

YOU MAY CALL IN TO LISTEN TO THE COUNCIL MEETINGS AT

1.425.616.3920, Conference ID: 724 887 726#

**WE ENCOURAGE YOU TO PROVIDE YOUR COMMENTS IN WRITING
BEFORE THE MEETING AT COUNCIL@EVERETTWA.GOV.**

**YOU MAY CALL IN AT 6:00 P.M. PRIOR TO THE MEETING TO PROVIDE
PUBLIC COMMENT AT THE COUNCIL MEETINGS AT 1.425.616.3920,**

Conference ID: 736 633 498#

EVERETT CITY COUNCIL PRELIMINARY AGENDA

6:30 P.M., WEDNESDAY, SEPTEMBER 30, 2020

Roll Call

Approval of Minutes: September 23, 2020

Mayor's Comments:

Council Comments/Liaison Reports

Administration Update on prior business

City Attorney

Public Comment

(1) Snohomish Health District Update by Shawn Frederick.

Documents:

[Health District.pdf](#)

CONSENT ITEMS:

(2) Adopt Resolution authorizing claims against the City of Everett in the amount of \$958,870.61 for the period of September 12, 2020 through September 18, 2020

Documents:

[res-38.pdf](#)

(3) Adopt Resolution authorizing payroll claims against the City of Everett in the amount of \$3,969,128.19 for the period ending September 12, 2020.

Documents:

[payroll-20.pdf](#)

(4) Adopt Resolution authorizing electronic transfer claims against the City of Everett in the amount of \$7,973,876.29 for the period of July 1, 2020 through July 31, 2020.

Documents:

[elec-4.pdf](#)

(5) Approve the request to advertise for the Statement of Qualifications for the 2022 Comprehensive Sewer Plan.

Documents:

[Comp Sewer Plan RFQ.pdf](#)

COUNCIL BRIEFING AGENDA: (These items come before the City Council serving as a Council Committee of the Whole and are likely to be scheduled at a future meeting.)

(6) CB 2009-50 – 1st Reading - Adopt or reject the Proposed Ordinance amending the Everett Comprehensive Plan Land Use Map for Housing Hope at the Sequoia Field Site. (Public hearing on 10-14-20, 3rd and final reading on 10-21-20).

Documents:

[CB 2009-50.pdf](#)

(7) CB 2009-51 - 1st Reading – Adopt the Proposed Ordinance amending Chapter One, Introduction and Chapter Two, Land Use Element of the Everett Comprehensive Plan. (2nd Reading and public hearing on 10-14-20, 3rd and final reading on 10-21-20).

Documents:

[CB 2009-51.pdf](#)

(8) CB 2009-52 - 1st Reading – Adopt the Proposed Ordinance amending Title 2 (Chapter 2.96, Historical Commission), Title 13 (Chapter 13.68, Street Construction and Private Construction), Title 15 (Local Project Review Procedures), Title 18 (Land Division), Title 19 (Zoning) and Title 20 (Chapter 20.04, Environmental Policy) (2nd Reading and public hearing on 10-14-20, 3rd and final reading on 10-21-20).

Documents:

[CB 2009-52.pdf](#)

PROPOSED ACTION ITEMS:

(9) CB 2009-49 – 2nd Reading - Adopt Ordinance increasing the number of permitted Recreational Marijuana Retail Stores to not more than Eight, amending Section C of Ordinance No. 3486-16 (EMC 19.39.145, as amended) (3rd and final reading and public hearing on 10-14-20).

Documents:

[CB 2009-49.pdf](#)

Executive Session

Adjourn

Everett City Council agendas can be found, in their entirety, on the City of Everett Web Page at www.everettwa.gov/citycouncil.

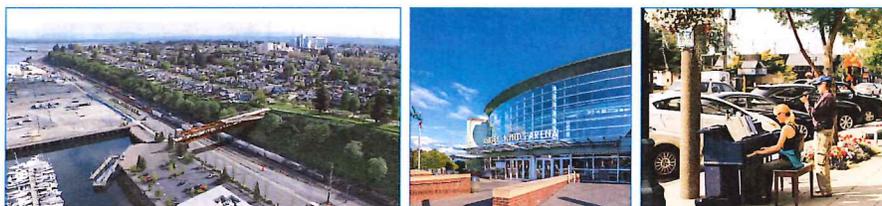
Everett City Council meetings are recorded for rebroadcast on the [Everett Channel](#), Comcast Channel 21 and Frontier Channel 29, at 12:00 p.m. on Monday and Tuesday; 2 p.m. and 7:00 p.m. Thursday; 7 p.m. Friday and Sunday; 10:00 a.m., Saturday.

The City of Everett does not discriminate on the basis of disability in the admission or access to, or treatment in, its programs or activities. Requests for assistance or accommodations can be arranged by contacting the Everett City Council Office at 425 257-8703.



Supporting & Fostering Healthy, Thriving Communities

City of Everett Presentation
Shawn Frederick, Administrative Officer
Snohomish Health District



September 30, 2020

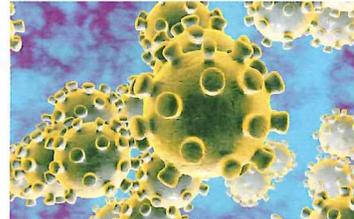
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COVID-19 RESPONSE

2

Novel Coronavirus (COVID-19)

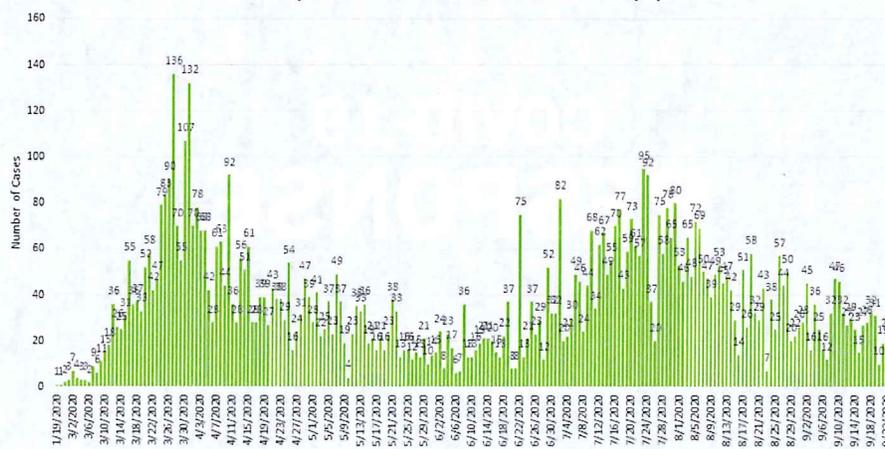
- Situation continues to evolve, with guidance and information shifting accordingly.
- Encourage following www.snohd.org/covid and social media channels (Facebook, Twitter and Instagram) for latest information.



