	X	X	X	X
C.3.c. Panorams, adult	X	X	X	X	X
C.3.d. Sports and recreation, indoor	10	25	P	P	P
C.3.e. Sports and recreation, outdoor	X	X	X5	P	P
C.3.f. Theaters and spectator sports facilities	X	25	P	P	P
C.4. Food processing and craft work[2]	10	10	25	P	P
C.5. Laboratories, research and development	10	25	P	P	P
C.6. Lodging uses	X6	CU-256	P	P	P
C.7. Medical services[7]	108	25	P	P	P
C.8. Offices	10	25	P	359	359
C.9. Sales and services, automotive					

Uses	Permitted and prohibited uses by zone1 NC1	NC2	NC3	C1	C2
C.9.a. Retail sales and services, automotive	1010	2510	P10	P	P
C.9.b. Sales and rental of motorized vehicles	X	25	P	P	P
C.9.c. Vehicle repair, major automotive	X	25	P	P	P
C.10 Sales and services, general[2]					
C.10.a. Retail sales and services, general[2]	10	25	P	P	P
C.10.b. Retail sales, multipurpose	1011	50	P	P	P
C.11. Sales and services, heavy					
C.11.a. Commercial sales, heavy	X	X	25	P	P
C.11.b. Commercial services, heavy	X	X	X	P	P
C.11.c. Retail sales, major durables	10	25	P	P	P
C.11.d. Retail sales and services, non-household	10	25	P	P	P
C.11.e. Wholesale showrooms	X	X	25	25	P
C.12. Sales and services, marine					
C.12.a. Marine service stations	10	25	P	P	P
C.12.b. Sales and rental of large boats	X	25	P	P	P
C.12.c. Sales and rental of small boat, boat parts and accessories	10	25	P	P	P
C.12.d. Vessel repair, major	X	X	X	S	S
C.12.e. Vessel repair, minor	10	25	P	P	P
D. HIGH-IMPACT USES	X	X	X	X	X

Uses	Permitted and prohibited uses by zone1 NC1	NC2	NC3	C1	C2
E. INSTITUTIONS					
E.1. Institutions no listed below	10	25	P	P	P
E.2. Major institutions subject to the provisions of Chapter 23.69	P	P	P	P	P
E.3 Religious facilities	P	P	P	P	P
E.4. Schools, elementary or secondary	P	P	P	P	P
F. LIVE-WORK UNITS12	P	P	P	P	P
G. MANUFACTURING USES					
G.1. Manufacturing, light[2]	X	10	25	P	P
G.2. Manufacturing, general	X	X	X	P	P
G.3. Manufacturing, heavy	X	X	X	X	X
H. PARKS AND OPEN SPACE	P	P	P	P	P
I. PUBLIC FACLITIES					
I.1. Jails					
I.1.a. Youth Service Centers	X	X	P13	X	X
I.1.b. All other jails	X	X	X	X	X
I.2. Work-release centers	CCU-10	CCU-25	CCU	CCU	CCU
J. RESIDENTIAL USES[14]					
J.1. Residential uses not listed below	P	P	P	P	CU15
J.2. Caretaker's quarters	P	P	P	P	P
J.3. Congregate residence	X/P16	X/P16	P/X17	P/X17	P/X17
K. STORAGE USES					
K.1. Mini-warehouses	X	X	25	40	P
K.2. Storage, outdoor	X	X	X18	P	P
K.3. Warehouses	X	X	25	25	P

Uses	Permitted and prohibited uses by zone1 NC1	NC2	NC3	C1	C2
L. TRANSPORTATION FACILITIES					
L.1. Cargo terminals	X	X	X	S	P
L.2. Parking and moorage					
L.2.a. Boat moorage	S	S	S	S	S
L.2.b. Dry boat storage	X	25	P	P	P
L.2.c. Parking, principal use, except as listed below	X	25	P	P	P
L.2.C.I. PARK AND POOL LOTS[19]	P20	P	P	P	P
L.2.C.II. PARK AND RIDE LOTS[19]	X	X	CU	CU	CU
L.2.d. Towing services	X	X	X	P	P
L.3. Passenger terminals	X	X	25	P	P
L.4. Rail transit facilities	P	P	P	P	P
L.5. Transportation facilities, air					
L.5.a. Airports (land-based)	X	X	X	X	X
L.5.b. Airports (water-based)	X	X	X	X	S
L.5.c. Heliports	X	X	X	X	X
L.5.d. Helistops	X	X	CCU	CCU	CCU
L.6. Vehicle storage and maintenance					
L.6.a. Bus bases	X	X	X	CCU	CCU
L.6.b. Railroad switchyards	X	X	X	X	X
L.6.c. Railroad switchyards with a mechanized hump	X	X	X	X	X
L.6.d. Transportation services, personal	X	X	P	P	P
M. UTILITY USES					
M.1. Communication utilities, major[21]	X	X	X	CCU	CCU
M.2. Communication utilities, minor[21]	P	P	P	P	P
M.3. Power plants	X	X	X	X	X
M.4. Recycling	X	X	X	P	P/ CU22
M.5. Sewage treatment plants	X	X	X	X	X
M.6. Solid waste management	X	X	X	X	X
M.7. Utility services uses	10	25	P	P	P

