

14550 6TH AVE NE, 14701 8TH AVE NE, 14548 6TH AVE NE, 14555 8TH AVE NE, 14542 6TH AVE NE, 14549 8TH AVE NE, 14528 6TH AVE NE, 14541 8TH AVE NE, 14537 8TH AVE NE SHORELINE, WA 98155

TH AVENUE NE

Mixed-Use Opportunity Next to Light Rail Shoreline, WA

#### EXCLUSIVELY OFFERED BY:

Windermere Real Estate/Shoreline 900 N. 185th Street, Shoreline, WA 98155

#### SHORELINE UPZONE

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EXECUTIVE SUMMARY



#### **OFFERING SUMMARY**

Address	14550 6th Ave NE, 14701 8th Ave NE, 14548 6th Ave NE, 14555 8th Ave NE, 14542 6th Ave NE, 14549 8th Ave NE, 14528 6th Ave NE, 14541 8th Ave NE, 14537 8th Ave NE,
	Shoreline, WA 98155
County	King
Market	145th Street Light Rail
Submarket	Shoreline Ridgecrest Neighborhood
Offering Price	\$13,000,000
Price PSF	\$161.56
PPD	\$34,000
Land SF	80,465 SF / 66,864 SF Developable
Land Acres	1.85 AC
Ownership Type	Fee Simple
Zoning Type	Mixed Use Residential MUR 70
# of Parcels	9
APN	756870-0680, 756870-0595, 756870-0585, 756870-0670, 756870-0590,
	756870-0580, 756870-0675, 756870-0600, 756870-0665

#### PROPOSED FINANCING

#### **DEMOGRAPHICS**

Loan Type	Amortized
Down Payment	25%
Loan Amount	\$9,750,000.00
Interest Rate	7%
Annual Debt Service	\$884,217.88
Loan to Value	75%
Amortization Period	25 Years

2023 Summary	1 Mile	3 Mile	5 Mile
Population	17,274	154,015	391,672
Median HH Income	\$108,963	\$99,575	\$114,074
Average HH Income	\$145,490	\$141,985	\$166,105



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#### **PROPERTY FEATURES**

Land SF	80,465 SF / 66,864 SF Developable
Land Acres	1.85 AC
# of Parcels	9
Zoning Type	Mixed Use Residential MUR 70
Topography	Partial Slope

#### **NEIGHBORING PROPERTIES**

North	MUR70	
South	MUR70	
East	MUR35	
West	MUR70	

#### UTILITIES

Water	In Street
Irrigation	NA
Electricity / Power	In Street
Gas / Propane	In Street
Telephone	At Pole
Cable	At Pole

#### EXCLUSIVELY OFFERED BY:

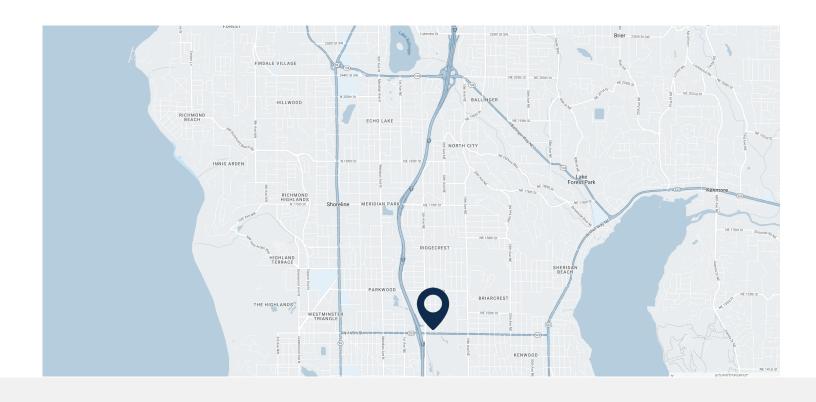
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LOT SIZE:

80,465 SF / 1.85 AC 66,864 SF DEVELOPABLE



MIXED USE RESIDENTIAL MUR 70



 $\bigcirc$ 

RESIDENTIAL UNITS:

#### 381 APARTMENT/ TOWNHOUSE UNITS



PARCEL NUMBERS:

756870-0680, 756870-0595, 756870-0585, 756870-0670, 756870-0590, 756870-0580, 756870-0675, 756870-0600, 756870-0665



OVERLAY DESIGNATION:

SHORELINE SOUTH/148TH LIGHT RAIL STATION SUBAREA

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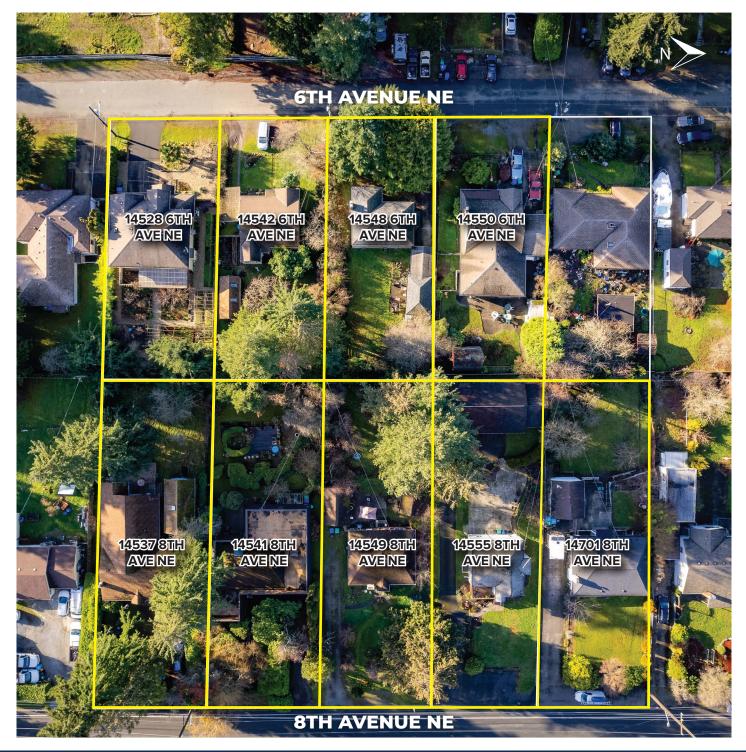
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#### PARCEL MAP



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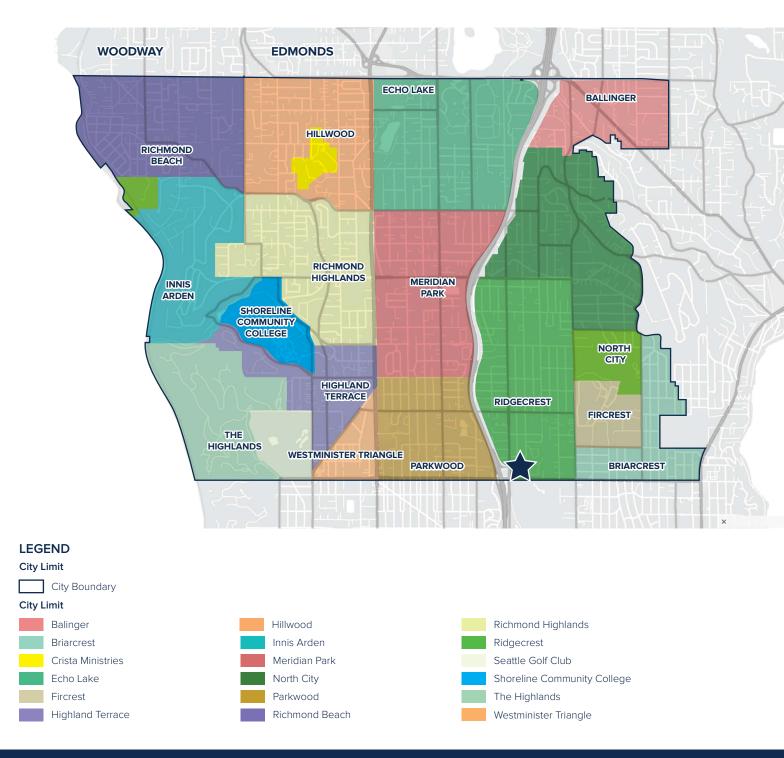
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#### **NEIGHBORHOOD MAP**



