



Downtown Everett Development Site

3402 Colby Avenue SE
Everett, WA 98201





For More Information
Please Contact

Robert Wright

o: 206-224-1213

c: 206-619-3274

robertwright@tfgre.com

Michael Walsh

o: 206-774-5429

c: 310-383-1570

walsh@tfgre.com

2621 Eastlake Ave E
Seattle, WA 98102

www.tfgre.com

www.robertswright.com





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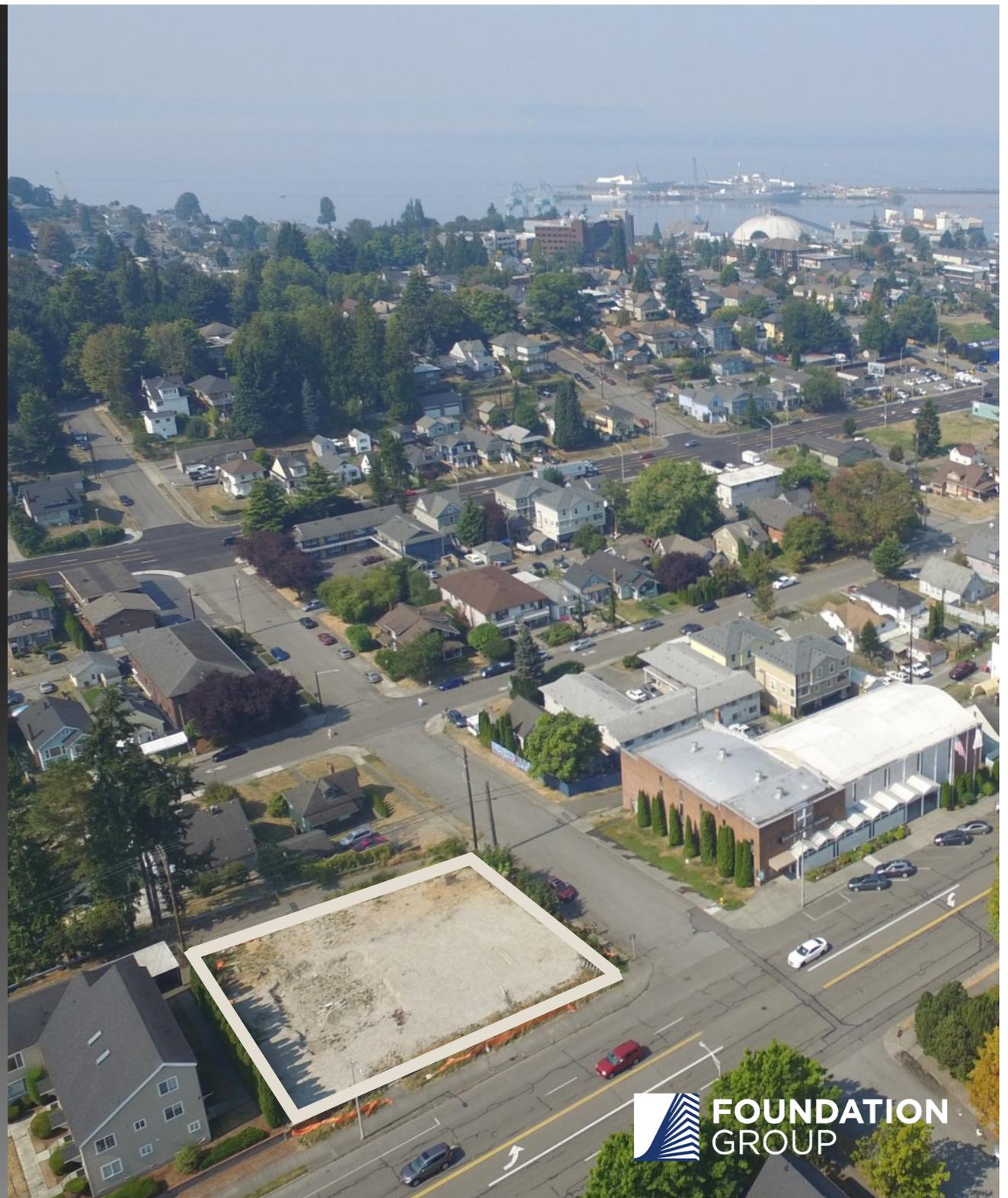
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Puget Sound Overview





Investment Overview

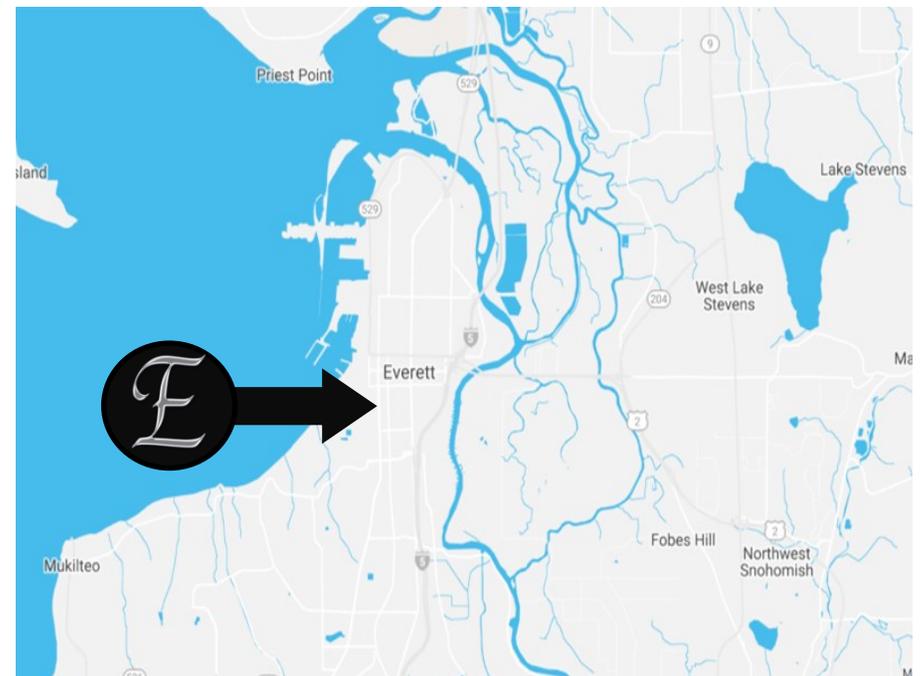
The Foundation Group is pleased to announce that it has been retained to represent the owner of a 26 unit building site within the core of evolving downtown Everett.

This is an opportunity to purchase a design review approved site within the core of a city poised on the brink of economic growth and expansion. The owner is moving forward with mechanical, plumbing, and electrical design. The date for permit application is set for Nov. 1, offering an opportunity for a developer to complete the project per his or her own specifications. Once on-line, this unique building will serve as a gateway to the dazzling renovation of the new Downtown.



Property Highlights

- ◆ Design Review Approval for 26 Units
- ◆ On Elevated Corner Lot
- ◆ View in All Directions
- ◆ Design Review Approval Given.





