

Pilchuck District Snohomish, WA

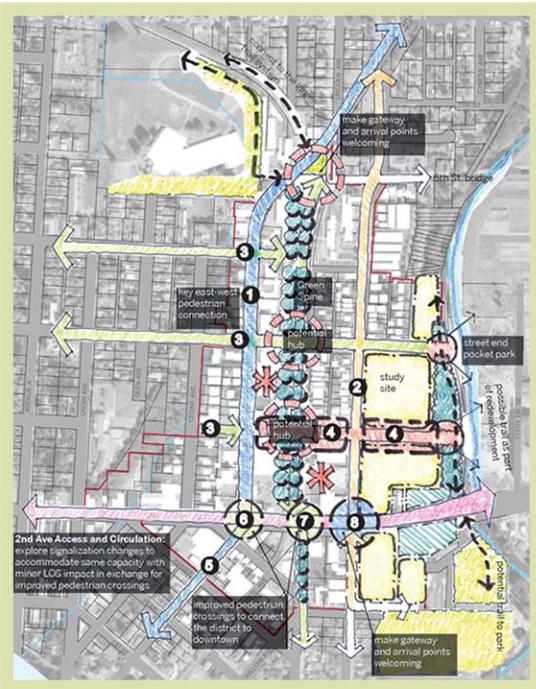


The Pilchuck District is a vision and framework for a distinctive neighborhood within the historic Snohomish community. Designed as a compact and walkable mixed-use neighborhood, the Pilchuck District is ready for the right investor. Next door to the Snohomish Historic District, the area offers a variety of visual, cultural, and recreational amenities for all ages, including the City's award-winning library, the newly developed Centennial Trail park, the Boys and Girls Club, the Senior Center, the Snohomish Aquatic Center, and the picturesque Pilchuck River. Sports fields, bicycle and pedestrian ways, historic neighborhoods, and restaurants and other shopping opportunities are nearby.

Form-based standards provide flexibility for development and land use in the Pilchuck District, with design standards intended to ensure that the historic, small-town character of the community is continued. Residential densities are limited only by the building envelope. Relaxed commercial parking standards and an emphasis on sidewalk-orientation will contribute to a "Main Street" atmosphere.

The 86-acre Pilchuck District extends north and south of Second Street, a major arterial providing direct regional connections to State Route 9 and U.S. Highway 2 as well as transit service. A private airport is conveniently located less than mile to the southwest.

Opportunities abound. We welcome you to the Pilchuck District.



Highlights

- PSRC Vision 2040 Award
- Form Based Codes
- Planned Action EIS
- Streamlined permitting process
- Competitive Tax Rates
- 29-mile Centennial Trail
- \$21 million Aquatic Center under construction
- Highly rated Snohomish School District
- One of the Top 10 Libraries in the nation
- Community support for business development
- Major Transportation Routes:
 - At the nexus of Hwy 2 & SR 9
 - Within 10 min. of I-5, Hwy 522
- Recent capacity improvements on SR 9
- Burgeoning craft beverage industry
- Future Excursion Train
- River frontage
- Antique capital of the Pacific Northwest
- Build Snohomish incentive program
- Transfer of Development Rights



Community Demographics

Incorporated: 1889

Population of Snohomish (city): 9,215

Population of Snohomish Community: 76,531

Median Household Income: \$81,401

Ethnicity:

White 85.5% Asian 5.6%
 Hispanic 6.2% Black 1.6%
 Other 1.1%

Education:

College/Graduate Degree: 28.8%
 Associate Degree: 11.1%
 High School/Some College: 52.3%

Age:

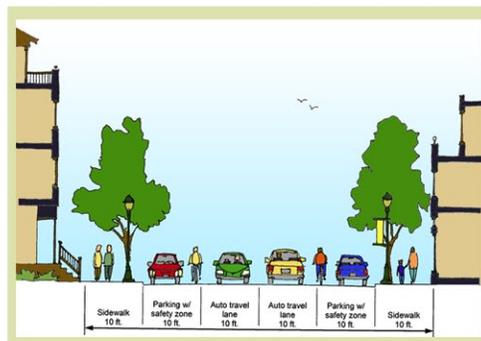
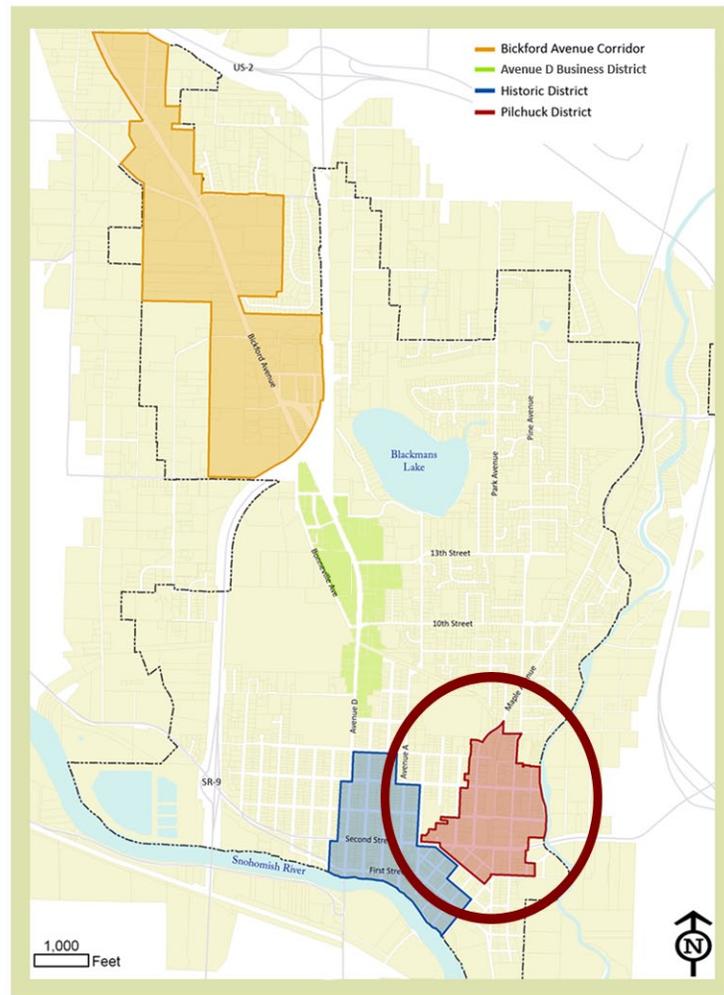
Under 19: 30.8%
 20-34: 16.9%
 35-54: 33.2%
 55+: 19.1%

Average Household size: 3.17

Average home value: \$326,763

Median Rent: \$683

Source: 2010 Census Data / 2011 ESRI



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