BITTER LAKE
Urban Design Framework



City of Seattle

Department of Planning and Development
March 2015

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Images by Seattle DPD or produced by consultants under contract to DPD unless otherwise noted.

CONTRIBUTORS

DPD staff managed the project process and structure. MAKERS architecture and urban design provided the lead for urban design services, while supporting the City's committee and workshop meetings. During the spring and summer of 2012, the Bitter Lake Neighborhood Advisory Committee continued to provide input and feedback on the development of the concepts developed after completing the Neighborhood Plan Update.

Project Team

- Nathan Torgelson, DPD Planning Director
- Nora Liu, DPD Community Development Manager
- David Goldberg, DPD Project Manager

Consulting Support

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Bitter Lake Village — Urban Design Framework

1

1.2 Background

1999 Broadview - Bitter Lake - Haller Lake Neighborhood Plan

In the early 1990s, Seattle began a neighborhood planning process that involved over 20,000 residents and created plans for 38 Seattle neighborhoods. The Broadview – Bitter Lake – Haller Lake (BBH) communities came together to complete their neighborhood plan in 1999. The plan's Land Use and Housing Vision stated:

Through the efforts of the City, community organizations, property and business owners, residents, developers, and other interested parties, Linden Ave. N from 130th to 145th will be developed to include wide, promenade style sidewalks, the Interurban Greenway Trail, new housing and small retail establishments, and a recreational and garden area surrounding the Bitter Lake Reservoir.

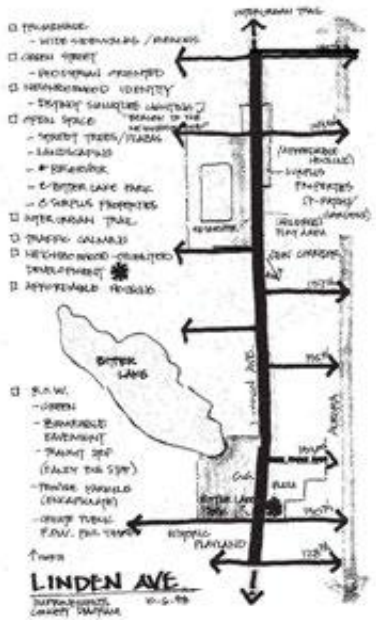




Figure 4 - Images from the 1999 neighborhood plan illustrating the desired character of the "town center."

4

City of Seattle — Department of Planning and Development



Figure 5 - This Development along Linden Place includes 207 low-income senior and family apartments in two buildings.



Figure 6 - The community worked with the City to improve the Bitter Lake Reservoir Open Space and to install a new P-Patch and fitness zone. (Seattle Parks)



Figure 7 - Linden Ave. N complete streets project realized the community's vision for "promenade" style street (Seattle DOT) Photo by Tom Fucoloro

2.2 Recent Development

Since 1999, when the community completed their neighborhood plan, significant growth occurred along Linden Ave. N that reflected the community's neighborhood plan Vision. As of December 2014, there were 1,044 new apartments on Linden Ave. N. The development at N 130th St. and Linden Ave. N also includes a small amount of neighborhood oriented businesses. There are another 148 permitted.[1] All of this growth has occurred in Commercial (C1and C2) zoned areas.

The Seattle Department of Transportation (SDOT) responded to the community's vision and recent growth by constructing the Linden Ave. N Complete Street Project to improve the road between N 128th and N 145th Streets in keeping with the community's vision for a "promenade." The project improved pedestrian and bicycle safety; completed the missing Interurban Trail link; improved drainage and area lighting; and redeveloped the corridor into a "Complete Street." King County Metro and SDOT constructed improvements to bring Metro's new bus rapid transit service to Aurora Ave. N. The E Line operates between Shoreline's Aurora Village Transit Center and downtown Seattle, giving riders streamlined service to destinations along the route, including major employers, stores, medical and other services, and residential areas.