Quick Facts

Address	3402 Colby Avenue Everett, WA 98201
Price	\$975,000
Price Per Unit	\$33,621
Price Per Lot SF	\$88.64
Parcel Number	00436982303100
No of Permitted Units	26
Parking Requirements	25 spots
NRSF:	16,856
Gross Sq Ft	28,369
Setbacks	Front 10ft/Side 10ft street, 5 ft interior Rear 20 ft
Height Limit	45 feet
Terms	Cash Out
Lot Size	11,000 SF
Zoning	R-5 with a Core Residential Overlay



Unit Breakdown

Unit #	Type	Sq. Ft.
1	1bd/1ba	631
2	1bd/1ba	462
3	1bd/1ba	462
4	2bd/1ba	915
5	1bd/1ba	643
6	1bd/1ba	644
7	Studio	462
8	Studio	462
9	2bd/1ba	842
10	2bd/1ba	801
11	1bd/1ba	727
12	1bd/1ba	643
13	1bd/1ba	644
14	Studio	462
15	Studio	462
16	2bd/1ba	842
17	2bd/1ba	801
18	1bd/1ba	727
19	1bd/1ba	643
20	1bd/1ba	644
21	Studio	462
22	Studio	462
23	2bd/1ba	842
24	2bd/1ba	801
25	1bd/1ba	727
26	1bd/1ba	643
Net Rentable:		16,856

Property Highlights

The high Walk Score of 80 (Very Walkable) allows most errands to be accomplished by walking—restaurants/recreation/entertainment venues. The location is also bikeable with good transit.

The project has received design review approval for 29 units. There are views from all sides of the building. All that remains is the final design work and the drafting of the construction plans.

Design Specifics

Private decks are designed in order to provide a visual connection to the landscaped terrace and to the street.

A brick veneer base provides a touch of class to the project, and gives a texture of familiarity to the other high class projects in the area, and gives the tenants a sense of “arrival.”

The large storefront windows of the fitness room give the tenants a sense of identity with the varied uses along Colby.

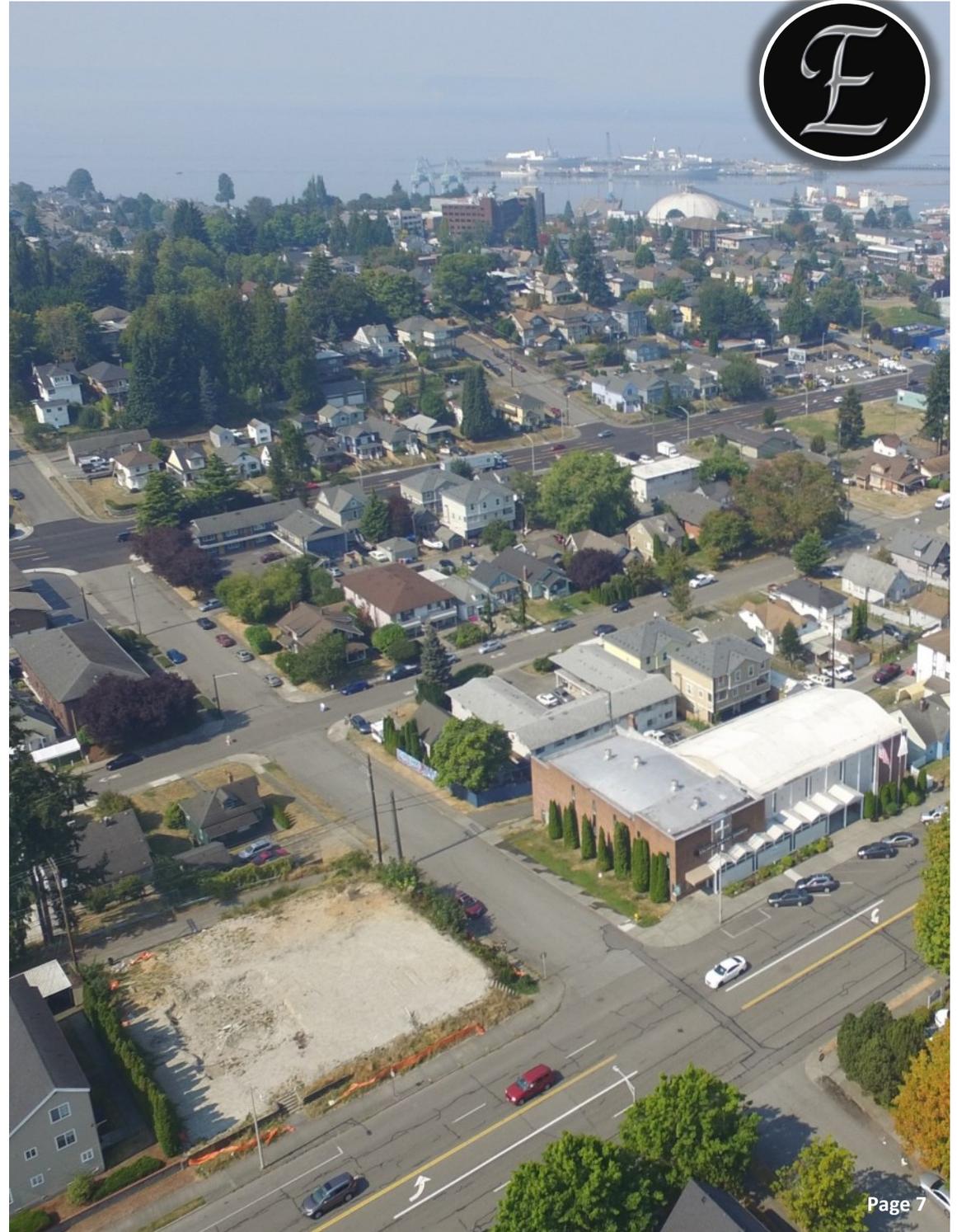
Development Objectives

The proposed development will create a four-story residential building with 26 market rate units at the corner of Colby Avenue and 34th St. At ground level tenants are welcomed by an attractively appointed lobby and fitness room with expansive windows to capture the view of the snow capped Olympic Mountains. A landscaped amenity space is made available in the design for residents at the front of the building along Colby Avenue. The project is zoned R-5 and is located at the edge of the Core Residential Overlay. The project aims to create a strong urban residential edge as a transition into the Urban Residential zoning to the north.

The site is located on a major collector street that is lined with numerous businesses and housing. Commercial, mixed-use, and multifamily buildings run along Colby Avenue. The proposed project has a bus stop on Colby Ave adjacent to the north-east corner of the site.

The main building entry is approximately 44 inches above the sidewalk elevation. A stair and ramp allows pedestrians access from Colby into the building. The 15 stall parking garage entry is accessed through the alley with garage doors on the west side of the building. The parking garage will have accessible parking and an elevator is proposed for access to the floors above. In addition, 8 parallel parking spaces will be available off the alley for a total of 23. Permeable pavers will enhance the alley appeal, and powder coated guardrails and handrails at the building entry and ramp will provide visual continuity.

The design utilizes retaining walls to take advantage of the existing topography to provide a sense of privacy for the residents, while still retaining a connection to the street and to the city.