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#### **RETAIL MAP**



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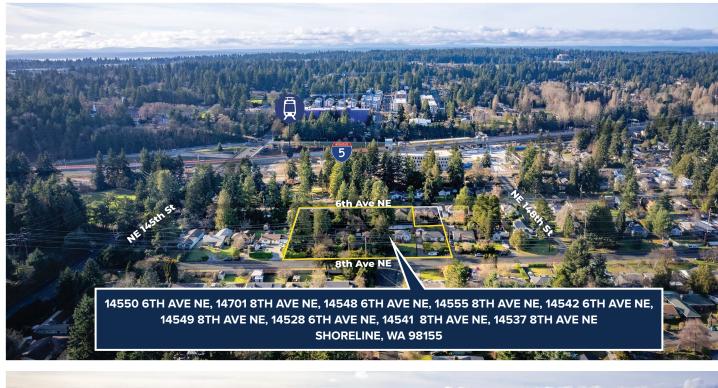
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#### **AERIAL MAPS**





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#### **AERIAL MAPS**



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#### RENDERING



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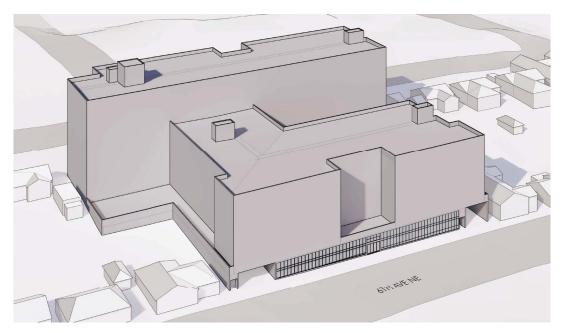
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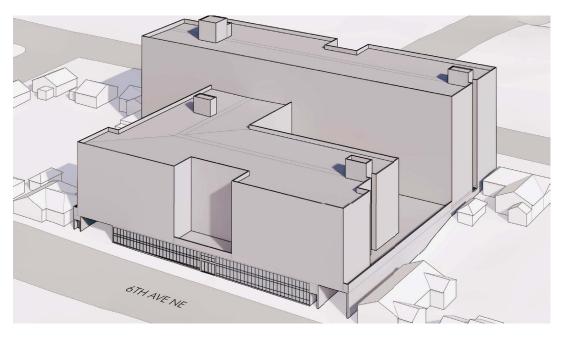


#### **MASSING VIEW**

#### PERSPECTIVE FROM NW CORNER



PERSPECTIVE FROM SW CORNER



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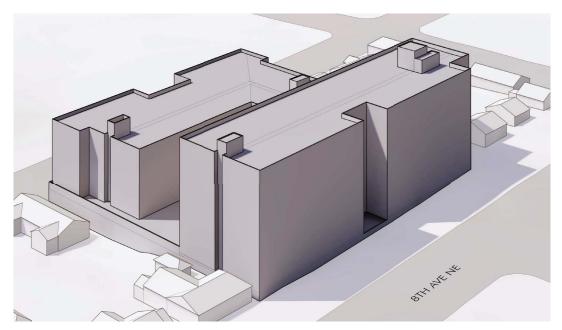
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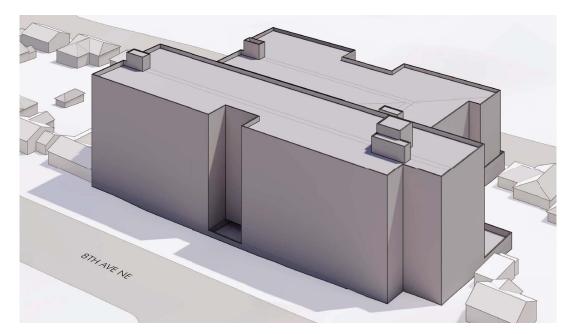


#### **MASSING VIEW**

#### PERSPECTIVE FROM SE CORNER



#### PERSPECTIVE FROM NE CORNER



#### EXCLUSIVELY OFFERED BY:

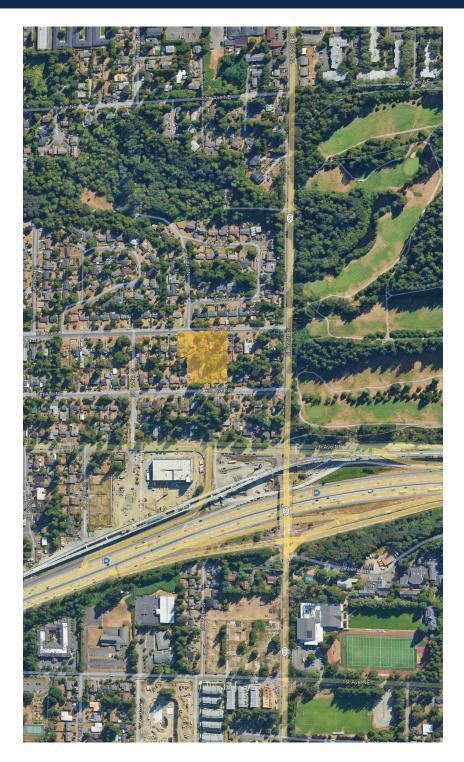
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#### VICINITY MAP