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COVID-19 Cases

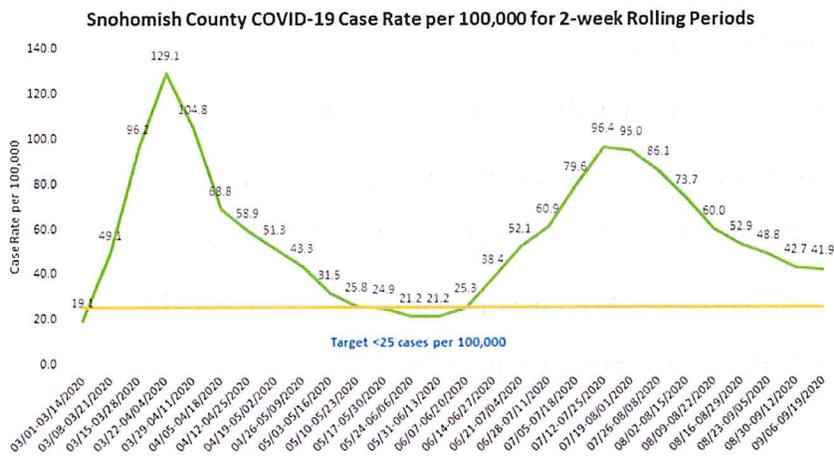
Number of Reported COVID-19 Cases in Snohomish County by Date



As of September 22, 2020

4

Rolling 2-week Case Rate



As of September 21, 2020

Snohomish Health District

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Snapshot & Weekly Reports

SNOHOMISH COUNTY SNAPSHOT TIME PERIOD: JULY 8 - JULY 23 PUBLISHED: JULY 31, 2020

COVID-19 ACTIVITY AND CAPACITY IN SNOHOMISH COUNTY
Snohomish County moved to Phase 2 on June 8. The Snohomish Health District monitors these metrics and submits a weekly report to the Washington State Department of Health.

COVID-19 ACTIVITY	TARGET	CURRENT	CHANGE SINCE LAST REPORT
Confirmed cases reported only (July 23, 2020)	422 cases - 100,000 population - 48 cases	814	8 from 754
Active cases (estimated for all confirmed COVID-19)	84 or decreasing	increasing	↑

HEALTH CARE SYSTEM READINESS	TARGET	CURRENT	CHANGE SINCE LAST REPORT
% of hospital beds occupied by patients	<62%	55%	no change
% of hospital beds reserved for suspected and confirmed COVID-19 cases	>15%	2%	no change

TESTING ACTIVITY	TARGET	CURRENT	CHANGE SINCE LAST REPORT
Average number of tests performed per day during the week when compared to testing results	53 tests the number of cases	13 tests per day	no change
Average % with positive for COVID-19 during the past week	2%	5.4%	2 from 3.4%

CASE & CONTACT INVESTIGATIONS	TARGET	CURRENT	CHANGE SINCE LAST REPORT
% of cases identified by phone or in person within 24 hours of receipt of positive test result	40%	25%	8 from 26%
% of cases identified by phone or in person within 48 hours of receipt of positive test result	60%	40%	4 from 20%
% of contacts identified by phone or in person within 48 hours of receipt of positive test result	80%	82%	2 from 20%
% of contacts identified by daily monitoring	80%	104	0

PROTECTING HIGH-RISK POPULATIONS	TARGET	CURRENT	CHANGE SINCE LAST REPORT
Percentage of high-risk populations	2 of 4	2	0



Snohomish Health District

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Key Priorities

- ✓ Testing capacity
- ✓ Case investigations & contact tracing
- ✓ Long-term care facilities, first responders, schools, child cares and employer notifications
- ✓ PPE availability and healthcare capacity
- ✓ COVID vaccine planning
- ✓ Ongoing communications
 - ✓ Translated materials & expanding outreach

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In Our
COMMUNITIES

8

Day-to-Day Work Continues



4,500+
Inspections on
restaurants,
grocery stores,
espresso stands,
caterers and
mobile food
vehicles



1,000+
Complaints
addressed (food,
pools, septic and
solid waste)



~500
Permits for pools
and spas that we
routinely inspect



200+
Public and
private schools
with kitchen
permits and
required safety
inspections

Resources for Local Businesses



Outreach While Social Distancing



Working to develop more curriculum and toolkits that schools, child cares and community groups can use remotely



Exploring ways to engage with the community on important health topics & needs virtually

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Moving
FORWARD

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Continuing Essential Work

- ✓ Issuing birth and death certificates
- ✓ Tracking and responding to other communicable diseases like tuberculosis, whooping cough & STDs.
- ✓ Supporting children's health needs
- ✓ Inspecting food establishments, pools & spas, etc.
- ✓ Reviewing permit applications
- ✓ Providing refugee health screenings
- ✓ Responding to complaints and violations

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Implementing Our Strategic Plan

Mission

Spearhead efforts to protect, promote and advance the collective health of our community.

Goals

- Reduce the rate of communicable disease and other notifiable conditions
- Prevent or reduce chronic diseases and injuries
- Provide high-quality environmental health services
- Improve maternal, child, and family health outcomes
- Provide legally required vital records
- Address ongoing, critical public health issues
- Support increased access to medical, oral, and mental health care
- Build a more sustainable organization

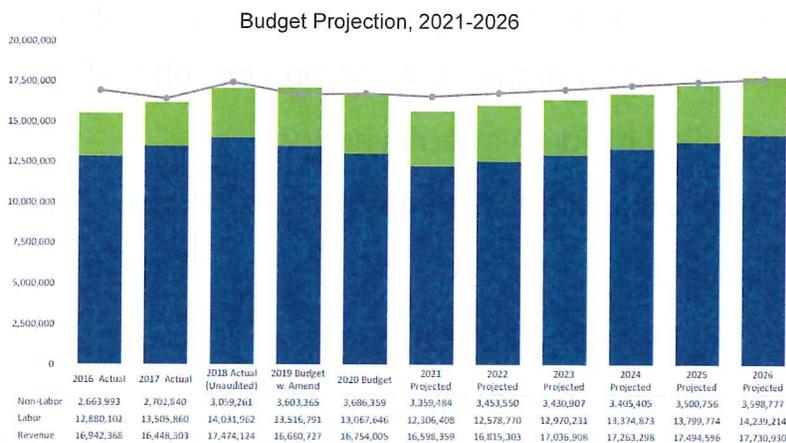


2020 Strategic Plan

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Monitoring Budgets & Projections

- 2020 budget was balanced, with \$16.75 million in revenues/expenditures.
- Current budget includes 113 full-time equivalent positions.



Snohomish Health District

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Per Capita Contributions

- Naloxone purchase & coordination for cities
- Support general fund activities not covered by other funding:
 - Data & Reports
 - Community Health Assessment & Improvement Plans
 - Healthy Communities
 - Suicide Prevention
 - Safe Routes to School/Complete Streets
 - Healthy Housing
 - Health Fairs & Community Events
 - Child Care Health Outreach

Snohomish Health District

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Public Health Foundation



- Working over the last year to research feasibility & models
- Ad hoc committee met since April to provide recommendations to Board of Health.
- Now recruiting foundation board members.

Purpose: To provide support for priorities identified in community health assessments, community health improvement plans, and/or emerging public health issues in Snohomish County.