Looking East



Looking North

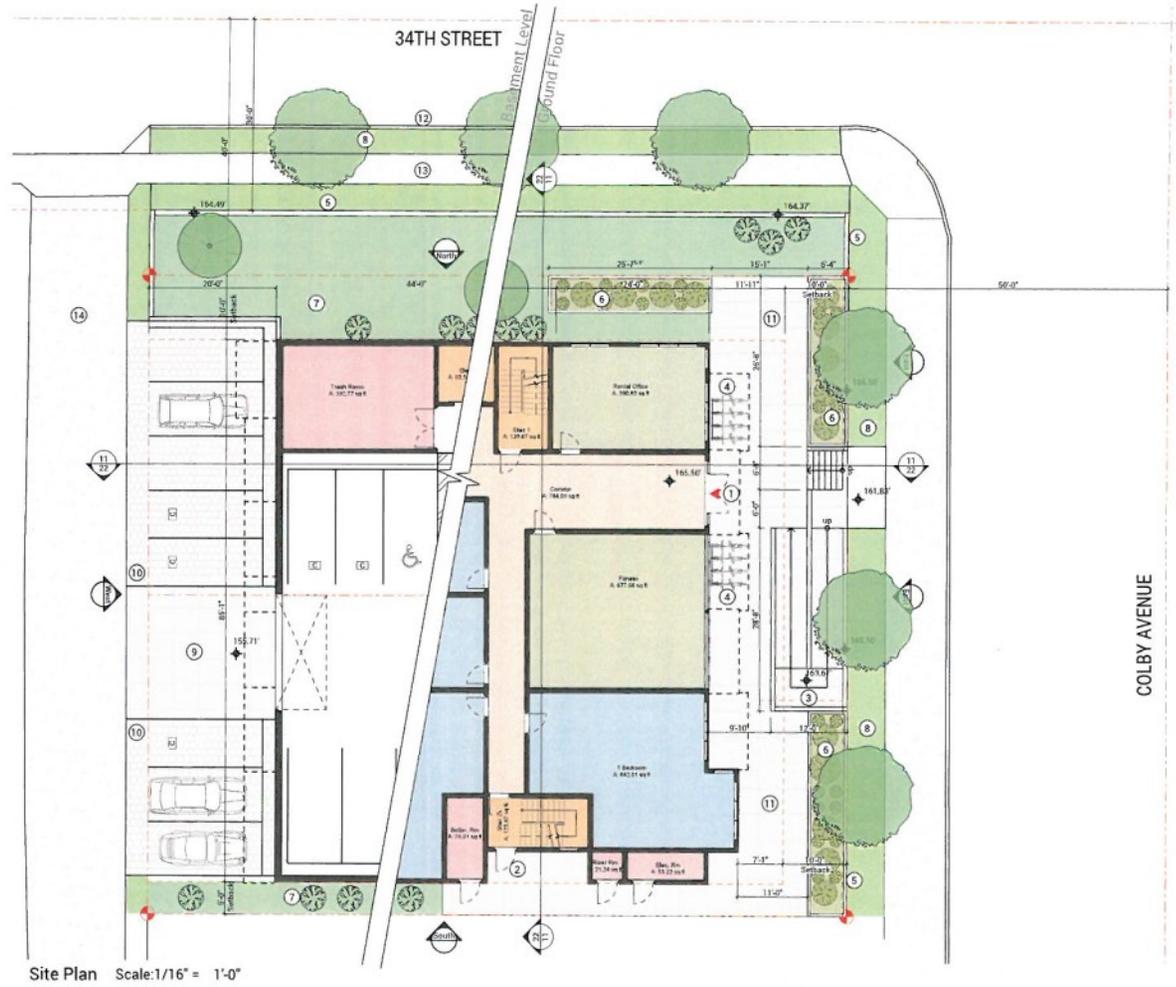


Looking West



Site Plan Key

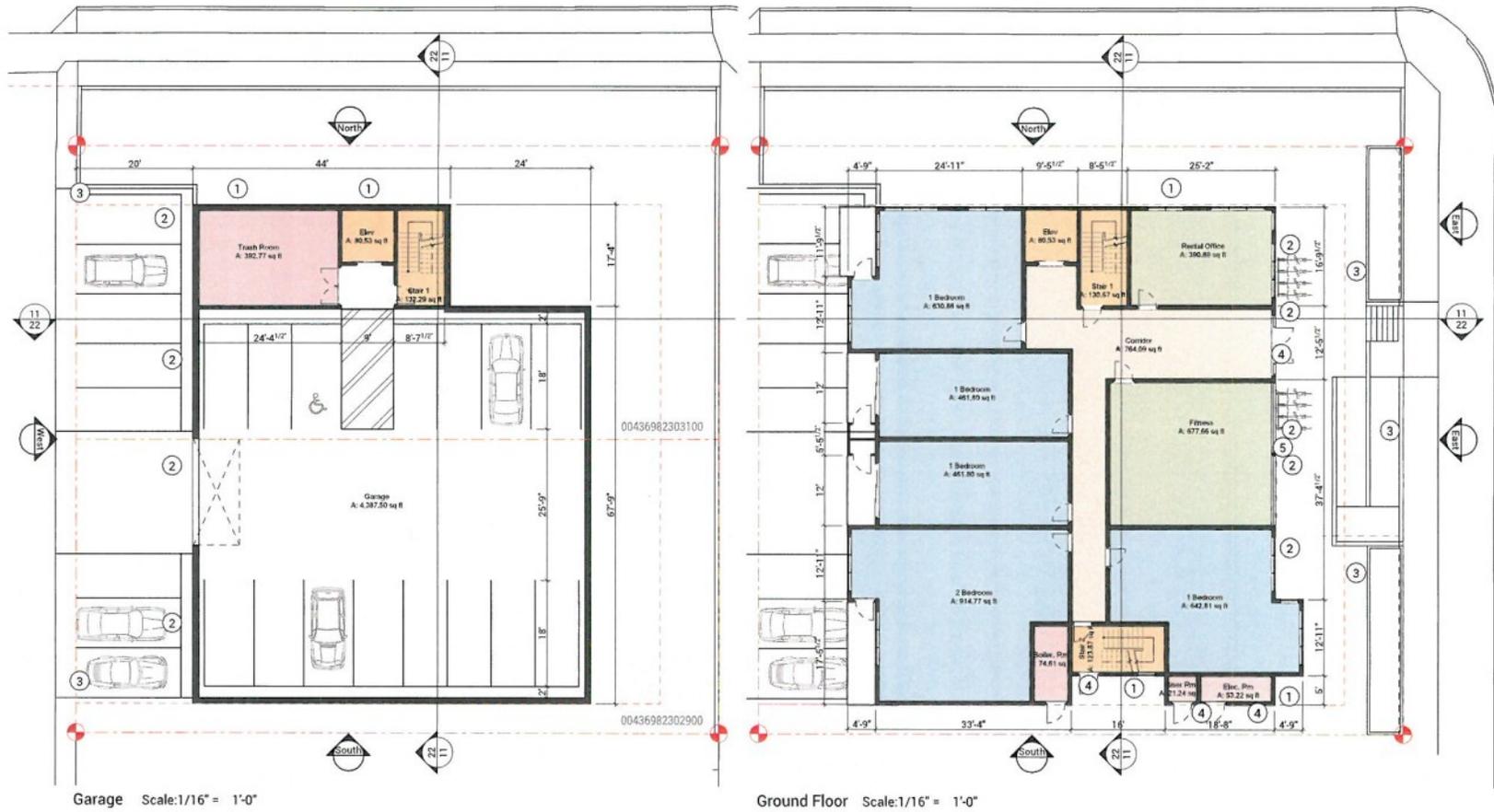
- 1. Building Entry
- 2. Building Exit
- 3. ADA Ramp
- 4. Covered Bicycle Racks
- 5. Retaining Wall
- 6. Planter
- 7. Landscaping
- 8. ROW Landscaping
- 9. Driveway
- 10. Porous Pavers
- 11. Concrete Terrace
- 12. Existing Curb
- 13. Existing Sidewalk
- 14. Existing Alley Paving



