Split into four individual development sites, the City of Bothell is offering developers the unique opportunity to participate in the realization of downtown Bothell’s walkable, vibrant, mixed-use district: approximately 9 acres of core located retail, office and multifamily land now available for development.
**SUMMARY OF BLOCK OFFERINGS**

<table>
<thead>
<tr>
<th>Block Designation</th>
<th>Acreage</th>
<th>SF</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block A</td>
<td>.89 acres</td>
<td>38,850 SF</td>
<td>SR 522 Corridor</td>
</tr>
<tr>
<td>Block E, F &amp; G</td>
<td>.94 acres</td>
<td>41,100 SF</td>
<td>Mixed: DT Core &amp; DT Neighborhood District</td>
</tr>
<tr>
<td>Block N</td>
<td>1.52 acres</td>
<td>66,100 SF</td>
<td>Mixed: Transition District &amp; DT Neighborhood District</td>
</tr>
<tr>
<td>Block O</td>
<td>5.40 acres</td>
<td>235,100 SF</td>
<td>Mixed: Transition District &amp; DT Neighborhood District</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>8.75 acres</td>
<td>381,150</td>
<td></td>
</tr>
</tbody>
</table>

**BOTHELL LANDING** presents an exceptional development opportunity to become part of the largest municipally-led redevelopment in the state of Washington. This offering provides the opportunity to acquire parcels totaling approximately 9 acres of core-located developable land. Split into four individual development sites, delineated into “Block” designations, the City of Bothell is offering developers the unique opportunity to participate in the realization of downtown Bothell’s walkable, vibrant, mixed-use district—“Bothell Landing”.

Each development Block is offered for sale individually and there is no restriction on the number of Blocks that can be purchased by a developer.
Pro-development civic leadership and substantial public investment already in downtown infrastructure...

Translates to Lower development risk and more predictable development returns.

KEY ATTRIBUTES OF THIS OFFERING:
- Ability to purchase ‘core’ located development sites in master-planned urban center
- Expedited pre-development/entitlement process with pro-development municipality
- Over $100 million invested in public infrastructure improvements
- Private investment totaling over $250 million to date with more planned
- Validated market with proven apartment rents in excess of $2.10 SF
- Bothell is home to nearly 50% of region’s biomedical jobs in Puget Sound region
- Within one mile of UW Bothell, the fastest growing university in Washington State
BOTHELL LANDING HIGHLIGHTS

For years Bothell has been a Bedroom Community offering small town Seattle executives looking for a home away from the fast paced city lifestyle. While Bothell still has a hometown charm localized in its town center and a resort-style Main Street with boutique retail shops, the City is beginning to experience growth. The expansion of the University of Washington’s Bothell Campus and the growth of Bothell’s biotech firms are driving the city’s expanding employment base and development opportunities. Big city demographics (population 96,971) and economics combine with a small town feel to support and sustain Bothell’s downtown commercial, retail, and residential growth.

KEY BOTHELL STATISTICS:

» **Highly educated, highly skilled and well-compensated:** a knowledge-worker office market.

» **Growing rapidly.** Bothell leads job growth on the Eastside in science, math, engineering and technical fields on a percentage basis.

  From 2010 to 2013, Bothell’s employment grew at an average annual rate of 1.3% - 18% greater than that of the Eastside as a whole.

» **Specialized:** Bothell is a biomedical device hub.

» UW Bothell has grown by 74% since 2009 and currently has 4,600 enrolled students.

» The University is offering five new STEM degrees in 2014 and is opening the new Discovery Hall science and academic building.

» A new $20 million student activity center opened in the fall of 2014.

» Population of 96,791 people

» Average age of 38 with 33% of the population between 21 and 44 years old

» An average household size of 2.50

» An estimated average household income of $94,987
**BLOCK A**
Block A is a very attractive site for either retail or multifamily development. With frontage on SR 522 the high traffic visibility (28,000 cars/day) makes the site appealing for both product types. The setting along the Sammamish River at the Park at Bothell Landing creates a desirable combination of high visibility with serenity and tranquility.

**BLOCK EFG**
Block E, F & G is at the heart of Bothell Landing, connecting the new downtown with the historic and healthy existing downtown. The site benefits from immediate access to SR 522 and SR 527 which provide convenience to this parcel for the many shoppers travelling these routes (28,000/day and 14,000 cars/day respectively.)
**BLOCK N**

Block N offers immediate access to all the new and beneficial development activity taking place Downtown while affording a quieter positioning within the existing Bothell residential neighborhood. The site could be purchased with Block O or a portion of Block O, or independently.

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**BLOCK O**

Block O offers the unique opportunity to develop fully assembled parcels totaling 5.40 acres. This site is located on the northwest corner of Bothell Landing. It has fantastic street front exposure along 98th Ave NE and stretches to the West for a neighborhood feel of 96th Ave NE. The assemblage is bisected by NE 185th Street giving it great street exposure on several prime corners.

Buyers interested in Block O have the option to purchase the entire parcel, totaling approximately 235,100 square feet, or alternatively can purchase either the northern parcel, north of NE 185th Street (totaling 68,700 square feet), or the southern parcel, south of NE 185th Street (totaling 166,400 square feet).
INTRODUCTION TO DOWNTOWN REVITALIZATION

Bothell is a suburb of Seattle, located at the northern end of Lake Washington. It is a city with high-tech employers, single-family neighborhoods and a vibrant mixed-use downtown that is the focus of the largest municipally-led redevelopment in the state of Washington.

The City has been engaged in the Downtown revitalization since 2005, with the goal to develop a pedestrian-friendly Downtown that is a destination and gathering place for residents, employees and visitors. The revitalized Downtown, called Bothell Landing, is envisioned to reflect the authentic character, diverse people and history of the 105-year old city. To ensure this revitalization occurs, Bothell:

» Has invested more than $100 million in public infrastructure improvements to date.
» Plans to invest an additional $42 million to create new open space, enhance the overall experience of downtown and to prepare for additional development.

Multiple new developments with a combined value of over $250 million are already underway or have recently been delivered. An additional $400 million in private development is anticipated to be completed over a 25 year period. Since 2010, 261 Downtown rooftops that house individuals and families have been completed and leased. On October 1, 2014, 203 new rooftops began lease-up with 40% absorption in the first 30 days. With 600 more rooftops in different phases of planning and development, Bothell Landing continues to grow to meet the diverse needs of incoming students, individuals, families, and seniors. A notable change from 2005 when Bothell Landing housing was limited.

As Bothell nears the 10-year mark in the revitalization effort, it is clear that the City remains committed to the downtown redevelopment: infrastructure projects have completed, private developments have been delivered and additional investment is occurring.

In 2005, the City of Bothell developed a plan and a financial structure to support the redevelopment of the community’s Downtown. Bothell citizens were tremendous supporters of this effort as they desire a connected, active and vibrant Downtown. The City team worked with the community to develop a plan that would highlight and engage the character of 105-year old Main Street in the heart of downtown while looking to the future. As such, the City assembled 25 acres of land adjacent to Main Street.

The assemblage has allowed for the realignment of roadways, the development and enhancement of municipal facilities including parks and open space, and the simplicity of redevelopment. Upon completing the assemblage, the City took an additional step to complete an area-wide Environmental Impact Statement (EIS) allowing developers to streamline the pre-development process.