Stay in touch

Blog & Newsletters



Sign up for our blog, newsletters, alerts and more at www.snohd.org/NotifyMe

Social Media



Follow us on Facebook, Twitter, YouTube, and Instagram



Thank you

contact information
For more info, please contact:

Shawn Frederick, MBA
Administrative Officer
425.339.8687
SFrederick@snohd.org



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RESOLUTION NO. _____

Be it Resolved by the City Council of the City of Everett:

Whereas the claims payable by check against the City of Everett for the period September 12, 2020 through September 18, 2020, having been audited and approved by the proper officers, have been paid and the disbursements made by the same, against the proper funds in payment thereof, as follows:

<u>Fund</u>	<u>Department</u>	<u>Amount</u>	<u>Fund</u>	<u>Department</u>	<u>Amount</u>
001	City Council	1,972.00	101	Parks & Recreation	324.63
002	General Government	56,959.78	110	Library	17,995.02
003	Legal	2,050.13	119	Public Works-Street Improvement	350.62
005	Municipal Court	1,700.05	120	Public Works-Streets	461.56
009	Misc Financial Funds	270,723.77	138	Hotel/Motel Tax	26,502.64
010	Finance	258.81	146	Property Management	72.22
021	Planning & Community Development	154.70	153	Emergency Medical Services	54,559.76
024	Public Works-Engineering	28,705.66	156	Criminal Justice	10,308.35
031	Police	2,195.00	303	PW Improvement Projects	259.17
032	Fire	7,840.31	336	Water & Sewer Sys Improv Proj	4,687.50
038	Facilities/Maintenance	93.12	401	Public Works-Utilities	157,436.81
	TOTAL GENERAL FUND	\$ 372,653.33	402	Solid Waste Utility	12,193.50
			425	Public Works-Transit	6,093.10
			430	Everpark Garage	250.00
			440	Golf	230.10
			501	MVD-Transportation Services	109,472.76
			505	Computer Reserve	11,039.38
			637	Police Pension	51,357.50
			638	Fire Pension	65,921.95
			661	Claims	56,700.71
				TOTAL CLAIMS	\$ 958,870.61

Councilperson introducing Resolution

Passed and approved this _____ day of _____, 2020

Council President



RESOLUTION NO. _____

Be it resolved by the City Council of the City of Everett:

That the payroll of the employees of the City of Everett as of September 12, 2020, and checks issued September 18, 2020, having been audited, be and the same is hereby approved and the proper officers are hereby authorized and directed to charge checks on the Payroll Fund in payment thereof:

Fund	Department	Gross Payroll	Employer Contributions
001	Legislative	11,732.96	6,150.38
003	Legal	56,512.33	20,198.80
004	Administration	29,695.74	8,400.15
005	Municipal Court	49,756.31	18,900.18
007	Personnel	46,105.22	16,891.24
010	Finance	72,831.68	28,615.63
015	Information Technology	70,772.25	28,525.40
018	Communications and Marketing	5,588.61	2,799.94
021	Planning & Community Dev	48,494.11	17,161.39
024	Public Works	125,990.49	51,867.08
026	Animal Shelter	37,887.37	15,816.88
031	Police	967,186.39	286,159.56
032	Fire	647,393.29	149,106.94
038	Facilities/Maintenance	76,645.67	34,254.45
101	Parks & Recreation	98,281.55	44,787.95
110	Library	71,342.89	27,693.85
112	Community Theatre	3,331.60	1,442.98
120	Street	62,160.70	29,011.83
153	Emergency Medical Services	339,704.63	68,718.43
197	CHIP	9,022.54	3,466.87
198	Community Dev Block	7,320.73	2,649.92
401	Utilities	689,632.28	289,484.47
425	Transit	345,572.75	152,483.46
440	Golf	19,106.20	8,176.27
501	Equip Rental	65,680.88	28,154.09
507	Telecommunications	11,379.02	4,742.63
		<u>\$3,969,128.19</u>	<u>\$1,345,660.77</u>

Councilperson Introducing Resolution

Passed and approved this _____ day of _____, 2020.

Council President



RESOLUTION NO. _____

Be it Resolved by the City Council of the City of Everett:

That the claims made by electronic transfer against the City of Everett for the month July 1 through July 31, 2020, having been audited, be and the same are hereby approved, and the proper officers are hereby authorized and directed to charge claims made by electronic transfer against the proper funds in payment thereof, as follows:

<u>Fund</u>	<u>Department</u>	<u>Amount</u>
002	General Fund	126,652.90
101	Park	8,682.16
110	Library	1,057.92
112	Community Theater	92.06
120	Streets	3,226.31
126	Moter Vehicle/Equip Repl	192.00
138	Hotel/Motel	1,701.02
146	Parking Lot Reserve	386.10
148	Municipal Art Fund	16.85
151	Animal Reserve	11,047.26
153	EMS	17,878.96
155	Gen Gov Spec Proj	1,116.36
156	Criminal Justice	15,172.58
197	CHIP	92.06
198	CDBG	300.00
336	Water/Sewer System Imprpov	264.65
342	City Facilities Construction	1,865.07
401	Utilities	265,999.84
402	Solid Waste Utility	5,417.02
425	Transit	19,577.38
430	Everpark Garage	772.17
440	Golf	177,582.68
501	Transportation Services	73,111.61
503	Self-Insurance Fund	140,833.40
505	Computer Reserve Fund	822.31
507	Telecom	34,447.63
508	Health Benefits Reserve	1,303,798.34
637	Police Pension	51,536.49
638	Fire Pension	112,161.80
661	Payroll Withholding	5,598,071.36
TOTAL CLAIMS		
BY ELECTRONIC TRANSFER		7,973,876.29

Councilmember Introducing Resolution

Passed and approved this _____ day of _____, 2020

Council President

Project title: Comprehensive Sewer Plan Call for Statements of Qualifications

Council Bill #

Agenda dates requested:

September 30, 2020

Briefing

Proposed action

Consent

Action

Ordinance

Public hearing

Yes X No

Budget amendment:

Yes X No

PowerPoint presentation:

Yes X No

Attachments:

Advertisement for SOQ's

Department(s) involved:

Public Works

Contact person:

Amie Roshak, PE



Phone number:

(425) 257-7249

Email:

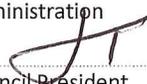
aroshak@everettwa.gov

Initialed by:

JWM for rls

Department head

Administration



Council President

Consideration: Request for Qualifications

Project: 2022 Comprehensive Sewer Plan

Partner/Supplier:

Location: Citywide

Preceding action: NA

Fund: Fund 336 – Water & Sewer System Improvements Fund

Budget Amount: \$1,000,000.00

Expenditure Required: \$2,000.00

Project summary statement:

The City is on an eight-year cycle for updating its Comprehensive Sewer Plan. The last Plan was completed in 2014. Staff would like to advertise for Statements of Qualifications (SOQ's) from qualified consultants to help us in the preparation of the new Comprehensive Sewer Plan.

Recommendation (exact action requested of Council):

Approve the request to advertise for the Statement of Qualifications for the 2022 Comprehensive Sewer Plan.

CITY OF EVERETT
PUBLIC WORKS DEPARTMENT

REQUEST FOR STATEMENT OF QUALIFICATIONS
2022 COMPREHENSIVE SEWER PLAN

The City of Everett is requesting Statements of Qualifications (SOQs) from qualified consultants for preparation of a new Comprehensive Sewer Plan (Plan). The work to be performed by the consultant will consist of preparing a new Plan for the City of Everett. The work will conform to the applicable sections of Chapter 173-240 Washington Administrative Code (WAC) and as further detailed in the Washington State Department of Ecology (WSDOE) document “Criteria For Sewage Works Design”. At a minimum the Plan shall address the following:

- General description of the location and condition of the existing treatment and disposal facilities, local service areas and the collection system to serve those areas including monitoring and control facilities, discharges and overflow locations.
- Update the existing Sewer Model (City wide) to evaluate the capacity and to recommend improvements to the existing sewer system. Provide flow monitoring for calibration of model.
- Provide updated, climate change adjusted, storm series for basis of evaluation of CSO compliance and as design basis for future conveyance system sizing in the combined sewer area.
- Evaluate the anticipated needs for future facilities and services, compliance with existing or new regulations, population growth, water quality problems, etc.
- Descriptions of future facilities, timing, cost of construction, and financing.
- Evaluate needs for a condition assessment and pipeline rehabilitation program.
- Identify, quantify and prioritize major capital needs over a twenty four-year planning period with emphasis on the next 6-year planning cycle.