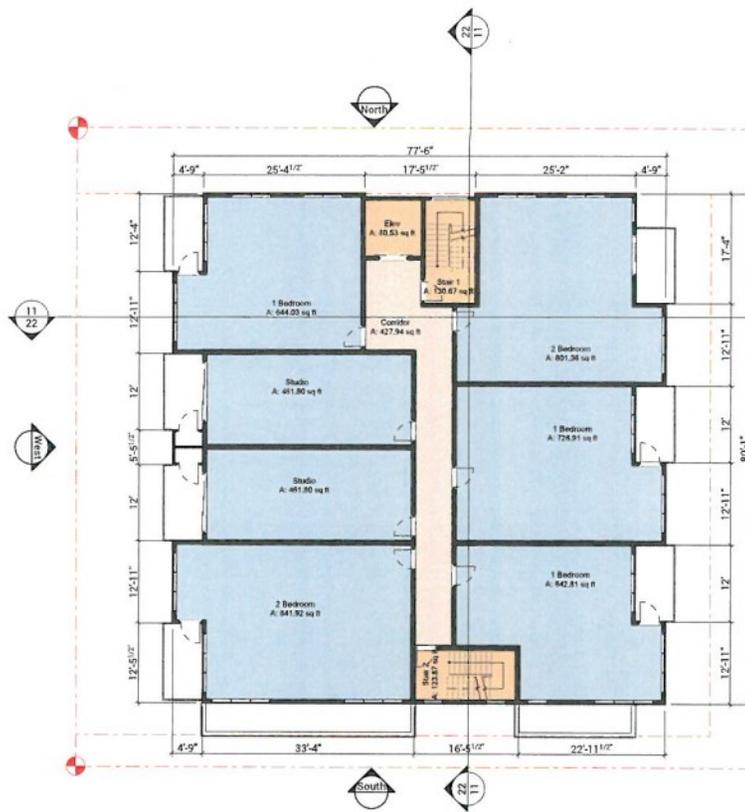
Site Plan Scale: 1/16" = 1'-0"

Architectural Site Plan

Garage & Ground Floor



Garage & Ground Floor

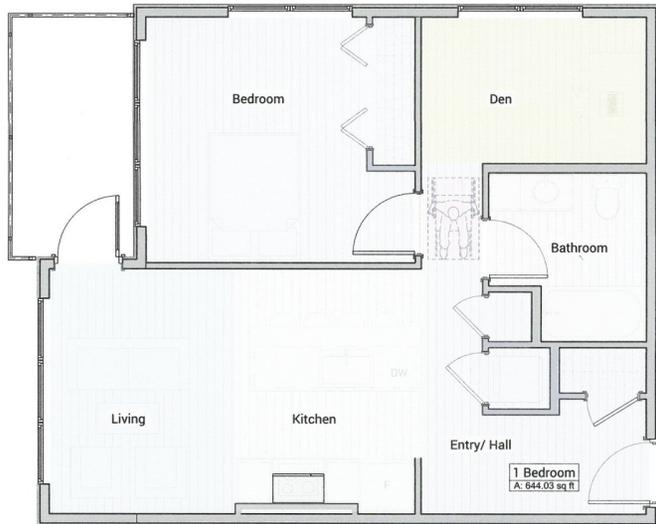


Second Floor Scale: 1/16" = 1'-0"

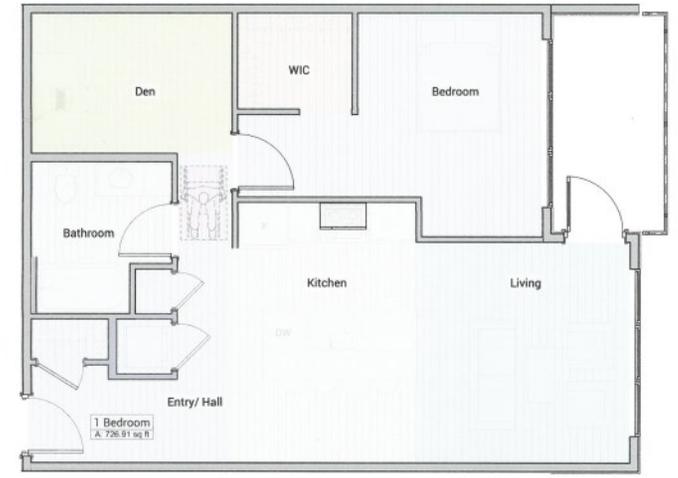


Third - Fourth Floors Scale: 1/16" = 1'-0"

Second, Third—Fourth Floors



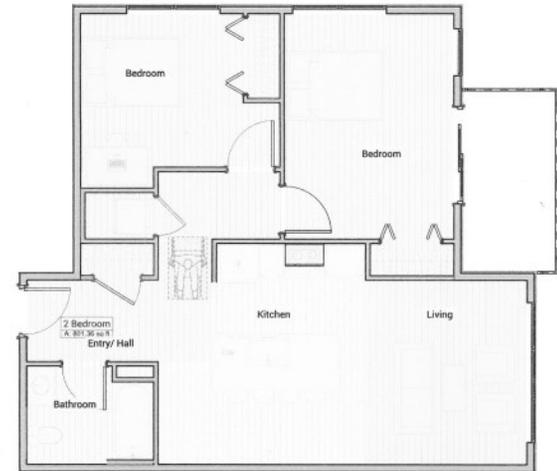
DD.01 Colby Ave. Apts Unit Plans
1-A
7/16/2020
NOT FOR CONSTRUCTION. © 2019 LEV architecture.



