

MARINER COMMUNITY CAMPUS

PROPERTY #1 - 4TH AVE CONDO ASSOCIATION PARCEL - OPTION 1

12600 4th Ave W, Everett, WA 98204

PROPERTY DETAILS:

- LAST REMAINING UNDEVELOPED LAND WITHIN OUR BOUNDARIES
- A PART OF THE 4TH AVE CONDO PROPERTY (PRIVATE OWNERSHIP)
- 1 BLOCK OFF OF 128TH ST SW & 4TH AVE W.
- ENTRANCE OF PROPERTY ALONG 5TH PLACE W

TRANSIT & SCHOOLS

- .4 MILES FROM MARINER HIGH SCHOOL
- .5 MILES FROM VOYAGER MS & DISCOVERY ELEM
- .3 MILES FROM MARINER PARK & RIDE
- LESS THAN 3/8 MILE (5-10 minute walk) FROM ALL PROPOSED LIGHT RAIL STATIONS

PROPERTY BENEFITS

- COST SAVINGS OVER EXISTING COMMERCIAL PROPERTIES IN THE AREA
- OPEN PROPERTY - BUILD TO SUIT OUR NEEDS
- LOCATION TO ALL PROPOSED LIGHT RAIL SITES, EXISTING TRANSPORTATION
- PRIME LOCATION FOR COMMUNITY ACCESS CONSIDERING SNO COUNTY'S FUTURE REDEVELOPMENT PLANS

PROPERTY CHALLENGES

- PARCEL WILL NEED TO BE SUBDIVIDED
- ENTRANCE ALONG 5TH AVE W. NEEDS TO BE CREATED
- VISIBILITY FROM MAIN ARTERIALS

SNOHOMISH COUNTY PLANNING NOTES

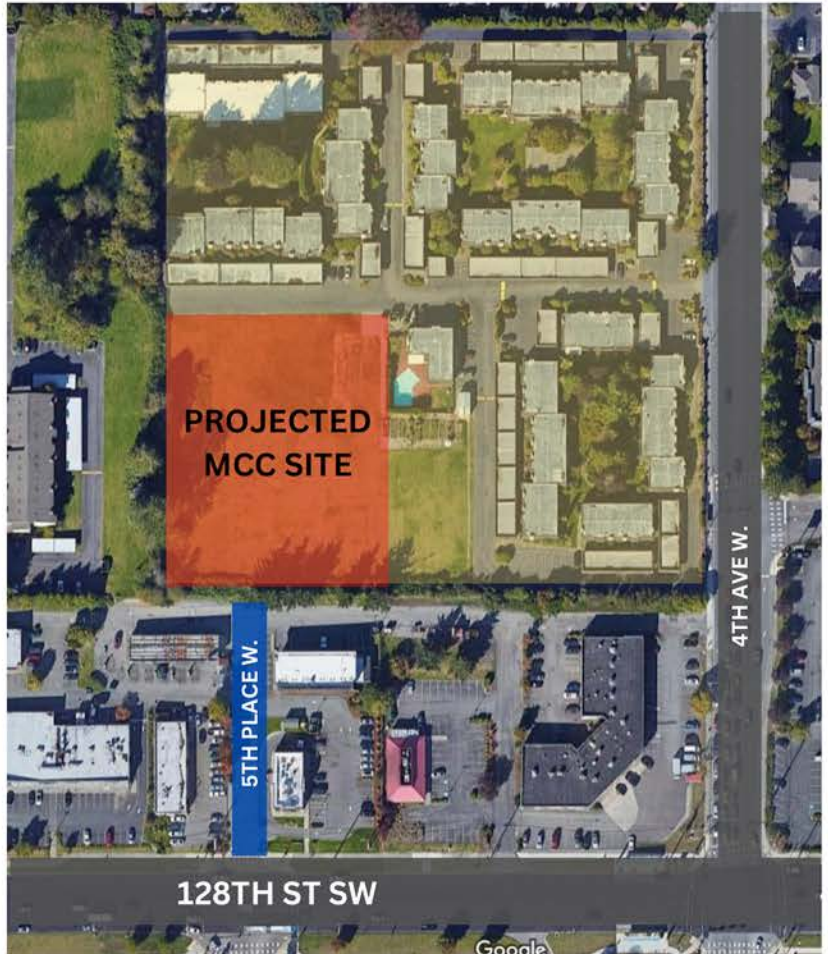
- ZONED URBAN CENTER - DEVELOPMENT IS ALLOWED
- LOCATION TO EXISTING & PROPOSED TRANSIT IS A BONUS
- TRANSPORTATION IS CONSIDERING POLICIES THAT WOULD SUPPORT THE REAR LANE OF THE BLOCK FACING 128TH ST. BEING REDEVELOPED FOR PEDESTRIAN ACCESS
- PERMITS, ZONING CHANGES, BOUNDARY LINE ADJUSTMENTS CAN BE EXPEDITED