Minimum SOQ Information Required:

- The firm’s experience in the preparation of Comprehensive Sewer Plans.
- The experience of the proposed project manager and individuals who will be working on the preparation of the Plan
- An understanding of the sewage collection and treatment issues facing the City.
- Approach to managing and completing the project
- A proposed draft outline of the table of contents of the Plan.
- A draft schedule for the preparation of the Plan.
- Approach to communicating with the client. Be specific about what is communicated and the form and frequency of your communication.

Submittals shall be 25 pages or less of 11-point font, including any resumes and cover letter. **No further written information is available from the City.** The submittal shall be emailed to aroshak@everettwa.gov. **The deadline for submittals is 4:00 p.m., Friday, October 30, 2020.**

The SOQs will be evaluated, and based on the results either the City will enter into contract negotiations with the most qualified consultant(s), or will interview as many as necessary before final selection is made. If you have any questions, please call Amie Roshak at (425) 257-7249 prior to October 30, 2020.

Project title: Amendment of Everett Comprehensive Plan Land Use Map for Housing Hope at the Sequoia Field Site

Council Bill # *interoffice use*
CB 2009-50

Agenda dates requested:
9/30/20; 10/14/20; 10/21/20

Briefing X 9/30/20
Proposed action 10/14/20
Consent
Action X 10/21/20
Ordinance X
Public hearing (10/14/20)
X Yes No

Budget amendment:
Yes X No

PowerPoint presentation:
X Yes No

Attachments:
Ordinance with Exhibits
Staff Report
Application
PowerPoint

Department(s) involved:
Planning
Legal

Contact person:
David Stalheim, Interim
Planning Director

Phone number:
425-257-8731

Email:
dstalheim@everettwa.gov
Initialed by:

Department head
DS

Administration

Council President

Project: Amendment of the Everett Comprehensive Plan Land Use Map for Housing Hope at the Sequoia Field Site

Partner/Supplier : n/a

Location: 3600 block of Grand and Norton Avenues

Preceding action: n/a

Fund: n/a

Fiscal summary statement:

n/a

Project summary statement:

Housing Hope made application with four requests regarding the Sequoia Field Site between Grand and Norton Avenues: 1) amend the Comprehensive Plan Land Use Map from Single Family to Multifamily; 2) amend the Zoning Code Map from R-1 (single-family attached low-density residential) to R-3 (multiple-family, medium-density); 3) amend the Norton-Grand Historic Overlay for the eastern portion of the project area; and 4) enter into a development agreement between the City and the Applicant that would address future plan review approval, uses allowed on the property, maximum density, historic design review and street access.

The Historical Commission held an open public meeting on August 25, 2020 and recommended (6-2) to the Planning Commission that the Norton-Grand Historic Overlay boundary amendment request be denied.

The Planning Commission held a public hearing on September 15, 2020. The Planning Commission was not able to provide a recommendation as each of their motions resulted in 3-3 ties (motion to approve and motion to deny).

The attached ordinance for City Council consideration is to amend the Comprehensive Plan Land Use Map only. The Rethink Zoning proposal would eliminate the zoning requested. In addition, staff has not prepared a Development Agreement that would bind this project to specific standards until we have direction from City Council that the Land Use Map amendment is approved.

As such, this ordinance is limited to just the comprehensive plan designation changes. If approved, the planning director is instructed to bring back the equivalent zoning changes and development agreement, similar to the other two docket applications being considered in 2020. (See Section 2 of the attached ordinance.)

Considerable written comment has been received regarding this application. The planning office has set up a public comment tracker. Go to <https://www.everettwa.gov/2626/Housing-Hope-Sequoia-Site-Proposal> to view the comments.

Recommendation (exact action requested of Council):

Adopt or reject the Proposed Ordinance amending the Everett Comprehensive Plan Land Use Map for Housing Hope at the Sequoia Field Site.

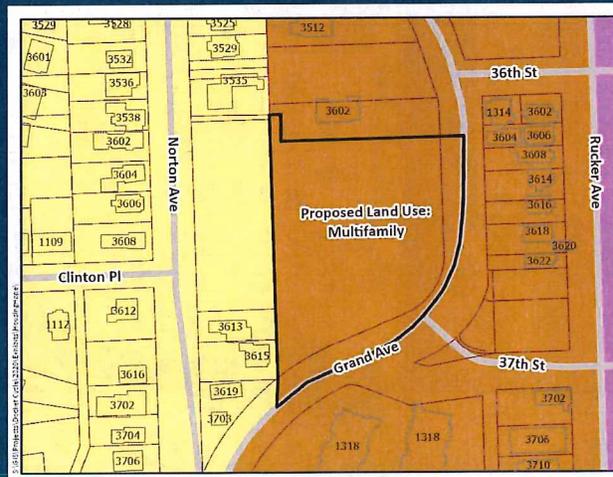
Housing Hope Sequoia Field Site Application

David Stalheim, Interim Planning Director
City Council Meeting, September 30, 2020



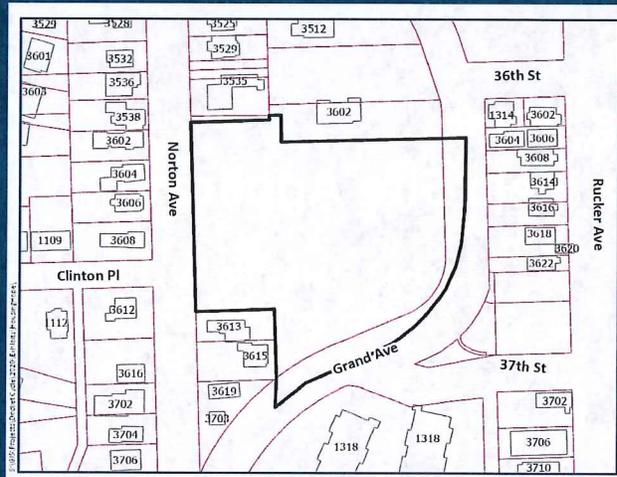
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Exhibit 1: Plan Amendment (& Rezone & Historic Overlay)