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# ZONING MAP

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Shorolin	ne 145th TC					
Shoreline M Updated: 05/14/2024	unicipal Code					
	96th St SW, Lynnwood, W.	A 98036				1
Zone:	MUR-70					
Adjacent Prop.	North	MUR -70				
Zone:	E est	MUR-35				
	West	MUR-70				
P1	South	MUR-70				
Streets Lot Area	8th Ave NE 80,363 1	26				
Buildable Area	No lim					
Average Grade	351.6					
20.30.297						
	Administrative Design Review (		701	10 F 10 T 10		A DECEMPTOR AL SECTION
			70' zone exceeding the base heig			ention height incentive in Lable 0, shall be subject to administrative
0.30.297.C			e Director shall grant approval o			
			a	5 1	8	
Chapter 20.40.020	Zones and Map Designation					
0.40.020.B	Mixed Use residential (MUR) Z		map symbols are established as	shown in the following t	able:	
Chapter 20.40.046 ection	Mixed Use residential (MUK) Z Subject			Description		
0.40.160	Permitted Uses			Description		
able 20.40.160	Station Area Uses		nking establishments, General Tr	ade retail services, Brewp	ub, microbreweries, Profes	sional offices - with indexed
		supplemental Criteria,	ita J.			
0.40.200	Index of Supplemental Use Cri	tería				
0.40.235.B	Affordable housing, light ra		datory in the MUR-70' zones			
					222	
			MUR	-70'+		MUR-70'
		Incentives	Height may be increase	d above 70 ft ∙ no densiti	Entitlement of 70 ft, heigh	nt; no density limits; and may be
		Incentives				-year property tax exemption (PTE)
			property tax exemption (			SMC; permit fee reduction pursu
			Chapter 3.27 SMC; p			nd impact fee reduction pursuant t
				0.235(F); and impact fee	SMC Title 3.	
			reduction pursuant to SI	VIC Title 3.		
		Studio, 1 Bedroom	20% of rental units shall			be affordable to households makir
			households making 609			n income for King County adjusted
				adjusted for household hits shall be affordable to	for household size; or 10% of reptal upits shall b	oe affordable to households makir
			households making 509			n income for King County adjusted
			income for King County		for household size.	
			size.			
		2+ Bedroom	20% of the rental units s	hall be affordable to	20% of the rental units sh	all be affordable to households
			households making 709			e median income for King County
			income for King County	adjusted for household	adjusted for household si	ze; or
			size; or		1 OV robation states and provide the	
			10% of the rental units s	hall be affordable to		all be affordable to households e median income for King County
			households making 609		adjusted for household si	
			income for King County			
			size			
			Affordable Housing Ca	lculation		
			Use	Unit count	Percentage of	Required number of units
					Affodable Units	
			Data Frank Data Street	001	2001	
0.40.436	Live/Work	Live/work permitted in arou	Multi Family Housing and floor of Nonresidential use A	381 AUR70'	20%	76
		31 py 835				
0.40.465.B	Multifamily		be constructed on the portion of			
			idential spaces, Live/work units a sted principal, minor or collector i		ore than 30 % of the require	a grouna non residentiai space
0.40.465.C		nonresidential uses subject	to these supplemental use criteri	a are exempt from the mi	nimum off-street parking re	guirements in SAIC 20.50.390.
0.40.465.D		Buildings subject to these s	upplemental use criteria may incr	ease their base height up	to five feet.	
a anna (1956); britishi		COMPARENT STREET, STREET, COMPARENT, STREET, STREET, STREET, STREET, STREET, STREET, STREET, STREET, STREET, ST	rant ready space may increase t	o conta proprio de la companya de la companya de las	al containt de la contra de la co	ace shall include the following
			nt bathrooms (common facilities o			
		shaft for a commercial kitcl	nen hood/exhaust.			
		Buildings providing arocerv	store ready space may increase	their base height up to 20	) feet, permissible as a des	ign departure pursuant to
			w, in accordance with SMC 20.30		200	es N A
		Base height shall be measu	red in accordance with SMC 20.	50.050.		
0.50.225	Administrative Design Review					
	Required		ons that propose departures from	the design standards in t	his subchapter or sign stand	dards in Chapter 20.50 SMC,
		Subchapter 8				

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				2) 		
Subchapter 1 20.50.020	Development and Density for De Off-Street Parking Requirement	velopment				
21.46.200/21.43.200	Development Standards	Development Standard	Zone	Proposed	[	
	HERE TO PROPERTY & HERE STORES		MUR-70'+			
		Base Density: Dwelling Units/Acre	N/A			
		Min. Density	48 du/ac			
		Min. Lot Width (2)	N/A			
		Min. Lot Area (2)	N/A			
		Min. Front Yard Setback (2) (3)	0'			
		Min. Rear Yard Setback (2) (4) (5)	5' (20)			
		Min. Side Yard Setback (2) (4) (5)	5' (20)			
		Base Height (9) (16)	70' (11)(12)(13)			
		Max. Building Coverage (2) (6)	N/A			
		Max. Hardscape (2) (6)	90%			
		(2) These standards may be modi Setback variations apply to internal				nts and zero lot line developments. d hardscape limitations; limitations
-		for individual lots may be modified				
		(11) Developments that exceed the 20.50.630, or the significant tree r height and develop to the maximur	etention bonus in footnot	e 12, or the allowable ex	eptions to height in SMC :	20.50.050, may exceed the base
		a. The affordable housing requin b. The development provides no			fied;	
		c. At least 20 percent of the publ public. This requirement does not i				) shall be open and accessible to the
		d. The development shall provide				
						ubarea as defined in the City's Parks,
		Recreation, and Open Space Plan. e. The development shall meet th	e requirements to achiev	e certification under one o	of the following sustainable	a development programs: (i) LEED
		Platinum; or (ii) 5-Star Built Green; Salmon Safe.	or (iii) Passive House Inst	titute US (PHIUS) + combi	ned with Salm on Safe; or (	iv) Zero Energy combined with
		(12) Base height in the MUR-70' to 90 feet when at least 20 percent			10 percent of the significa	ant trees on site are retained and up
		(20) Setback may be reduced to parking garages, transit park and r			ovided to adjacent light ra	il transit stations, light rail transit
	Hardscape Calculation	Site Area	Max. Hardscape	Allowed Max hardscape		
		80,363 SF	90%	72,327 SF		
00 50 040		1000 Block				
20.50.040 20.50.040.H	Setbacks - Designation and mea Setbacks from Regional Utility C					
20.50.040.H.3	Requirement	All buildings and structures shall m utility corridors, except for utility stru				reating the boundary of regional
20.50.050	Building Height Standards					
20.50.050			ne smallest rectangle whi	ch can enclose the buildin	g and then averaging the	oof. The average existing grade shall elevations taken at the midpoint of
20.50.050.(3)	Exception	The following structures may be ere			1 AP6-041	
20.50.240.	Site Design					
20.50.240.C	Street Frontage					
20.50.240.C.a	Site Frontage	Buildings and parking structures sh setback is greater than zero feet, in public places, landscaping and vet sidewalk and the building;	which case the building	shall be placed at the mir	imum setback. However, I	buildings may be set back farther if
20.50.240.С.ь	Site Frontage	stepped back a minimum of 10 fee	t for that portion of the b	uilding above 45 feet in H	eight	
20.50.240.F	Public Spaces Requirement	required for the same same	no of development of	ate of four process for the	ublia place r 90	feet of not commencial firms
20.50.240.F.1	Requirement	required for the commercial portic up to a public place maximum of 5	,000 square feet. This re	quirement may be divided	oublic place per 20 square Linto smaller public places	s teet of net commercial floor area s with a minimum 400 square feet
		Commercial Sqft	Required Open Space	Provided		
		50,000	4 per 20 sf or 5000	5000 sf		
		10-10-10-10-10-10-10-10-10-10-10-10-10-1	Max			
20.50.240.G 20.50.240.F.1	Multifamily Open Space	Provide 800 square feet per develo	promotion 50 answer fair	of open space and the "	a unit urbiakanan in arrest	ar.
	Min Dimension				ig onlin, while reven is greate	a
20.50.240.F.2	Min Dimension Open Space Calculation	Except for Private balconies or Pati- Number of Units	o, include a min linear di Required Open Space per unit	Required	Provided	
7		381	50	19050		
20 50 240 G	Outdoor Lighting	-03				L

