



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 2.N – Storage

Description

Single storage building with 6 floors of storage over 1-2 floors of ground level parking, vehicle storage, and lobby space. Fire truck and parking entries to be provided on the North and South ends of the site. High-bay structured parking, Loading, and vehicle storage provided behind street-level street-facing Lobby/Storage areas. Storage above is 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.

Stats

	Underground Floor	Ground Floor, Low Side	Ground Floor, High Side	2-7 Floors	Total
Lobby & Utility	-	-	5,600 GSF	-	5,600 GSF
Retail	-	-	-	-	-
Structured Parking & Loading	-	18,760 GSF 47 stalls	-	-	18,760 GSF 47 stalls
Rentable Vehicle Garages Gross SF	-	4,200 GSF 11 Garages	5,600 GSF 12 Garages	-	9,800 GSF 21 Garages
Rentable Storage Gross SF	-	2,240 GSF 22 S-units	2,240 GSF 22 S-units	28,600 GSF 286 S-units	176,080 GSF 1,760 S-units
Residential Gross SF	-	-	-	-	-
Residential Rentable SF	-	-	-	-	-
Residential Unit count @ 750 SF per unit	-	-	-	-	-
Total Building GSF					210,240 GSF

Parking

Parking Required: Estimated 45 stalls

Parking Provided: Estimated 43 stalls

Notes

- Rentable vehicle garages are estimated at 350 SF average per Garage.
- Rentable storage units are estimated at 70 SF average per Unit, with 70% of Gross SF as Rentable Net SF.
- Additional height incentives may be required pending height calculations based on site survey