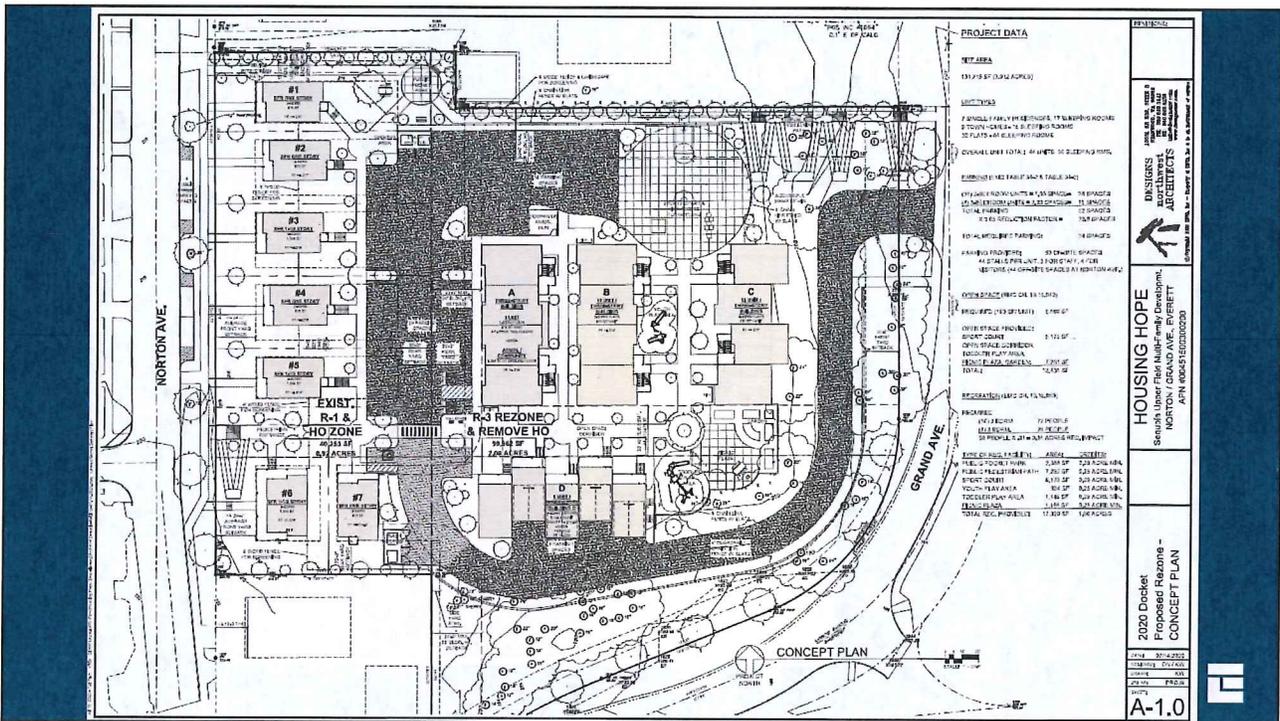


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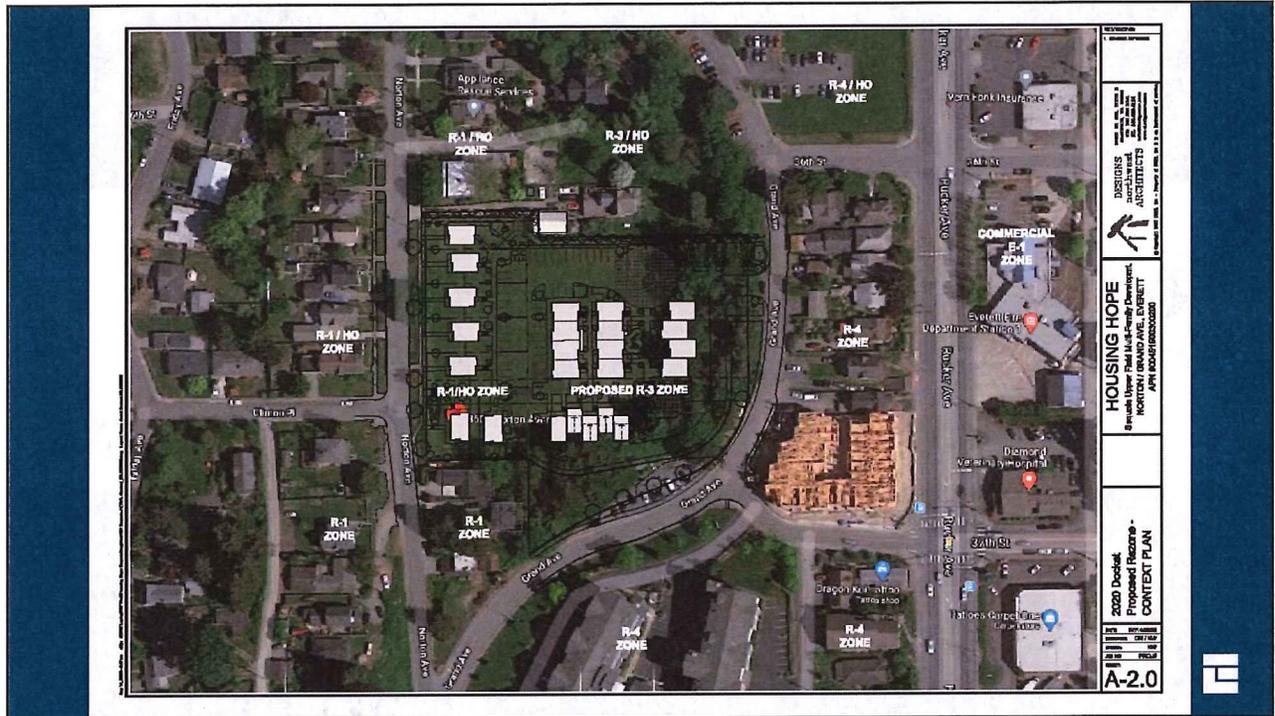
Exhibit 2: Development Agreement