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20.50.250	Building Design					
20.50.250.B.3	Multi Family					
20.50.250.B.5		Every 150 feet in building length a	long the streetfront shall h	iave a minimum 30-foot-w	ide section that is offset by	at least 20 feet through all floors.
20.50.250.B.7	Weather Protection	at least three feet deep by four feet	t wide is required over ea	ch secondary entry		
20.50.250.C	Ground Floor Nonresidentia					
20.50.250.C.3.b	Requirement	A minimum of 60 percent of the lin nonresidential space. Up to 40 per offices, fitness centers and commu	rcent of the lineal frontage			
- 	Non-Residential LF calc	8th Ave Street Façade LF	Min. % to LF to be	Required Commerical		
		260	commercial 60%	Frontage 156.0		
	_	óth Ave Street Facade LF	Min. % to LF to be	Required Commerical		
	_	14. Other and the operation of a model and	commercial	Frontage - Ft		
00 50 0 50 0 /		288.5	60%	173.1		
20.50.250.C.4	Dimension Req	minimum average depth of 30 feet nonresidential space. A public place				-way frontage to the rear wall of the
						sured from the lot line abutting the
		right-of-way and include the public		150 bi		
20.50.250.C.5	Height Req	minimum floor-to-floor height of 1	5 feet			
20.50.250.B.7	Weather Protection	at least three feet deep by four feet	t wide is required over ea	th secondary entry		
Subchapter 6	Parking Access and Circulation					
20.50.390	Off-Street Parking Requirement					
Table 20.50.390A	Standards	.75 per dwelling unit for studio and	d 1-BDR, 1.5 Per dwelling	unit for 2-BDR		
Table 20.50.390D	Non residential use standards	General services use 1 per 300 sf,	professional office use 1	per 500sf, Restaurant 1 pe	r 75 sf,	
Table 20.50.390E	EV Charging	Multifamily dwelling 20% of standa	ard parking, Non residenti	al - 10% of the required		
20.50.400	Reduction to minimum parking r	equirement				
20.50.400.A	Reduction	Reductions of up to 25 percent mo	iy be approved by the Diri	ector when subsection (A)(	l) of this section is met	
20.50.400.A1		A high-capacity transit service stop applies to developments seeking re				t's property line. This provision
20.50.400.C		Parking reductions of up to 50 per provided the following criteria are		new residential, mixed-us	e, and commercial develop	pment in the MUR-70' zone
		reduce the development's parking c. Establish dear performance of 2. Upon request by the City, the ov	d based on proposed land gies, which may include str demand; and bjectives and a mechanisr wher shall provide parking	d uses and the existing and rategies on a list establishe m for ongoing monitoring utilization data for the de	future neighborhood land and maintained by the D and adjustment of the TD <i>N</i> velopment and an assessm	Director, that will be implemented to A strategies to adapt to changing tent of the TDM Plan's performance
				ig objectives are found, the	e owner shall revise the Pla	in and it shall be reviewed pursuant
20.50.400.D		to subsection (C)(1) of this section. A request for a parking reduction s		ne Alaction, as set forth in	SMC 20.30, Sub-chanter 1	2.
20.50.400.F						e housing units that are 60 percent
20.00.400.1		of AMI or less as defined by the U.			ang pronoing io a income	e nousing units indi die oo perdeni
	Parking Count Calculation	Use	فمربعه فأمال	\$n.uca/  uit	Daduction	Newshard
		Multi Family Housing	Unit count 381	Space/Unit	Reduction	Required 286
		18 19		( , <sup>*</sup> . 1	20%	200
		Use	Sqft	Space/ Sqft	Reduction	Required
		General Service Use : Grocery	50000	1/300	2 <i>5</i> %	125
20.50.440	Bicycle Facilities - Standards					
20.50.440.A	Requirement	Short Term : Multi Family - 1Per 10	unit, Non-residential - 1	Per 12-vehide Parkina (mi	n of 1 space)	
an anna a sasaran - annar ar a S	Short Term: Bike storage	Use	Unit count	Space/Unit	Required	
	Calculation	Multi Family Housing	381	1 per 10 units	38	
		Use	# of parking provided	Space/ Car Parking	Required	
20 50 440 4	Plane Harmanna	Non-Residential	125	1 per 12	10	
20.50.440.A	Requirement	Long Term: Multi Family5 per 1			ea, (min of 2 space)	
	Long Term : Bike storage	Ųse	Unit count	Space/ Unit	Required	
	Calculation	Multi Family Housing	381	.5 per unit	191	
		Use	Sqft	Space/sqft	Required	

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Shoreline 145th TOD Building Code Analysis

Applicable Codes, Ordinances and Regulations:

Building	2021 Washington Internatio	nal Building Cod	e							
Section	ltem	Description								
Chapter 1	Scope and Aministra									
04.11	Alternate design			o allow an alterna	tive approach, su	uch as the Seat	le 6/2 option	n that does no	f require	
	D. A	compartmenta	lization of the g	round floor						
Chapter 2	Definitions	Destaura				(a) (2				
	Brit Acess Exit Discharge			that leads from an o between the termina						
	Exit Discharge level	Story at the point	at which an exit te	rminates and exit dis	charge begins					
	Occupiable Space			occupancy for amus						
-	Story	That portion of a	building between t	he upper surface of	a floor anthe the up	per surface of of t	he next floor o	r roof above.		
Chapter 3	Use or Occupancy									
03.3 03.4	Assembly			d for food and/or dri d for recreation or ar						
03.1/ 304.1	Business	Group B: Assem	bly uses less than 3	50 occupancy; Office		rvice-type transac	tions			
109	Mercontile	Group M: Merc	antile							
10.1		Group R-2: Apo Group S-2: Low		arking Garage, trans	formers					
Chapter 5	General Building He			anang barage, nana	i officia					
103	General	gin and res								
03.1	Celleral	For the purpose	of determining area	limitation, height lin	pitation and time of	construction enc	h portion of a l	uilding seperate	d by one or more fi	e walls complyin
00.1				d to be a seperate bu		construction, eac	in pomornoi u i	Joirding seperate	d by one of more in	e wons complyin
04	Building Height and Nu	mber of Stories								
able 504.3	Allowed Height above		[	1-A		T	III-A		v	-A
	grade plane(feet)		\$-2	M	R-2	A3	B	R	A3	R
		Base	UL	UL	UL	85	85	85	70	70
		w/ 903.3.1.1 Secioldar	UL	UL	UL	95	95	95	80	80
able 504.4	Allowed Stories	Sprinkler Base	UL	UL	UL	4	6	5	4	5
		w/ 903.3.1.1	UL	UL	UL	5	7	6	5	6
		Sprinkler	inder and Seet-1	2 Stories of Type I-/	and 6 Starias of T	no III. A	I			
			Exception 510.10		Control of Stories of Ty	Ne III-A				
04.4.1	type V story increase for			ease form 504.4 if in	terior stairs are pres	urized. See section	om for specific:	1		
	pressurized interior stairs									
606	Building Area	~ ~ ~ ~								
able 506.2	Allowable Building Area	Construction Typ		I-A			III-A			
		Use	S-2	M	R-2	A-3	В	R-2	A-3	R-2
		w/ Sprinkler	UL	UL	UL	42,000 Bldg Area	85,500	72,000	34,500	36,000
508	Mixed Use and Occupa	ncy				biog river	01000			
508.1.4	General	S.7.185	n R occupancies ar	e not considered a s	eparate occupancy i	f less than or equ	al to 500 st			
Table 508.4	Occupancy Separation	Between C	Occupancies	Separation (with sp	rinkler system)					
		R-2 R-2	S-2	1 hr. 1 hr.			4			
		R-2	M A	1 hr.			-			
		R-2	В	1 hr.						
		S-2 S-2	B	0 1 hr.						
509	Incidental Uses	5-2	M	I nr.						
09.3		Incidental uses a	ore than 10% of th	e building area of th	e floor its located to	be separated pe	r Table 508.4	or Table 509.		
		whichever is grea								
510	Special Provisions									
510.1	General	510.2 thru 510.	8 are independent	and separate from ea	ach other					
510.2	Separate Bldg	For puposes of a	rea, fire wall contir	uity, number os stori	es, type of consturci	on if follow met				
10.2.1	Horizontal Bldg Separation			a horizontal assemby horizontal assembly			less than 3-hr:	5		
510.2.3	allowance			or enclosures through			less than 2-ho	ur fire resistance	rating with opening	protected per sea
		174 lenn excenti	land							1
10.2.4	-	4.Exception alow 5.The Building a	s interior exit stairs pove horizontal ass	to be combusible { w embly is permitted to	ood) . See requirem	occupancies	+			
10.2.6		6.The building b	elow the horizontal	assembly shall be s	orinklered per sec 91	03.3.1.1. and all				1
10.2.7		7.Max building h	t not exceed the lin	nit set for the smaller	ht allowable measu	red from grade a	s per per 50.4.			
nt: 1403.1b 10.5	Occupied roof Group R-1 and R-2	not considered i Table 504 3 ht ii	occupied floor for p ocreased by 10 and	urposes of higrise if d table 504.4 stories	increased by 1 who	s in tully sprinkler re first floor asser	ea building nbly above bas	ement is 3 broom	nd subdivided by 2 h	r walls into areas
	Buildings of Type IIIA	3,000 sf max			wie	use noter used				
510.9	Multi Buildings Above			ntal assembly separa						
<b>OI</b>	horizontal assembly		arate and distinct b	uildings from each of	ther and shall comp	y with all other pr	rovisions of this	code as applica	ble to each separate	e and distinct
Chapter 6	Types of Constructio									
02	Construction Classificati	on								
02.2		Construction type		materials	ollowed			-		
02.2	-	Type I-A Type III-A	non-combustible exterior wall: non-	combustible.				1		
o ano		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		ted wood framing pe	rmitted in exterior w	all <2-hour				
			includes exposed	heavy-timber allowed	l for columns, beam	s, girders, arches				
			trusses, floors and and chapter 10	roof decks except fir	e-resistivee construc	tion per 510, 713	3			
ables 705.5	Fire Resistive Rating	Buildin	and chapter 10.			Fire Rati	ina			
	Requirement for Building		ction Type	1	-A				V-A	1
	Element	Structural frame	11.5		-hr	1.			1-hr	1
		Bearing walls - e			-hr	2-			1	
								-		
		Bearing walls - ir			-hr	1-			1	
		Non-bearing wa	ls & partitions - int	Not	Regd	Not f	Regd		ot Reg d	-
			ls & partitions - int ceilings	e Not 2			Req d hr			