DD.02 Colby Ave. Apts Unit Plans
1-B
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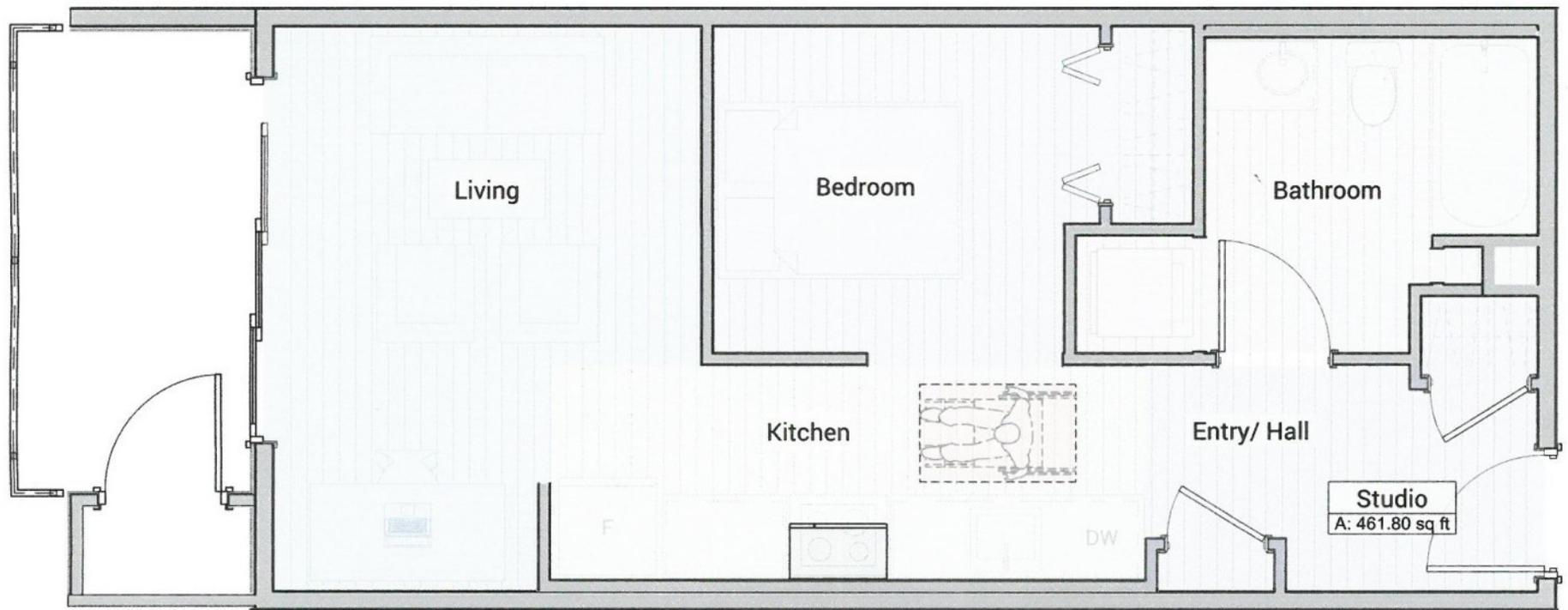


DD.03 Colby Ave. Apts Unit Plans
1-C
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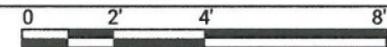
DD.04 Colby Ave. Apts Unit Plans
2-A
7/16/2020
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Studio

Scale: 1/4" = 1'-0"



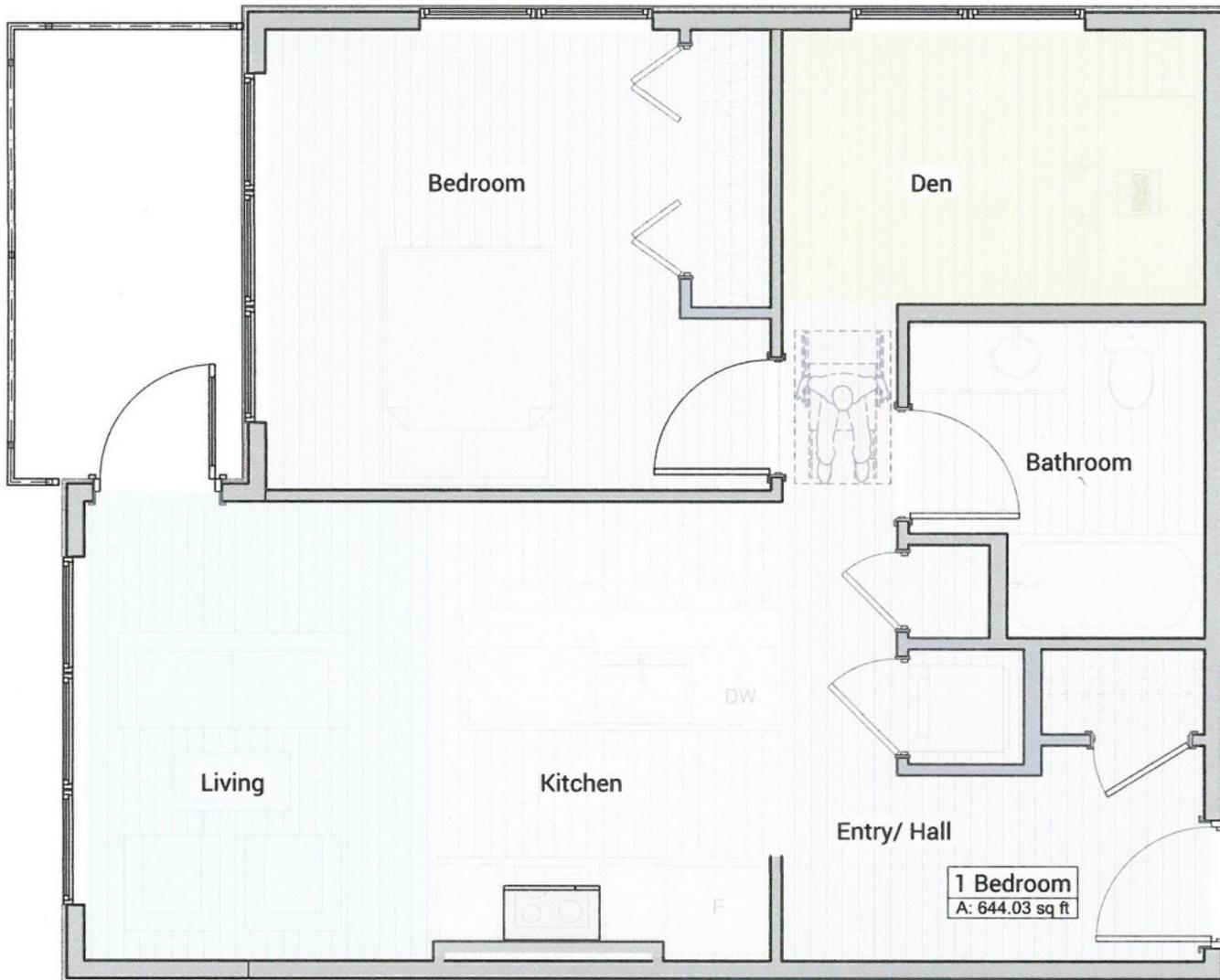
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7/16/2020

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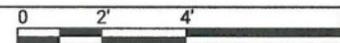
Colby Ave. Apts Unit Plans
Studio





1-A

Scale: 1/4" = 1'-0"