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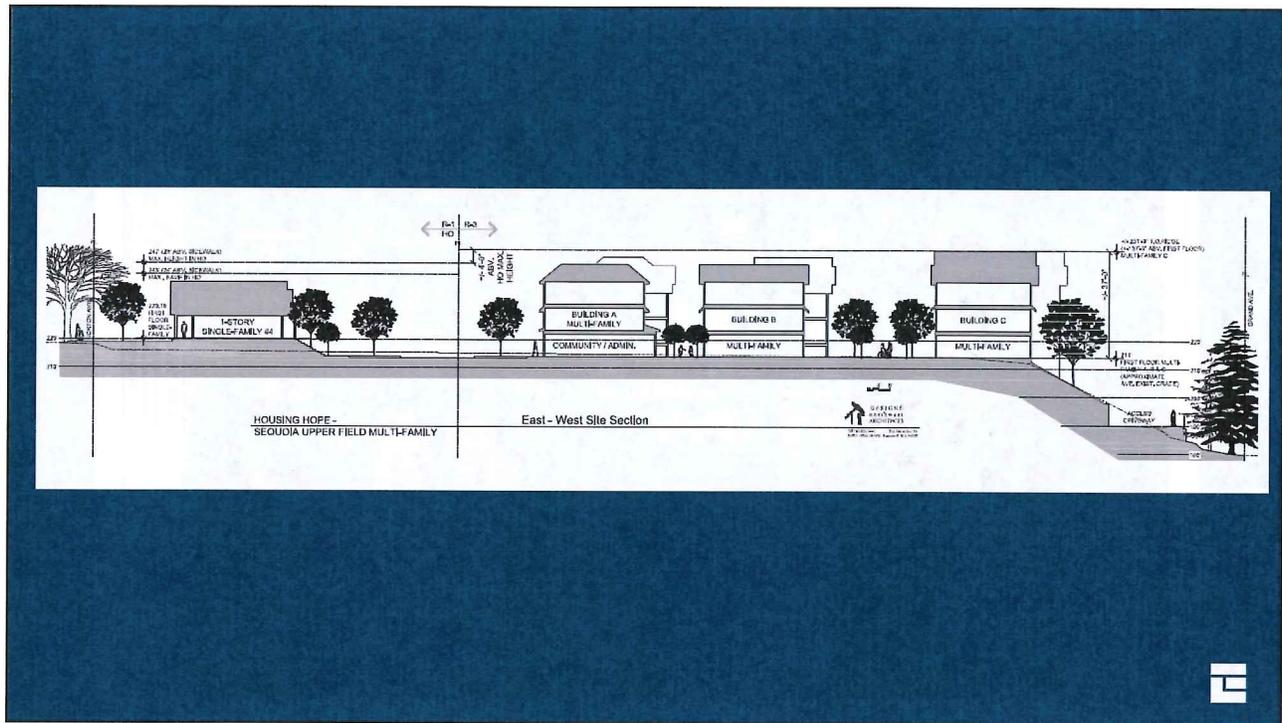
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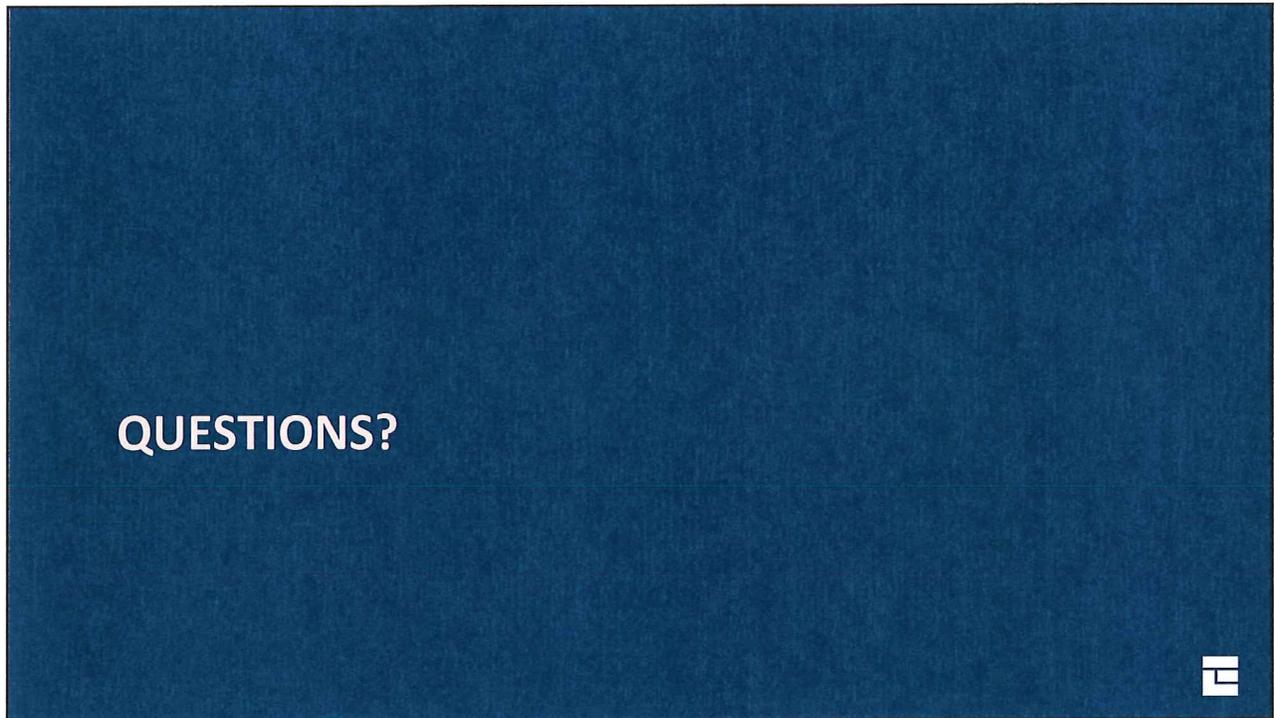


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Draft Ordinance

- Amends the Comprehensive Plan Land Use Map
- Planning Director directed to prepare separate ordinance:
 - Amend the Zoning Map from R-1 to R-3, or Rethink equivalent
 - Includes a Development Agreement which address:
 - City council approval of site plan and conceptual building designs
 - Historical Commission and Planning Commission recommendations
 - Issues to address include allowed uses, vehicular and pedestrian access, grading plan, building heights, open space and recreation, building design, tree preservation, public facilities and services, and parking.
 - Density limited to 29 units per acre
 - Amends the Norton-Grand Historic Overlay

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ORDINANCE NO. _____

An Ordinance Amending the Comprehensive Plan Land Use Map Designation for Housing Hope in the 3600 block of Grand and Norton Avenues, Amending Ordinance No. 2021-94, as amended, as part of the Annual Docket for 2020

WHEREAS,

- A. The property is currently designated Residential, Single-Family on the Comprehensive Plan Land Use Map and R-1, (single-family attached low-density residential) on the Zoning Map. Property along Norton Avenue is similarly designated in the vicinity of the request. To the north and east/southeast of the site, property is designated Residential, Multifamily and either R-3 or R-4 on the Zoning Map.
- B. The locational criteria for designation as Residential, Multifamily are set forth in Chapter Two, Land Use Element, Section V, and includes:
 - 1. "... areas near public transit facilities or along transit corridors, near employment areas, or between higher intensity uses, such as commercial or industrial development to provide a buffer for single family neighborhoods. This designation is applied to areas that are not disruptive of existing single family neighborhoods and are already developed with a significant amount of multifamily housing."
 - 2. "Multifamily areas are supported by a full range of public facilities and services, including transit, pedestrian and bicycle routes, utilities (water, sewer, stormwater), fire, and police. Areas designated for multifamily use will be located so as to avoid or minimize traffic impacts on single-family neighborhoods. Open space and public parks are generally available within walking distance to help meet the needs of the residents of multifamily developments."
 - 3. "Building heights can range from townhouse development to taller apartment buildings. Multifamily development should be compatible with, and transition to adjacent single-family neighborhoods using design features to ensure compatibility."
- C. The criteria for amending the Comprehensive Plan are set forth in Chapter One, Introduction, VIII. Annual Amendment and Update of the Growth Management Comprehensive Plan, Section H. Factors to be considered include:
 - 1. "...consistent with the existing policies of the various elements of the comprehensive plan..."
 - 2. "Have circumstances related to the subject property and the area in which it is located changed sufficiently since the adoption of the Land Use Element...?"
 - 3. "Are the assumptions upon which the land use designation of the subject property is based erroneous, or is new information available...that justify a change to the land use designation?"

4. "Does the proposed land use designation promote a more desirable land use pattern for the community as a whole?"
5. "Should the proposed land use designation be applied to other properties in the vicinity?"
6. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity...?"
7. "Would the change of the land use designation....create pressure to change the land use designation of other properties in the vicinity?"

D. Goals and policies of the Everett Comprehensive Plan applicable to the request include:

1. Chapter Two, Land Use Element, Policies 2.1.1 and 2.1.2;
2. Chapter Four, Housing Element, Goal 4.0, Policies 4.1.1, 4.2.1, 4.3.11, 4.7.1, 4.8.3, 4.8.8, and 4.8.12; and
3. Chapter Eight, Urban Design Element, Goal 8.2, Policy 8.2.4, Goal 8.5 and Policy 8.5.2.