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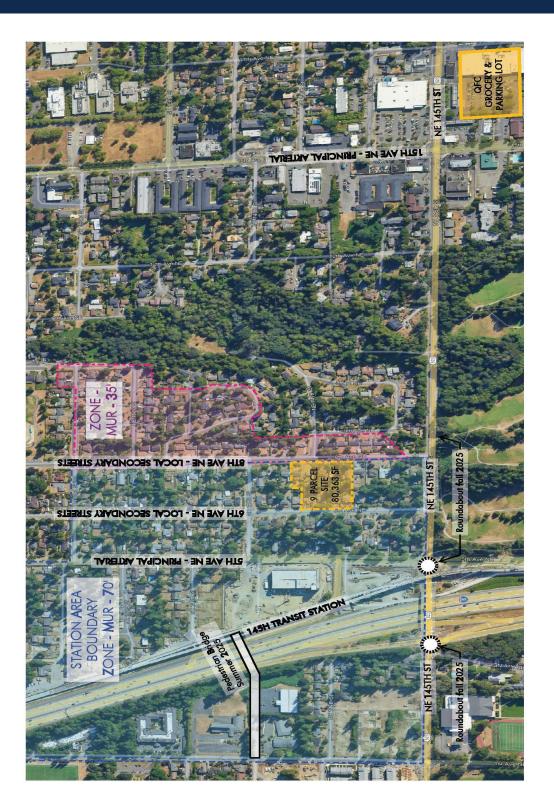
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#### SHORELINE UPZONE

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# PROJECT GIVENS & POTENTIAL

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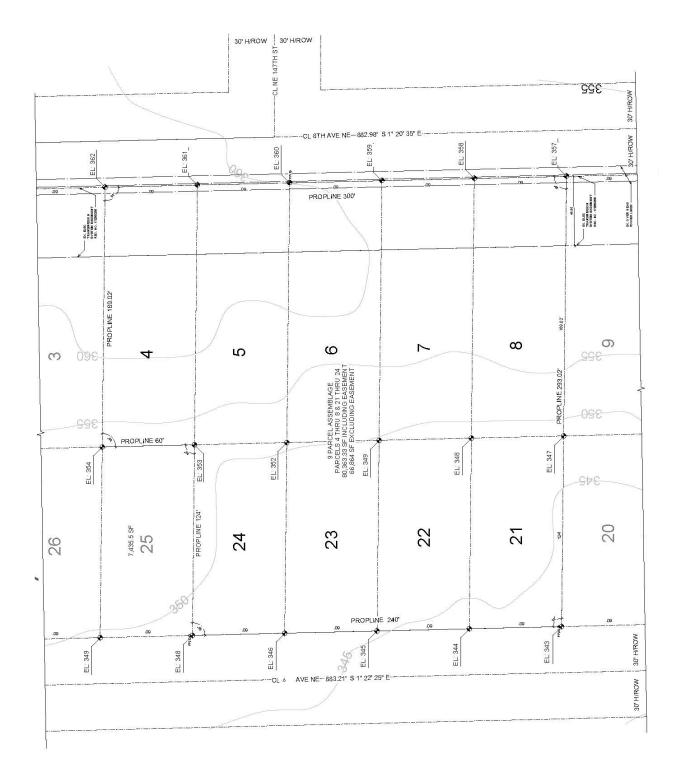
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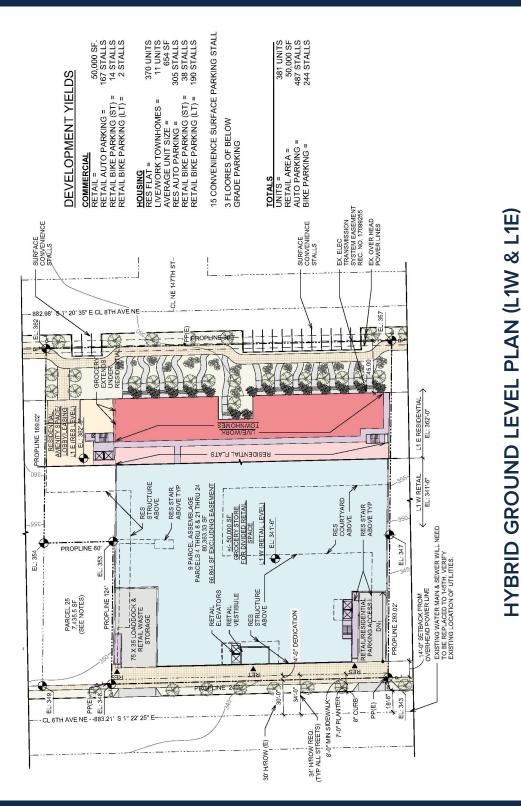
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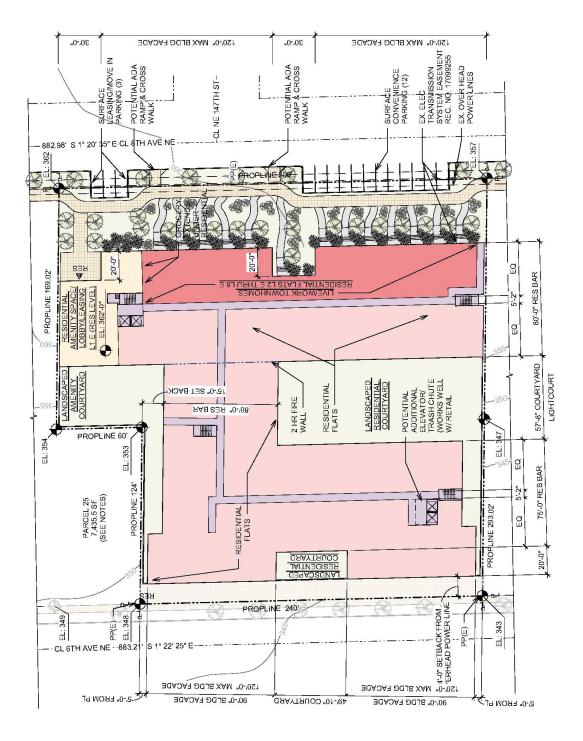
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# **RESIDENTIAL LEVEL PLAN**

