

BROADVIEW

LUXURY CONDOMINIUMS

PROJECT OVERVIEW



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LOCATION



Broadview Luxury Condominiums is located in Downtown Tacoma's St. Helens neighborhood. Lying between Stadium and Broadway, it overlooks a bluff-side greenbelt. The bluff and the greenbelt insure preservation of the spectacular views of Commencement Bay, Puget Sound, Cascade and Olympic Mountain ranges, and Mt. Rainier.

Downtown Tacoma has become a thriving urban community. To the Northwest of the site are many bistros and shops that are within easy walking distance. A few blocks to the south you will find theaters, light rail stations, boutiques and restaurants of an exciting and evolving downtown.



MARKET

Individuals and couples are relocating from around the county as well as from around the state to live in Tacoma. These potential buyers are trading their large suburban homes and the associated responsibilities for an urban lifestyle. They want more leisure time to dine, travel and/or experience the arts and culture that downtown Tacoma is becoming known for. The other emerging group relocating to downtown Tacoma is young professionals in their 20's and 30's who have postponed starting families and want to enjoy the urban lifestyle. Because of the lack of modern condominium housing in downtown Tacoma, many potential buyers have moved to the suburban areas of Pierce County. We believe a large share of those who first moved to the suburbs will be attracted to the urban lifestyle and choose to move downtown.

A strong incentive for purchasing at Broadview is that we have received a 10-year tax abatement for all our condominium owners. This is an extremely coveted tax break that will save the average owner \$84,000 in property taxes over the first 10 years of ownership.

The Broadview project was designed with the following buyer profiles in mind:

Baby Boomers

Professionals (Singles & Couples)

Entrepreneurs wanting to live near their place of business

Investors

Broadview's unit mix includes smaller, contemporary-styled one-bedroom units along with larger two and three bedroom units. The units range from 913 to 3056 square feet.

We have already taken 17 reservations with deposits: 11 view-side units, 3 street-side units, 1 work-live unit and 2 penthouses.



DEVELOPMENT TEAM

The development team of Tom O'Connor, Dave Danforth, Bob Fredrickson, Ken Galster, Joe Outlaw and Harold Brown, encompass expertise in construction, development, real estate and investment strategies. With the Broadview site as a foundation, a team of architects and engineers has been assembled to create a premier project overlooking Commencement Bay.

Johnston Architects is a firm of twelve professionals dedicated to creating great architecture throughout the west. Its principles offer a combined 45 years of experience designing condominium, commercial, multi-family and public housing. KPFF and McGowan Broz engineers possess extensive expertise in steel and concrete condominium high-rise development.

Andersen Construction is our prime contractor. They are one of the primary builders of condominium projects in Portland, OR. Andersen has been with our team since the middle of 2004 and has completed three cycles of cost analysis. Andersen has also been working with the architect and engineers with value engineering, making this project what it is today.



PROJECT DESCRIPTION

Broadview Luxury Condominiums will be an 11-story high-rise condominium project with supporting ground-level retail. There will be 117 residential units including six street level work-live units, approximately 2,185 square feet of retail/office space and approximately 203 parking spaces. The building will contain a mix of unit types and sizes. The average unit size, excluding the penthouse and work-live units, is approximately 1,261 square feet. The first and second floors' retail/office space will front Stadium Way. The fourth floor, with frontage on Broadway, will have two work out rooms and six work-live units. (See the attached Unit Matrix for specifics.)

Broadview Luxury Condominiums will be an exciting and dynamic building. Its facades have been fine tuned to reflect the unit layouts within, and the urban and natural context outside of the building. Broad glazing curtains and decks open to views of Commencement Bay and the mountains. A more tailored brick façade is presented to the Stadium neighborhood. The design has been adjusted to reflect a desire for very high quality units. Kitchens, bathrooms and building common areas have been refined with exceptional treatments in mind.

The primary construction of the Broadview will be of cast-in-place concrete. Inherent benefits of concrete over steel or wood include fire-resistance, a sound-transmission barrier, and reduced infringement of structure on living spaces.

Two-way flat plate post-tensioned concrete slabs will be supported by concrete columns and shear walls. The two-way slab allows for slab cantilevering so that columns are inset from the building façade, affording more expansive views.



Ceiling height is maximized due to various factors including lack of dropped beams, ducts running concealed within floor slabs instead of in ceiling soffits, and the opportunity to expose the structure above, such as the living room ceilings.

Earthquake forces are resisted by the concrete shear walls around the stairs and elevators, alleviating the need for solid walls at the building perimeter.



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