ROSE'S NOTES (FACILITIES)

- ACCESS WILL BE AN ISSUE (NARROW DRIVEWAY).
- NO PLACE FOR SIGNAGE ON MAIN 4TH AVE W STREET.
- AT A DEAD END DRIVEWAY.

TERRY'S NOTES

- GREAT ACCESS TO TRANSIT
- WALKABLE/ EASY ACCESS BY THE COMMUNITY
- OPEN LAND GIVES US A GREAT OPPORTUNITY TO CREATE AN INSPIRING SPACE
- ACCESSING THE PROPERTY FROM 5TH AVE WILL BE EASIER THAN OFF OF MAIN ARTERIALS
- SIGNAGE ON MAIN ARTERIALS CAN BE CREATED
- COST EFFECTIVE PURCHASE - ALSO ALLOWS PROPERTY OWNERS (86 TOTAL) AN ABILITY TO IMPROVE THEIR PROPERTY



WINDERMERE NOTES

- PERFECT PROPERTY FOR NEW DEVELOPMENT - ONE OF A KIND OPEN PEICE OF LAND FOR THIS AREA
- COST EFFECTIVE OPTION
- HIGH INTEREST FROM CONDO ASSOCIATION
- RECOMMENDS PROVIDING THE CONDO ASSOCIATION WITH A PRELIMINARY LETTER OF INTENT TO PURCHASE (OPENING NEGOTIATION AT \$1.75M)

SUMMARY

THE OPEN PROPERTY IS A RARE ONE FOR THE MARINER COMMUNITY. THIS PROPERTY WOULD BE EASILY ACCESSIBLE FROM ALL TRANSIT OPTIONS AND LOCAL SCHOOLS. BEING A BLOCK OFF OF THE BUSY MAIN ARTERIALS, THIS PROPERTY WILL ALLOW CUSTOMERS EASE OF ACCESS. SIGNAGE ON THE CORNERS OF THE MAIN ARTERIALS COULD REMEDY ANY VISUAL ACCESSIBILITY CONCERNS.

THE PROPERTY FITS WELL IN ALL REDEVELOPMENT PLANS OF THE TRANSIT AGENCIES AND SNOHOMISH COUNTY PLANNING. THE POTENTIAL PEDESTRIAN ACCESS ROAD BRINGS VALUE TO THIS PROPERTY.

THIS PROPERTY WILL ALSO ALLOW THE PROPERTY OWNERS THE MUCH NEEDED ABILITY TO RE-INVEST IN THEIR PROPERTY, CLOSE PROXIMITY TO THE NEW CAMPUS AND LIBRARY ACCESS, AND ASSIST THE OVERALL COMMUNITY WITH THE LAND SALE.

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VIEW FROM 128TH & 5TH AVE W



VIEW FROM 5TH AVE ENTRANCE



VIEW FROM 5TH AVE W
PROPOSED ENTRANCE



VIEW FROM 4TH AVE CONDO PARKING LOT -
FACING SOUTH - BACKSIDE OF PROPERTY