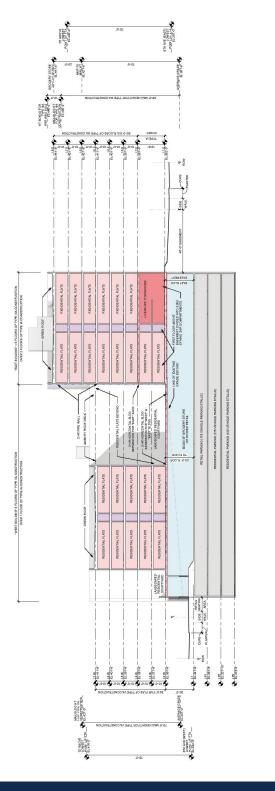
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# **BUILDING SECTION**

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# **AREA MATRIX**

**Windermere** 

REAL ESTATE

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Information deemed reliable, but not guaranteed. Buyer to verify all information to own satisfaction.

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SHORELINE SOUTH/145TH













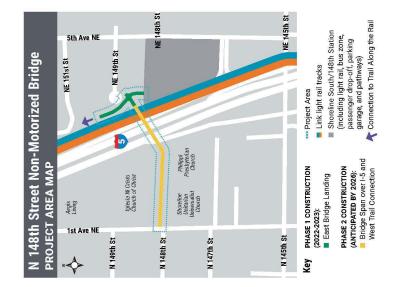
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SHORELINE SOUTH/145TH







# VIEW OF THE 145TH LINK STATION AND PEDESTRIAN BRIDGE



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**ABOUT BUMGARDNER** 

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#### SHORELINE

#### Shoreline is Seattle's closest neighbor to the North.

The two cities are basically linked together with minimal physical or geographical barrier in between. This is why Shoreline is appealing for commuters and anyone who wants to claim "North Seattle" as their home.

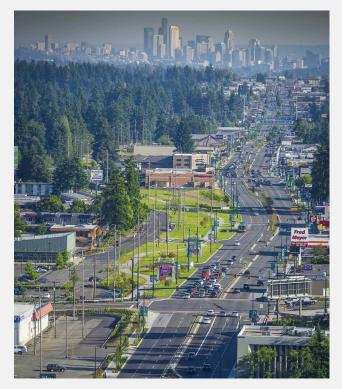
Shoreline, incorporated as a city in 1995, has a unique history and character derived from original settlements dating

back to the late 1800s. The quality that brought early settlers to the area remains the same to this day: location.

The City of Shoreline offers classic Puget Sound beauty and the convenience of suburban living with the attractions of nearby urban opportunities. From stunning views of Puget Sound to many community activities such as indoor swimming, nature trails and beach access, Shoreline's more than 400 acres of park land and open space offer a variety of recreation and outdoor experiences.

The city recently invested \$18.5 million to improve its parks, which include saltwater shoreline, a botanical garden, an interurban trail and hiking trails, and newly improved athletic fields, courts and playgrounds. Shoreline shares its south border with Seattle and downtown Seattle is approximately 9 miles away.

Public transportation is readily available and easy to access. Metro Transit, Community Transit and Sound Transit all provide services to the surrounding communities and to the central business district.



#### **TOP JOB SECTORS:**

- Administrative: 12.6%
- Management: 10.9%
- Sales: 9.8%
- Educational: 5.8%
- Food Service: 5.8%

- Financial: 5.7%
- Production: 5.1%
- Personal Care: 4.9%
- Comp/Mathematical: 4.6%
- Health Practitioners: 4.3%

- Construction: 4.0%
- Maintenance: 2.4%
- Arts and Recreation: 3.1%
- Social Services: 2.8%

\* datausa.io/profle/geo/shoreline-wa/

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#### SUBMARKET SPOTLIGHT: SHORELINE

The City of Shoreline offers classic Puget Sound beauty and the convenience of suburban living with the attractions of nearby urban opportunities. Before becoming a city in 1995, the City of Shoreline was an island of unincorporated King County surrounded by the older cities of Seattle, Edmonds, Woodway and Lake Park. Covering 11.74 square miles, Shoreline has a population of more than 56,000 residents. It is primarily residential with more than 70 percent of the households being single-family residences. Over the years, the Shoreline community has developed a reputation for strong neighborhoods, excellent schools and abundant parks.

#### Parks

From breaktaking views of Puget Sound to tennis, nature trails and beach access, to skateboarding, Shoreline's more than 400 acres of park land and open space offer a variety of enriching recreation and outdoor experiences. The City has invested of \$18.5 million to improve its parks, which include saltwater shoreline, a botanical garden, an interurban trail and hiking trails, and newly improved athletic fields, courts and playgrounds.

#### FAST FACTS: <u>Nearby Northgate Re</u>development

- \$1 Billion dollars of private investment
- 55 Acre TOD redevelopment with 350,000 SF of walkable retail improvements (Simon Property Group)
- 1,200 housing units (Lowe Enterprises, Stellar Holdings)
- New NHL Stadium for Seattle Kraken
- 2 hotels totaling 330 rooms



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## SEATTLE MARKET AT-A-GLANCE

#1

#### BEST STATE IN U.S.

(Second time awardee) Source: U.S. News and World Report

#1

#### RANKED REAL ESTATE MARKET FOR INVESTMENT

Source: ULI 2019 Emerging Trends Report

#1

**OF TOP 10 CITIES WHERE** 

**MILLENNIALS ARE MOVING** 

Source: SmartAsset

# **4.0M**

MSA POPULATION

(Gaining about 1,100 People per Week Since 2010)

Source: U.S. Census Bureau



#### OF RESIDENTS HOLD A BACHELOR'S DEGREE OR HIGHER

(One-Third More Than The National Average)

Source: U.S. Census Bureau



#### RANKED STATE FOR GDP GROWTH

(3.8%; 2019) Source: bea.gov

# 11 OF THE FORTUNE 500 COMPANIES ARE HEADQUARTERED IN PUGET SOUND

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#### SEATTLE AREA AND MARKET OVERVIEW

The Puget Sound region is one of the most vibrant economies in the United States and has long recognized as the business, financial, and cultural center of the Pacific Northwest.

#### The Region Possesses a Critical Mass of Well-Capitalized and Innovative Companies that are Global Leaders.

With industries such as aerospace, biotechnology, global health, research, software, technology, and wireless services, leading companies and organizations draw upon the area's highly educated and productive workforce. This includes companies such as Amazon, Microsoft, Facebook, Google, The Boeing Company, Expedia, F5 Networks, Nordstrom, REI, Starbucks, and Nintendo USA to name a few.

Enhancing the capital base of the region is The Bill and Melinda Gates Foundation with an endowment exceeding \$40 billion. These innovation, research and philanthropic giants paired with a highly skilled workforce provide the opportunity for continued research and business activity at critical insitutions such as the Fred Hutchinson Cancer Research Center, Center for Infectious Disease Research, Institute for Systems Biology, PATH, Allen Institute for Brain Science, UW Medicine Research, Seattle Genetics, Juno and Seattle Children's Research Institute. Driven by a dynamic and expanding industry base, low unemployment, a highly educated population, and significant absorption, the Puget Sound Region stands as one of the healthiest markets in the nation.

