



22374.25 6501 Everett Industrial

September 9, 2022

PROPERTY INFORMATION

Address:

1. South Site: 6501 Rainier Drive, Everett WA 98203-4554
2. North Site: 6443 Rainier Drive, Everett WA 98203-4554

Parcel Numbers:

1. South Site
 - 00392900602500 – 1.58 acres (68,825 SF)
2. North Site:
 - 00392900603000 – 0.31 acres (13,504 SF)
 - 00392900603100 – 0.62 acres (27,008 SF)
 - 00392900603300 – 0.31 acres (13,504 SF)

Zoning:

MU – Mixed Urban

Comprehensive Plan Land Use – Commercial Mixed Use (CO)

7-9 Floors

Pinehurst-Beverly Park Neighborhood

ABBREVIATED CODE INFORMATION

Setbacks:

- Front, Side & Back Setback: 0 feet
- Upper Level Setback:
 - See Height Limit neighboring R-2 zone below
 - Side setback of an additional 5ft setback for every 10ft above 35ft

Landscape Buffer:

- Perimeter: 10ft or distance between lot line and building, whichever is less
- Residential Buffer: 10ft
- Parking: 15ft abutting residential zone, additional requirements per 19.35.080

Height Limit:

- 7-9 Stories; 75-95 feet; 7 stories is base height maximum & 9 stories is incentive height maximum; incentives include green building, affordable housing, additional public open space, etc.
- *max 28 feet within 50 feet of R-2 property (East neighbor)

Residential Density: 3 units minimum (where residential use is proposed), no maximum

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Maximum Lot Coverage By Building: None

Required Common Amenity Area:

- 75 SF per 1-bed/studio unit
- 100 SF per 2+ bed unit
- minimum 50% outdoor

Parking Required:

- Studio/ 1 Bed: 1 stall
- 2 Bed: 1.5 stalls
- 3 Bed 2 stalls
- Retail/Office: 1 per 400 SF
- Storage: 1 per 6000 SF

ADDITIONAL SITE NOTES

- Water Main only extends to 6501 Site. Utilities run along the front (west) side of the 6501 site.
- Topography
 - Site @ approximately 460ft elevation along East side.
 - NW end is @ 405ft
 - Mid point of West is @ 415ft
 - SW end is @ 425ft

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OPTION 1.N – Multi-family

Description

Single Multifamily building with 6 floors of residential over 2-3 floors of ground level and underground level parking, amenity, and retail space. Fire truck and parking entries to be provided on the North and South ends of the site. Structured parking provided behind and below street-level street-facing Lobby/Retail/Amenity areas. Residential above is organized into a C-shape and set back 50 feet from the residential zone to the East. Extensive retaining walls would be required along the East side of the building due to site slope, recommend cost-benefit analysis for underground parking versus 2nd level parking with loss of residential units.

Stats

	Underground Floor	Ground Floor, Low Side	Ground Floor, High Side	2-7 Floors	Total
Lobby & Amenity & Utility	-	7,800 GSF	-	-	7,800 GSF
Retail	-	-	5,600 GSF	-	5,600 GSF
Structured Parking	25,200 GSF 84 stalls	17,400 GSF 51 stalls	25,200 GSF 84 stalls	-	67,800 GSF 219 stalls
Rentable Vehicle Garages Gross SF	-	-	-	-	-
Rentable Storage Gross SF	-	-	-	-	-
Residential Gross SF	-	-	-	23,800 GSF	142,800 GSF
Residential Rentable SF	-	-	-	20,230 RSF	121,380 RSF
Residential Unit count @ 750 SF per unit	-	-	-	27 R-units	162 R-units
Total Building GSF					224,000 GSF

Note: Ground Floor Retail is not required by code due to location.

Parking

Parking Required: Estimated 217 stalls (uses 1.25 stalls per unit based on estimated unit mix)

Parking Provided: Estimated 219 stalls

Notes

- Amenity to be provided through combination of exterior ground floor common areas, interior amenity, and private balconies, and podium roof deck
- Additional height incentives may be required pending height calculations based on site survey