Bitter Lake Community Center and Playground and the Bitter Lake Reservoir Open Space provide open space and recreation opportunities. The play area renovations took place in 2013 and offer exciting new play equipment while meeting current accessibility and safety standards. In 2013, the community and a series of funding partnerships (including Seattle Parks Foundation, Momentum, The Trust for Public Land and Parks Opportunity Fund) improved the park and added a P-Patch and "Fitness Zone".

[1] New apartments on Linden Ave. since 1999: n 130th: Linden Ave. N Centridge (140 units) and Pine Haven (251 units); 14000 Linden Ave. N Reina Apartments (475 units); and 14002 Linden Ave. N (178 units). Permitted: n 135th Linden Ave. N (148 units)

2.3 Redevelopment Potential

The Bitter Lake Village Center is largely developed, but much of it at a much lower intensity than allowed under zoning, and at a lower intensity than many of Seattle's urban villages. As described in the previous section, redevelopment is occurring along Linden Ave. N. When considering how future redevelopment could shape the Bitter Lake Village Center, it's helpful to look at properties most likely to redevelop. The map to the right highlights parcels where improvements have a significantly lower value than the property they sit on, and where owners have assembled groups of parcels for potential redevelopment. This information suggests several points:

- There is significant potential for dramatic change to the character of the area along the east side of Linden Ave. N between N 130th and N 135th Streets.
- Recent multifamily development in the area to the north along Linden Ave. N is establishing a residential character north of N 135th St. that is likely to continue with future redevelopment in that area.
- The large group of parcels south of N 135th St. presents an opportunity for a mix of residential and commercial development that could become a neighborhood center.

Consequently, the growth the area has seen since the completion of the neighborhood plan is likely to continue. With guidance the redevelopment could support the desired future character of a more vibrant and diverse mix of shops, restaurants and housing.



Figure 8 - The sites shade in pink are within the focus area of the UDF and have a higher potential to redevelop in the near-term.

3.2 Land Use

The Update recommends reinforcing and building on existing development to create several distinct areas along Linden Ave. N.

- Bitter Lake Village Center – a mixed-use area between N 130th St. and N 135th St.
- Walkable Residential District – a moderate-density residential area north of N 135th St.
- East / West Connections between Linden and Aurora – one-block long connections that have a great variety of uses.



Figure 11 - Overall urban design direction developed during the Neighborhood Plan update. The Community Center and parks are strong focus of gatherings and source of pride. – Neighborhood Plan Update Vision Image - MAKERS).

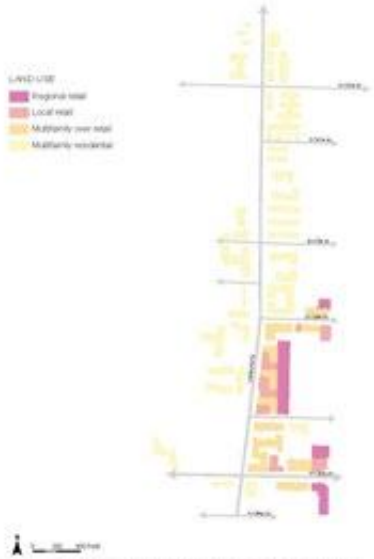


Figure 12 - The northern section of Linden Ave. N is expected to continue growing as a dense residential neighborhood, while the southern portion would become a mixed-use area. (MAKERS)



Figure 13 - New development along Linden Ave. N can include retail clustered around a courtyard that is linked by a corridor to the destination retail on the east side that faces Aurora Ave. N. (MAKERS)

3.3 Bitter Lake Village Center

Along the east side of Linden Ave. N, between N 130th St. and N 135th St., encourage a high-quality dense, mixed-use neighborhood that builds on existing and recent development.

Land Uses

- At the street-level along the east side of Linden Ave. N between N 130th and N 135th Streets, encourage small shops and services typical to a neighborhood business district such as: restaurants, specialty retail, cafes and a bakery.
- On upper floors, residential uses are preferred and commercial uses are allowed.

Relationship to Street

- Use development regulations to ensure active street-level uses along this portion of Linden Ave. N.
- Limit setbacks at the street level.
- Locate parking under buildings or away from street-fronts.