#### CONSISTENTLY OUTPERFORMING NATION METRICS



#### **Seattle Metro**

6.9% YOY GDP GROWTH (2018)

4.7% YOY JOB GROWTH (NOV 2019) 1.4%



#### 2.3%



by 18.7%, the fastest growth rate among the

50 largestU.S. cities

population has increased

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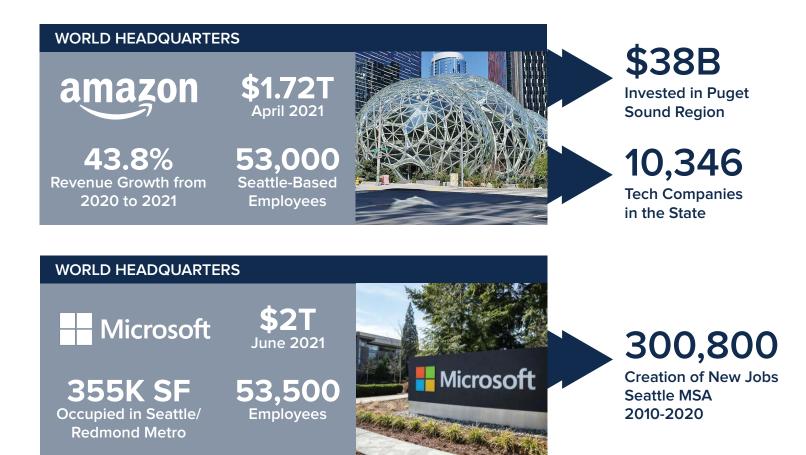




#### HOME TO THE MOST VALUABLE COMPANIES IN THE WORLD

A recent article in Forbes lists both Amazon and Microsoft as two of the most valuable companies in the world as of 2020. The Seattle tech sector is responsible for an estimated \$96.3 billion in economic activity - the fourth largest amount among metro areas.

- 26.2% of Seattle's economy is contributed to the tech industry
- Boeing is the largest employer is the state of Washington with over 80,000 employees
- 313,00 net tech employment in Seattle Metro
- 11 Fortune 500 companies are headquartered in Puget Sound Metro



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#### DEMOGRAPHICS



2023 Summary	1 mile	3 mile	5 mile	
Population	17,274	154,015	391,672	-
Households	6,706	66,123	164,635	
Families	3,983	35,593	91,629	
Average Household Size	2.48	2.28	2.35	_
Median Age	42.8	41.6	40.5	_
Median Household Income	\$108,963	\$99,575	\$114,074	-
Average Household Income	\$145,490	\$141,985	\$166,105	
Average Household meetine	φ110,100	+ · · ·,	. ,	
2028 Summary	1 mile	3 mile	5 mile	
				_
2028 Summary	1 mile	3 mile	5 mile	
2028 Summary Population	<b>1 mile</b> 19,497	<b>3 mile</b> 163,081	<b>5 mile</b> 407,220	
2028 Summary Population Households	<b>1 mile</b> 19,497 7,586	<b>3 mile</b> 163,081 70,182	<b>5 mile</b> 407,220 171,620	-
2028 Summary Population Households Families	<b>1 mile</b> 19,497 7,586 4,610	<b>3 mile</b> 163,081 70,182 38,340	<b>5 mile</b> 407,220 171,620 96,591	_
2028 Summary Population Households Families Average Household Size	<b>1 mile</b> 19,497 7,586 4,610 2.48	<b>3 mile</b> 163,081 70,182 38,340 2.28	<b>5 mile</b> 407,220 171,620 96,591 2.34	-

**KEY FACTS - 5 MILES** 

391,672 POPULATION

40.5 MEDIAN AGE

2.35 AVG. HH SIZE

#### **BUSINESSES - 5 MILES**



91,458 TOTAL EMPLOYEES

#### **INCOME - 5 MILES**





MEDIAN NET WORTH

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#### DEMOGRAPHICS

1 mile	3 mile	5 mile
17,274	154,015	391,672
19,497	163,081	407,220
2.45%	1.15%	0.78%
42.8	41.6	40.5
1 mile	3 mile	5 mile
6,706	66,123	164,635
7,586	70,182	171,620
2.50%	1.20%	0.83%
4,473	36,580	99,291
2,233	29,543	65,344
2.48	2.28	2.35
\$145,490	\$141,985	\$166,105
1 mile	3 mile	5 mile
\$636,317	\$718,219	\$791,118
1 mile	- ···	
rmie	3 mile	5 mile
22%	<b>3 mile</b> 24%	<b>5 mile</b> 22%
22%	24%	22%
22% 58%	24% 58%	22% 64%
22% 58% 1 mile	24% 58% <b>3 mile</b>	22% 64% <b>5 mile</b>
22% 58% <b>1 mile</b> 3.9%	24% 58% <b>3 mile</b> 5.2%	22% 64% 5 mile 3.8%
22% 58% <b>1 mile</b> 3.9% 3.1%	24% 58% <b>3 mile</b> 5.2% 4.5%	22% 64% <b>5 mile</b> 3.8% 3.7%
22% 58% <b>1 mile</b> 3.9% 3.1% 10.0%	24% 58% <b>3 mile</b> 5.2% 4.5% 7.7%	22% 64% <b>5 mile</b> 3.8% 3.7% 6.6%
22% 58% <b>1 mile</b> 3.9% 3.1% 10.0% 10.6%	24% 58% <b>3 mile</b> 5.2% 4.5% 7.7% 12.7%	22% 64% <b>5 mile</b> 3.8% 3.7% 6.6% 11.7%
22% 58% <b>1 mile</b> 3.9% 3.1% 10.0% 10.6% 12.0%	24% 58% <b>3 mile</b> 5.2% 4.5% 7.7% 12.7% 12.0%	22% 64% <b>5 mile</b> 3.8% 3.7% 6.6% 11.7% 10.8%
	17,274 19,497 2.45% 42.8 <b>1 mile</b> 6,706 7,586 2.50% 4,473 2,233 2.48 \$145,490 <b>1 mile</b> \$636,317	17,274       154,015         19,497       163,081         2.45%       1.15%         42.8       41.6 <b>1 mile 3 mile</b> 6,706       66,123         7,586       70,182         2.50%       1.20%         4,473       36,580         2,233       29,543         2.48       2.28         \$141,985       \$141,985 <b>1 mile 3 mile</b> \$636,317       \$718,219

# \$145,490

#### AVERAGE HOUSEHOLD INCOME IN A ONE-MILE RADIUS

\$63M SPENT ON ENTERTAINMENT AND RECREATION WITHIN A THREE-MILE RADIUS

Household Income	1 mile	3 mile	5 mile
less than \$15,000	326	5,410	11,118
\$15,000 - \$24,999	259	3,416	6,331
\$25,000 - \$34,999	207	2,963	6,150
\$35,000 - \$44,999	670	5,103	10,827
\$50,000 - \$74,999	709	8,372	19,223
\$75,000 - \$99,999	807	7,902	17,716
\$100,000 - \$149,999	1,467	12,191	29,781
\$150,000 - \$199,999	957	7,827	21,214
\$200,000 or greater	1,303	12,938	42,274
Median HH Income	\$108,963	\$99,575	\$114,074
Average HH Income	\$145,490	\$141,985	\$166,105

