

# ~ WHARF'S EDGE ~



**SOAK IN YOUR SENSES** Wharf's Edge is a quintessential northwest experience characterized by high-end waterfront residential uses and street level office and services. The west end features high-quality parks and trails with water and mountain views.

*Use Types:* Residential and Limited Neighborhood Retail



WHARF'S EDGE



View from Champfer Street



Wharf's Edge Residential & Boxcar Park

At the west end of the central pier sits more than 8 acres of residential-focused mixed-use property on three parcels (B6, B7 and C1). This area is located in the western portion of the site, landward of the 200-foot restricted shoreline zone.



*"Everett's strong employment base (unemployment at less than 4% as of 6/15) signals a direct demand for new housing in Waterfront Place Central."*

— Brian O'Connor, O'Connor Consulting Group 2015

1

PARKING

A single-story parking structure (at grade) anticipates 339 dedicated residential parking spots integrated into the building design to minimize surface parking and maximize open space. This equates to 1.8 parking stalls per residential unit. Parking is hidden with elevated streets and landscaping.

2

INFRASTRUCTURE

Sawyer Street is a pedestrian scale street with 2-12 foot sidewalks, 12-foot driving lanes and 2-16 foot angled parking. Millwright Loop supports general traffic circulation around the western edge of the Wharf's End, and is connected with Sawyer Street neighborhood.

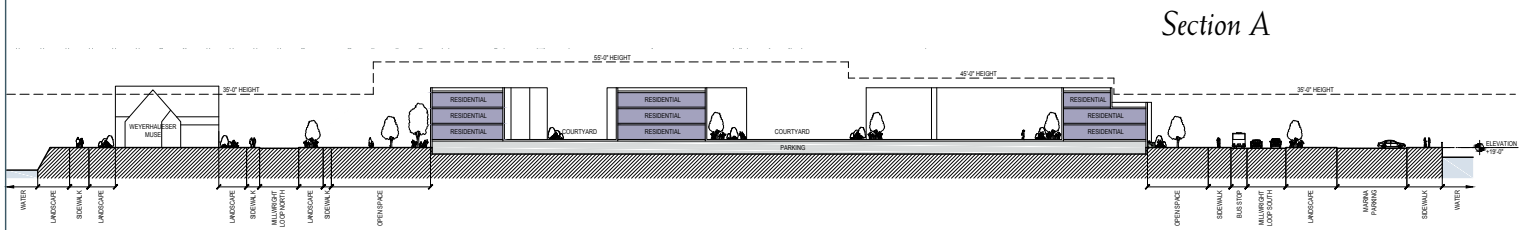
Streetscapes in this District provide high quality urban structure that reflect the context and unique qualities of the Wharf's Edge neighborhood. Semi-private open spaces unify the site with other port-operated open spaces to create a strong connection to the waterfront and a distinctly urban feel to the neighborhood.

3

RESIDENTIAL USE

Wharf's Edge is the project's primary focus area for residential uses. Buildings here range from 35 to 65 feet and provide opportunities to develop 212 housing units, including townhomes, live/work lofts and/or luxury apartments. Ground floor, corner retail and mid-block services are anticipated to front the marina on parcels B6 and B7 facing to the north and south and along Champfer Street to the east. Amenities and improvements planned for the Port of Everett's site will produce significant demand for this highly desirable neighborhood with spectacular views and recreation access.

The Port has already accumulated a significant list of interested residents awaiting its development. Everett's historic vacancy levels at 2.6% coupled with its strong employment base (unemployment at less than 4% as of 6/15) demonstrates the need for housing in this region and signal a direct demand for new housing in Waterfront Place Central, according to the O'Connor Consulting Group.







**WATERFRONT PLACE**

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