Zoning and Heights

- Designate Linden Ave. as a Principal Pedestrian Street, and add a Pedestrian Designation to portions of parcels fronting Linden Ave. N.
- The Update recommended considering Neighborhood Commercial or Seattle Mixed Use, however further analysis of the code and discussions with property owners suggested that the Commercial 1 designation be retained and area-specific development regulations be developed to address circulation and design objectives.
- Allow 85' (20' more than currently allowed) with 5' minimum setback after portions of buildings over 45 feet.



Figure 14 - The graphic from the BEH Update identified preliminary zoning concept, with the expectation that more detailed evaluation was needed to develop the final proposal. (MAKERS)

3.6 Circulation (Continued)

Pedestrian Circulation

The Linden Ave. N Complete Street project and the community initiated N 143rd St. Neighborhood Street Fund project greatly improved pedestrian circulation in the Bitter Lake Village Center. But more is needed to create a walkable neighborhood. Improvements need to occur not only along streets, but within the larger parcels in order to ensure sufficient pedestrian connectivity between on site development, adjacent development and transit.

- Encourage the construction of sidewalks along all streets in between Linden Ave. N and Aurora Ave. N.
- Due to the large parcel and block size between N 125th and N135th Streets, the development regulations should ensure that the interior of the site connects to surrounding streets, in roughly the same frequency as a city block.
- Create standards that allow for flexible connections that respond to the different potential development scenarios.

Corridor Requirements

The block between N 130th and N 135th Streets is approximately 1300' long. Existing development includes a number of interior corridors designed to facilitate access between the site interior and adjacent rights-of-way. As shown on the following page, redevelopment of the large parcel between 130th and 135th should provide a continuous corridor. This will ensure adequate internal site circulation and connections to adjacent transportation facilities, assure walkability, and promote connections between the Aurora-facing shops and retail fronting Linden Ave. N.

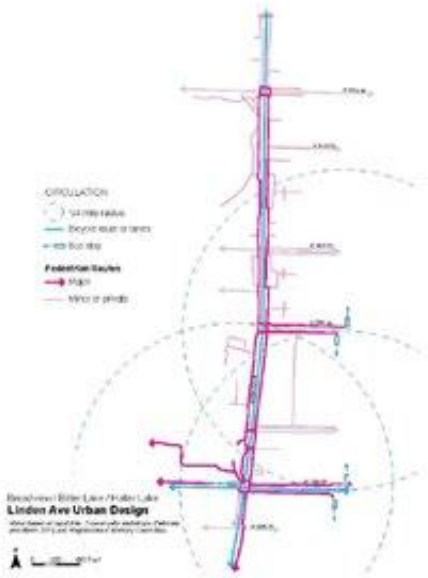


Figure 23 - Existing, private routes provide access through large parcels in the area (MAKERS)



Figure 24 - Existing circulation - some easements - create connections through the superblock. Development standard can require that new development provide at least one interior corridor connecting the site to Linden and Aurora.



Figure 34 - There are gaps in the open space serving Bitter Lake Village Center. (Seattle Parks)

3.7 Public and Private Open Space

While the Bitter Lake Village Center has some amazing park and recreation facilities including the Bitter Lake Community Center and Playfield, Interurban Trail, and the Bitter Lake Reservoir Park, there are many gaps where there aren't nearby parks. Within the Village Center, there are opportunities to increase both public and private open space. Opportunities include:

- Incorporate more children's play areas into existing parks
- Areas without parks should be evaluated for opportunities to create new neighborhood public parks, possibly with play areas
- Work with private development to create a range of open space opportunities including play areas, gathering spaces, and gardens
- Use unimproved ROW to provide public open space



Figure 35 - In a mixed-use setting, new development can incorporate open space such as this illustration showing how outdoor seating could be incorporated as part of the bikeway corridor recommended on parcels larger than 6 acres. (MAKERS)



Figure 36 - New development can also provide semi-public open space to foster a lively business district.

This page shows examples of the different ways new development can integrate open space.

New multifamily development, particularly those located near 135th along Linden Ave. N, should consider providing on-site open space and recreation areas.

Alternatively, there may be useable undeveloped ROW in this area (on the east side of Linden Ave. N) for open space uses as illustrated in the previous section.



Figure 37 - Rooftop garden in Bitter Lake



Figure 38 - The Cambridge Apartments provides a pedestrian connection between Linden Ave. N and Aurora, and open space.