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#### DEMOGRAPHICS

Population	1 mile	3 mile	5 mile
2000 Population	15,244	126,183	314,254
2010 Population	15,271	130,098	326,986
2023 Population	17,274	154,015	391,672
2028 Population	19,497	163,081	407,220
2023 African American	1,406	11,543	18,213
2023 American Indian	148	1,313	2,658
2023 Asian	3,232	26,467	58,891
2023 Hispanic	1,718	15,023	33,944
2023 Other Race	750	6,630	13,563
2023 White	9,661	90,282	252,528
2023 Multiracial	2,007	17,250	44,547
2023-2028: Population:	2.45%	1.15%	0.78%
Growth Rate			

Households	1 mile	3 mile	5 mile	
2000 Total Housing	6,297	56,034	137,952	
2010 Total Households	6,220	57,355	140,624	
2023 Total Households	6,706	66,123	164,635	
2028 Total Households	7,586	70,182	171,620	
2023 Average HH Size	2.48	2.28	2.35	
2000 Owner Occ. Housing	4,035	31,642	83,824	
2000 Renter Occ. Housing	2,098	22,730	49,918	
2023 Owner Occ. Housing	4,473	36,580	99,291	
2023 Renter Occ. Housing	2,233	29,543	65,344	
2023 Vacant Housing	269	3,148	7,362	
2023 Total Housing	6,975	69,274	171,997	
2028 Owner Occ. Housing	4,595	37,807	102,353	
2028 Renter Occ. Housing	2,991	32,375	69,267	
2028 Vacant Housing	286	3,275	7,530	
2028 Total Housing	7,872	73,457	179,150	
2023-2028: Households:	2.50%	1.20%	0.83%	
Growth Rate				

2023 Population by Age	1 mile	3 mile	5 mile	2028 Population by Age	1 mile	3 mile	5 mile
Age 0 - 4	804	7,033	18,445	Age 0 - 4	909	7,600	19,572
Age 5 - 9	890	7,249	19,212	Age 5 - 9	931	7,250	19,072
Age 10 - 14	935	7,590	20,203	Age 10 - 14	1,003	7,447	19,321
Age 15 - 19	801	7,233	19,272	Age 15 - 19	966	7,532	19,676
Age 20 - 24	767	8,840	25,509	Age 20 - 24	945	9,866	27,416
Age 25 - 34	2,307	23,762	60,107	Age 25 - 34	2,365	24,466	61,388
Age 35 - 44	2,706	22,849	58,381	Age 35 - 44	2,940	23,794	60,253
Age 45 -54	2,239	19,492	50,240	Age 45 -54	2,697	20,950	51,994
Age 55 - 64	2,293	20,370	51,100	Age 55 - 64	2,369	19,606	48,454
Age 65 - 74	1,941	17,350	42,078	Age 65 - 74	2,315	18,802	44,942
Age 75 - 84	1,022	8,079	18,712	Age 75 - 84	1,395	11,106	25,553
Age 85+	569	4,166	8,412	Age 85+	662	4,661	9,578
Median Age	42.8	41.6	40.5	Median Age	44.0	42.2	41.0

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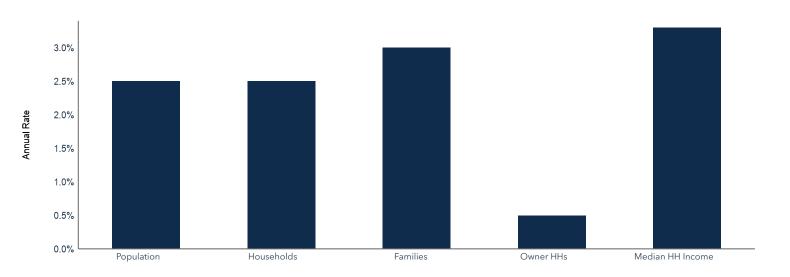
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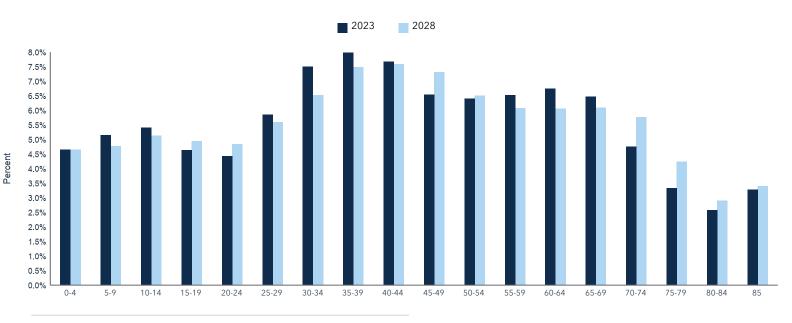




#### **2023 HOUSEHOLD INCOME - 1 MILE RADIUS**



#### **2023 POPULATION BY RACE - 1 MILE RADIUS**



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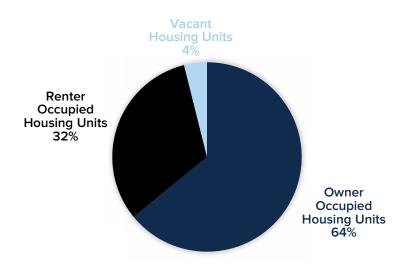
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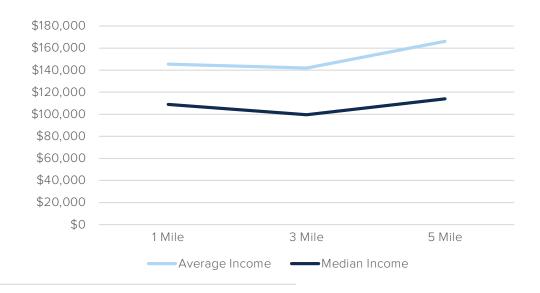




#### **2023 HOUSEHOLD OCCUPANCY - 1 MILE RADIUS**



#### 2023 HOUSEHOLD INCOME AVERAGE AND MEDIAN



#### **EXCLUSIVELY OFFERED BY:**

Windermere Real Estate/Shoreline 900 N. 185th Street, Shoreline, WA 98155

#### SHORELINE UPZONE

chaynes@windermere.com shorelineupzone.com Chris Haynes (206) 353-0134 JC Gagnaire (206) 769-5671





#### SHORELINE UPZONE

#### Chris Haynes & JC Gagnaire Commercial Brokers

Together, Chris & JC have more than 29 years of combined experience, and they are currently working with local home builders and commercial developers. They have successfully completed transactions over \$200,000,000, and their projects for 2024 are valued at over \$25 million.

Chris's local expertise and extensive commercial real estate experience benefits property owners, developers, builders, and investors at every stage of every real estate transaction with clear support, strong communication, and expert negotiations.



Chris considers the greater Seattle area an excellent place to reside and would love to share with you his enthusiasm for the many neighborhoods that encompass it. He prides himself on providing unparalleled service and looks forward to developing a long-term relationship with everyone he serves.

JC's wealth of commercial and residential experience in the greater Seattle area allows him to consistently identify key opportunities for his clients, whether it's establishing a proven marketing plan, evaluating properties, or reviewing technical and legal points. JC produces impressive results and takes every measure to assure that all of his clients' real estate goals are achieved.

JC positions himself globally on the internet through various networking channels so he can act as a liaison between Seattle sellers and international developers, builders, and investors in the continuing emerging Seattle area. He has his clients' best interests in mind and uses strong perseverance to assure their real estate goals are achieved and he is persistent in negotiating the best results.

Please consider that Chris & JC are viable counsel as Commercial Brokers with regards to the Shoreline Mixed Use Residential Zoning, and they would invite you the opportunity to utilize them as advocates and allow their expertise to be your resource. You would be offered access to their professional network, including attorneys, tax specialists, real estate builders and developers, among others, to help you meet your objectives.

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