DD.01

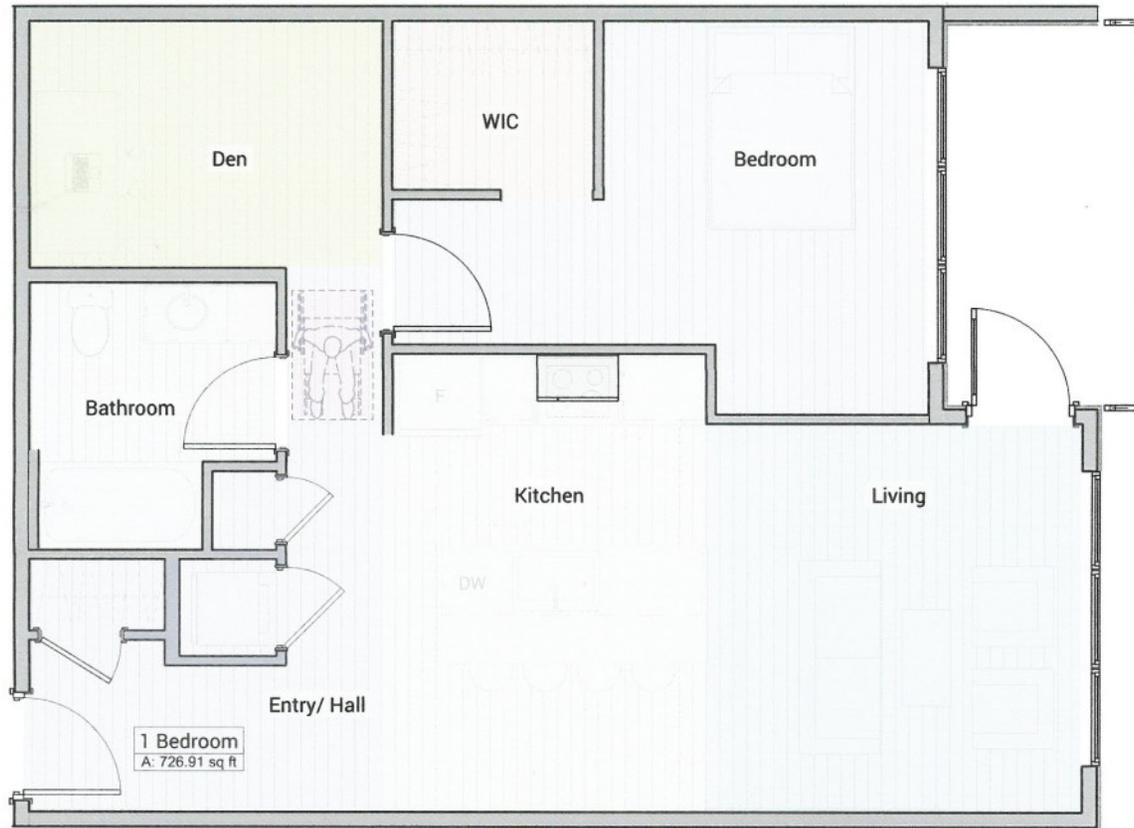
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Colby Ave. Apts Unit Plans

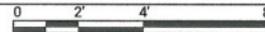
1-A

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1-B

Scale: 1/4" = 1'-0"



DD.02

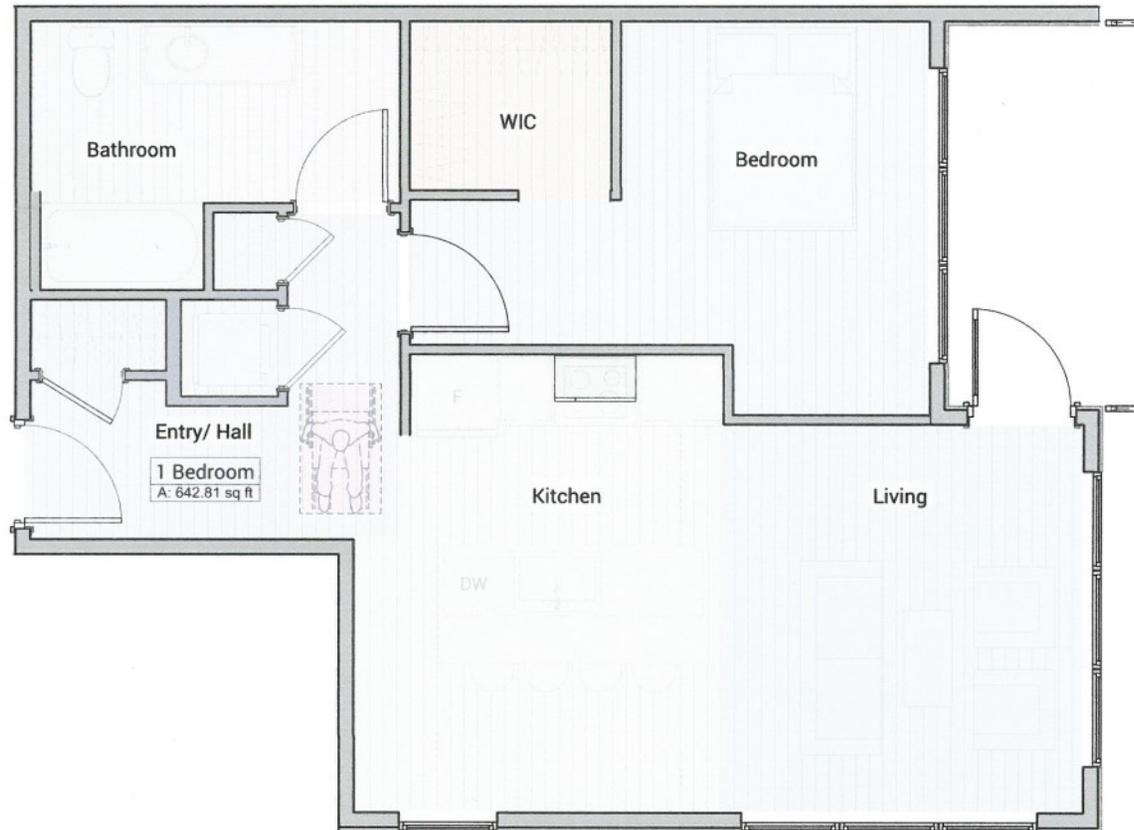
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Colby Ave. Apts Unit Plans

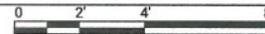
1-B

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1-C

Scale: 1/4" = 1'-0"



DD.03

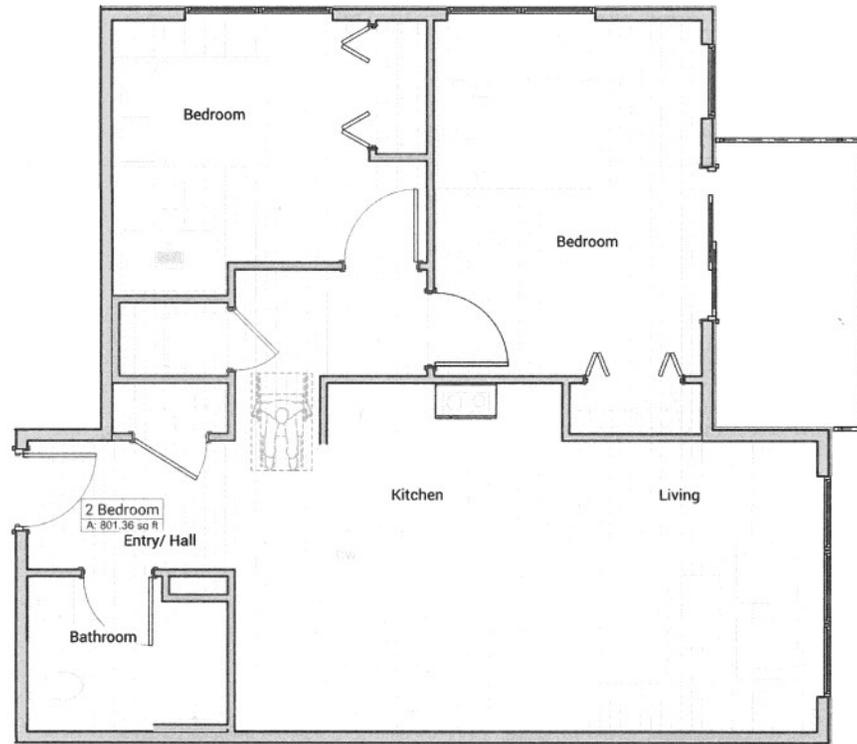
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Colby Ave. Apts Unit Plans