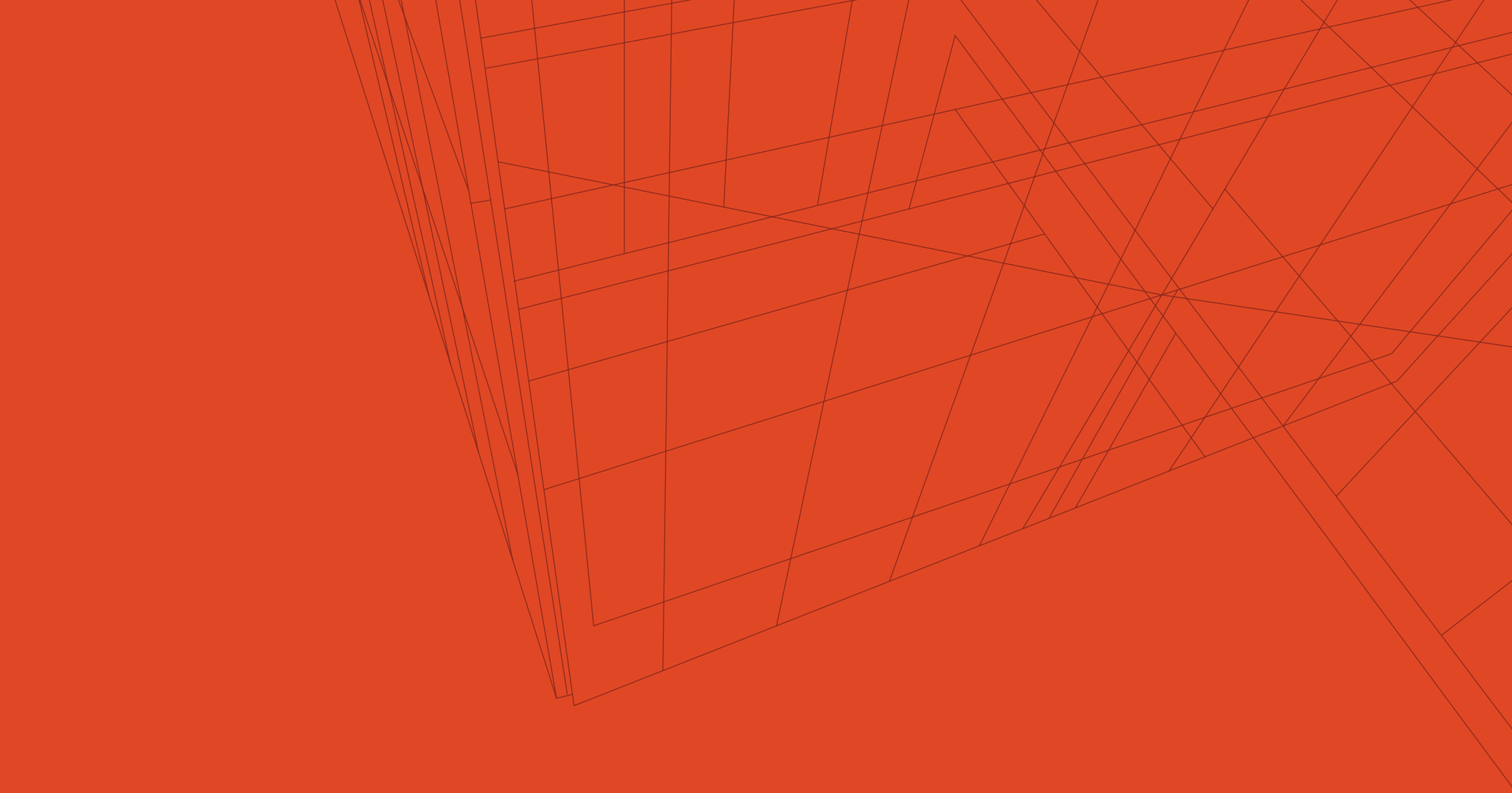


Figure 39 - New development can also provide semi-public open space to foster a lively business district.

3.8 Implementation

Zoning and Land Use Code Amendments
The UDF is an implementing element of the Broadview - Bitter Lake – Haller Lake Neighborhood Plan Update. DPD has developed legislation to implement zoning changes and amendments to development standards in the Land Use Code alongside developing this Urban Design Framework.

Urban Design Guidelines
The existing citywide design guidelines apply to the Bitter Lake Village Center. As funding allows, DPD will work with the community to develop neighborhood design guidelines.



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