1-C

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2-A

Scale: 3/16" = 1'-0"



DD.04

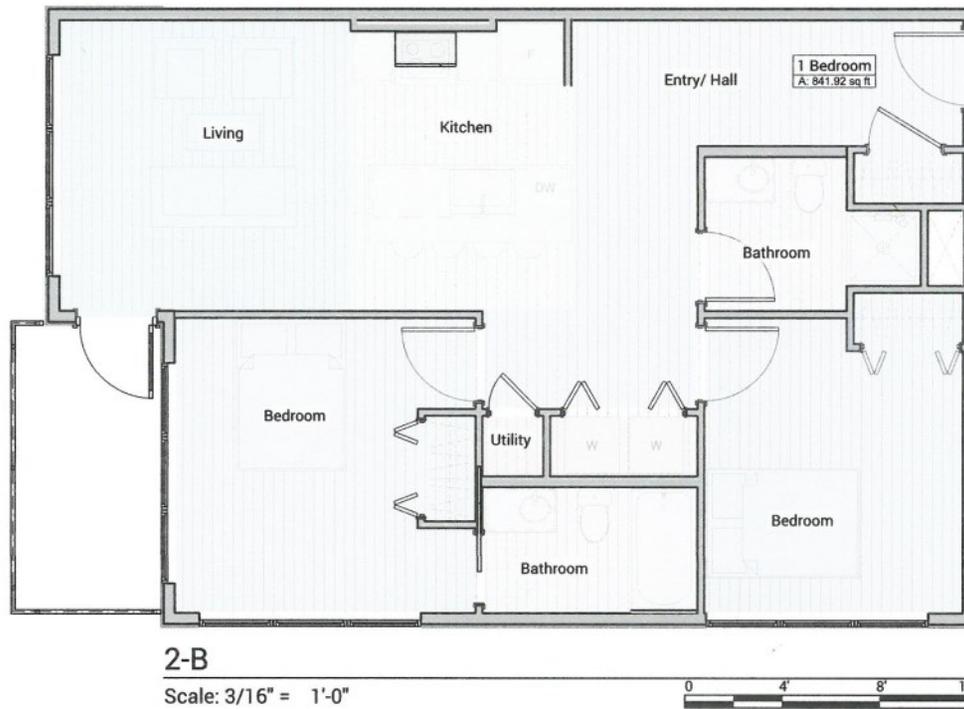
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Colby Ave. Apts Unit Plans

2-A

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DD.05

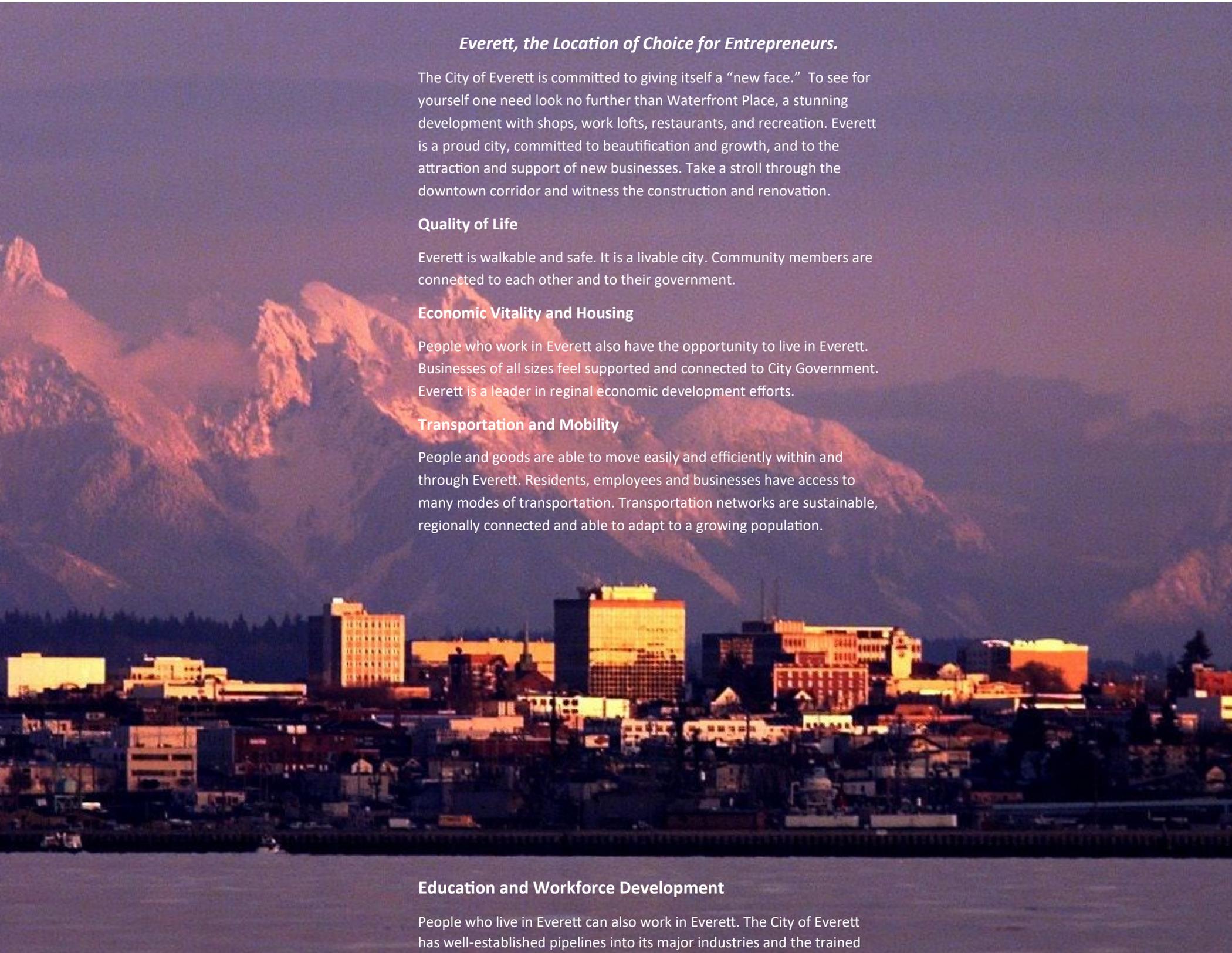
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Colby Ave. Apts Unit Plans

2-B

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Everett, the Location of Choice for Entrepreneurs.

The City of Everett is committed to giving itself a “new face.” To see for yourself one need look no further than Waterfront Place, a stunning development with shops, work lofts, restaurants, and recreation. Everett is a proud city, committed to beautification and growth, and to the attraction and support of new businesses. Take a stroll through the downtown corridor and witness the construction and renovation.

Quality of Life

Everett is walkable and safe. It is a livable city. Community members are connected to each other and to their government.

Economic Vitality and Housing

People who work in Everett also have the opportunity to live in Everett. Businesses of all sizes feel supported and connected to City Government. Everett is a leader in regional economic development efforts.

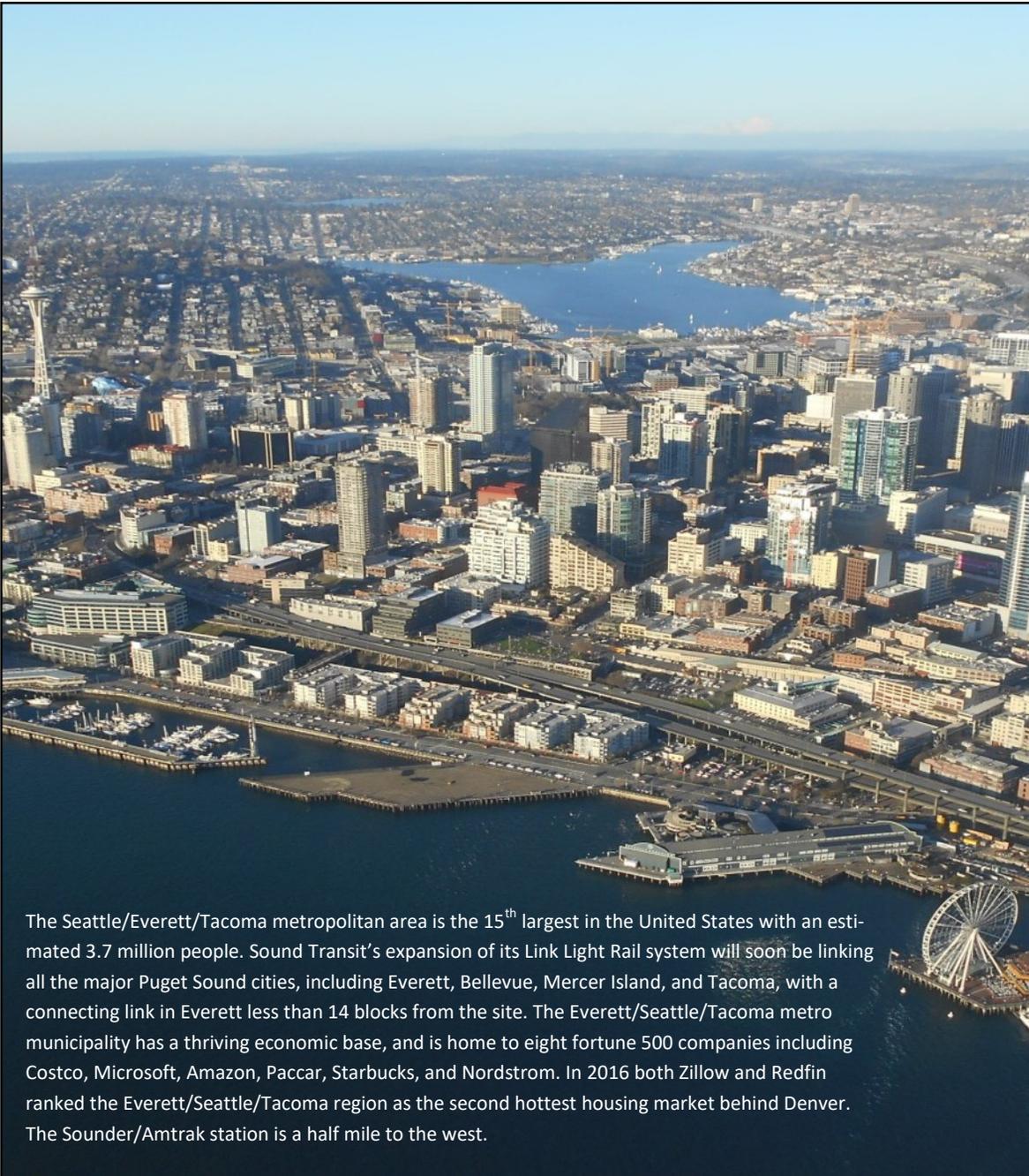
Transportation and Mobility

People and goods are able to move easily and efficiently within and through Everett. Residents, employees and businesses have access to many modes of transportation. Transportation networks are sustainable, regionally connected and able to adapt to a growing population.

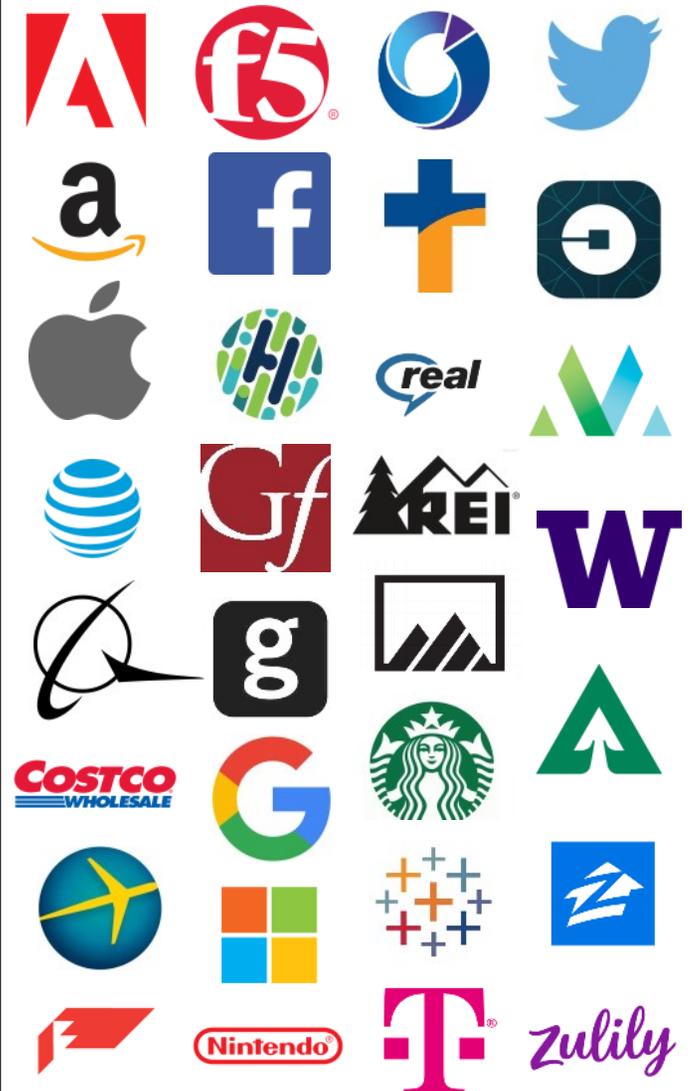
Education and Workforce Development

People who live in Everett can also work in Everett. The City of Everett has well-established pipelines into its major industries and the trained

Puget Sound Area Overview



Top Puget Sound Area Employers



For More Information
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Robert Wright

O: 206-224-1213
c: 206-619-3274
robertwright@tfgre.com

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O: 206-774-5429
c: 310-383-1570
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Seattle, WA 98102
www.tfgre.com

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