E. Based on these findings and conclusions, the City Council concludes :

1. The request to amend the Comprehensive Plan Land Use Map is consistent with the multifamily locational requirements of Chapter Two, Land Use.
2. The request to amend the Comprehensive Plan Land Use Map is consistent with the amendment requirements of Chapter One, Introduction.

F. The City is considering changes to the Zoning Code (Rethink Zoning) which would eliminate the proposed zoning of R-3, with the surrounding area being considered for the equivalent zoning designation of Urban Residential 3 (UR3).

NOW, THEREFORE, THE CITY OF EVERETT DOES ORDAIN THE FOLLOWING ACTIONS:

Section 1. Amend the City of Everett Growth Management Comprehensive Plan Land Use Map from Single Family to Multifamily for the subject property in the 3600 block of Grand and Norton Avenues as set forth in Exhibit 1.

Section 2. The Planning Director shall prepare an ordinance for City Council consideration as follows:

- A. Zoning Map. Amend the Zoning Map from R-1 to R-3, or the equivalent in Rethink Zoning (UR3) for the area shown in Exhibit 1.
- B. Development Agreement. The ordinance shall include a development agreement, consistent with RCW 36.70B.170 – 210, for the area shown in Exhibit 2, and which addresses the following:
 1. Development of the area shown in Exhibit 2 shall not proceed until a site plan and conceptual building designs are approved by City Council, with recommendations from the City's Historical Commission regarding consistency with the Norton-Grand Historic Overlay Guidelines and from

the City's Planning Commission regarding allowed uses, vehicular and pedestrian access, grading plan, building heights, open space and recreation, building design, tree preservation, public facilities and services, and parking.

2. Development of the area shown in Exhibit 1 is limited to 29 dwelling units per acre.

C. Historic Overlay Amendment. Amend the Norton-Grand Historic Overlay boundary for the area shown in Exhibit 1.

Section 3. Effective Date. This ordinance shall not go into effect until the City Council, by Resolution, concludes the 2020 Comprehensive Plan docket process.

Section 4. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references and ordinance numbering.

Section 5. The City Council hereby declares that should any section, paragraph, sentence, clause or phrase of this ordinance be declared invalid for any reason, it is the intent of the City Council that it would have passed all portions of this Ordinance independent of the elimination of any such portion as may be declared invalid.

Section 6. The enactment of this Ordinance shall not affect any case, proceeding, appeal or other matter currently pending in any court or in any way modify any right or liability, civil or criminal, which may be in existence on the effective date of this Ordinance.

Cassie Franklin, Mayor

ATTEST:

Sharon Fuller, City Clerk

PASSED: _____

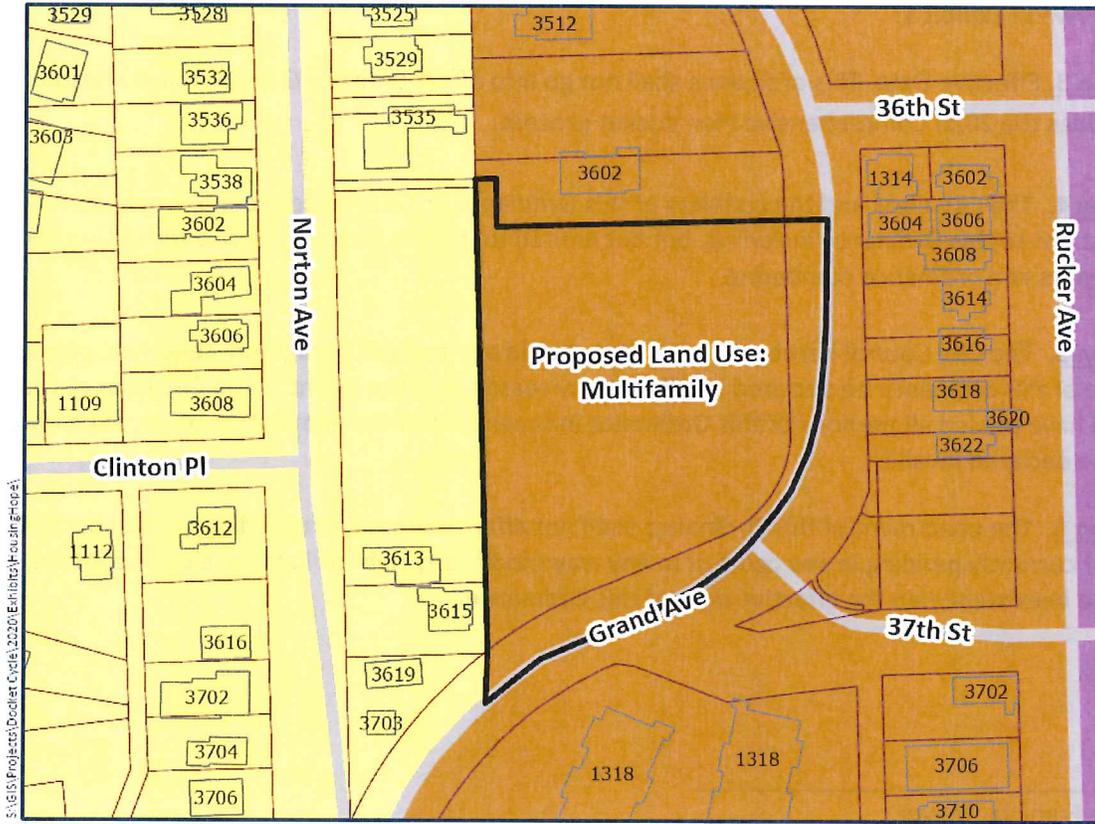
VALID: _____

PUBLISHED: _____

EFFECTIVE DATE: _____

Exhibit 1

Housing Hope Application: Comprehensive Plan Amendment



 From: Single Family
To: Multifamily

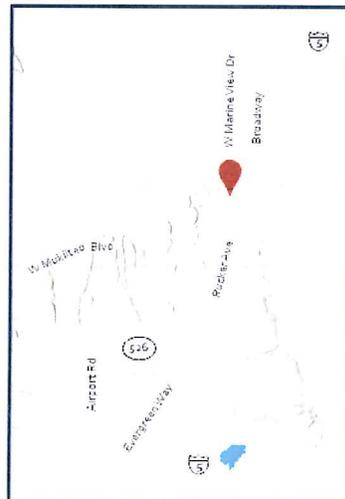
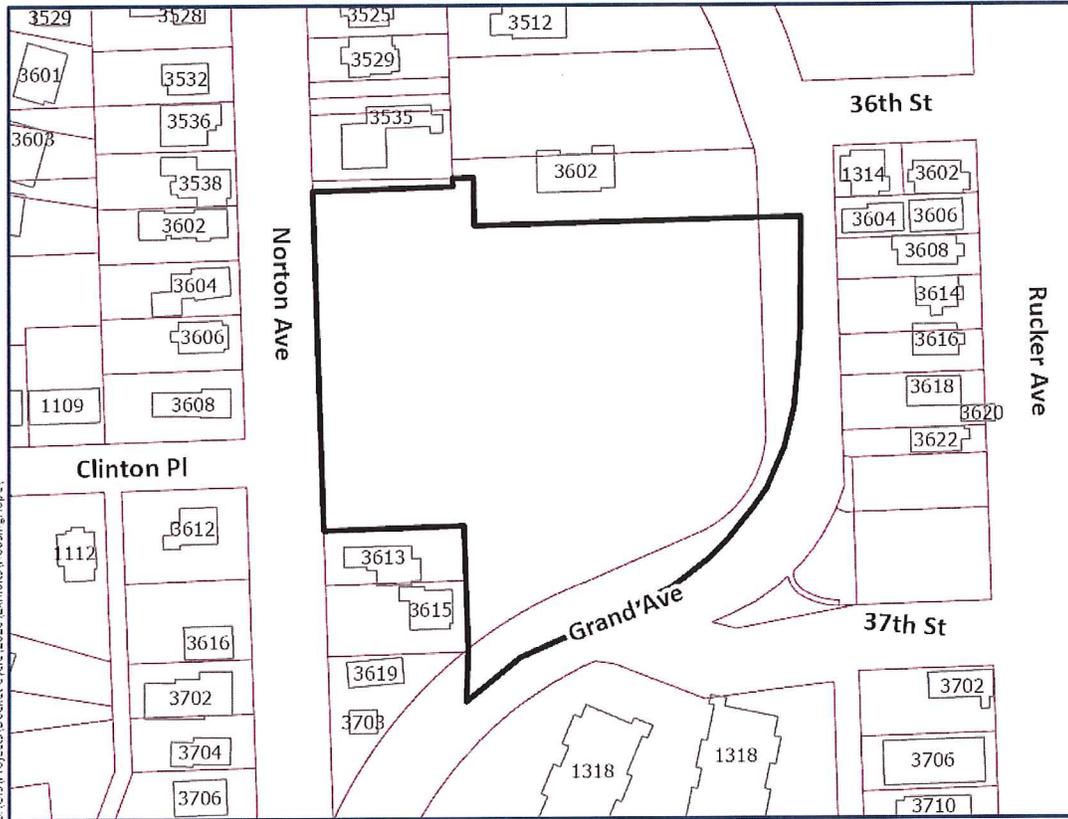


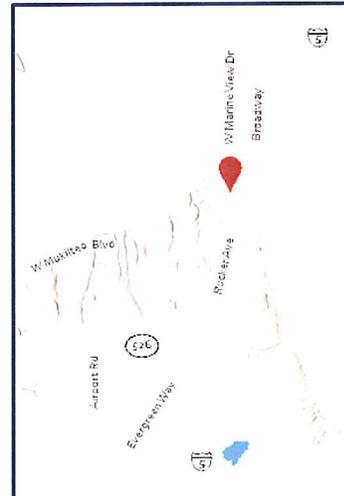
Exhibit 2

**Housing Hope Application:
Development Agreement**



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 **Area subject to development agreement**





Agenda Subject: Amend Comprehensive Plan Land Use Map, Zoning Map and Norton-Grand Historic Overlay	Report Date: 9/3/2020
Application #: REVV19-005	Meeting/Hearing Date: 9/15/2020
Staff Contact: David Stalheim	Decision Body: Planning Commission
Attachments: Maps Application Memo to Historical Commission Comment Letters	
Recommendation: None	

BACKGROUND SUMMARY

APPLICANT:	Housing Hope
REQUEST:	Four requests: <ol style="list-style-type: none"> 1. Amend the Comprehensive Plan Land Use Map from Single Family to Multifamily; 2. Amend the Zoning Code Map from R-1 (single-family attached low-density residential) to R-3 (multiple-family, medium-density); 3. Amend the Norton-Grand Historic Overlay for the eastern portion of the project area; 4. Enter into a development agreement between the City and the Applicant that would address future plan review approval, uses allowed on the property, maximum density, historic design review and street access.
LOCATION:	A 3± acre parcel (00451500300200) located on the west side of Grand Avenue in the 3600-block, with Norton Avenue abutting the west property line. The property is owned by the Everett School District and leased to Housing Hope and is currently an informal grass field.
EXISTING LAND USE:	The property is currently vacant and used informally as a playfield.
COMPREHENSIVE PLAN DESIGNATION:	The current Comprehensive Plan Land Use Map designation is Single Family Residential
SHORELINE DESIGNATION:	n/a
ZONING:	The current zoning designation is R-1, single-family detached low-density residential
SEPA STATUS:	A revised SEPA determination of non-significance was issued on 8/8/2020

PUBLIC COMMENT

PUBLIC/AGENCY NOTICE:	The Everett Historical Commission has recommended to the Planning Commission that the application to amend the boundary of the Norton-Grand Historical Overlay be denied.
COMMENT LETTERS:	Many emails and letters have come in on this project. Those comments are attached to the report.
KEY ISSUES SUMMARY:	<p>A wide variety of issues have come forward, including:</p> <ul style="list-style-type: none"> • Impacts to noise, parking, traffic, building scale • Historic character • Loss of accessible green space • Housing for low-income • Police activity with similar neighborhood projects • Neighborhood character • Pedestrian safety • Housing density • Building heights • Organizational concerns • Concentration of low-income and homeless housing buildings • Encourage new multifamily in locations with the least impact to existing single-family neighborhoods
STAFF RESPONSE:	<p>The issue of the use of the open space is not a consideration in the review of this request. The school district prepared a Property Management Plan in 2011 that addressed the use of this site as a sale or exchange with the city of Everett. The City indicated that they were not interested in acquiring the property; this site is not within the city's Parks and Recreation Open Space Plan.</p> <p>All other public comments are issues that the Planning Commission needs to consider.</p>

DECISION CRITERIA

SOURCE:	<p><u>Comprehensive Plan Amendments: Chapter One, Introduction, VIII. Annual Amendment and Update of the Growth Management Comprehensive Plan, Section H. Amending the Land Use Map. Link: https://everettwa.gov/DocumentCenter/View/4858/Chapter-01-Introduction-PDF</u></p> <p><u>Zoning Map Amendments: Chapter 19.41.160, Rezones. Link: https://www.codepublishing.com/WA/Everett/#!/Everett19/Everett1941.html#19.41.160</u></p> <p><u>Historic Overlay Amendments: Chapter 19.33.040, Historic Overlay Zone Designation—Criteria. Link: https://www.codepublishing.com/WA/Everett/#!/Everett19/Everett1933.html#19.33.040</u></p>
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	<p><u>Development Agreements: RCW 36.70B.170 – 210. Link: https://app.leg.wa.gov/RCW/default.aspx?cite=36.70B</u></p>
<p>CRITERION:</p>	<p>Comprehensive Plan factors to be considered (Chapter One, Introduction):</p> <ol style="list-style-type: none"> 1. The proposed land use designation must be supported by or consistent with the existing policies of the various elements of the comprehensive plan. 2. Have circumstances related to the subject property and the area in which it is located changed sufficiently since the adoption of the Land Use Element to justify a change to the land use designation? If so, the circumstances that have changed should be described in detail to support findings that a different land use designation is appropriate. 3. Are the assumptions upon which the land use designation of the subject property is based erroneous, or is new information available which was not considered at the time the Land Use Element was adopted, that justify a change to the land use designation? If so, the erroneous assumptions or new information should be described in detail to enable the Planning Commission and City Council to find that the land use designation should be changed. 4. Does the proposed land use designation promote a more desirable land use pattern for the community as a whole? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest. 5. Should the proposed land use designation be applied to other properties in the vicinity? If so, the reasons supporting the change of several properties should be described in detail. If not, the reasons for changing the land use designation of a single site, as requested by the proponent, should be provided in sufficient detail to enable the Planning Commission and City Council to find that approval as requested does not constitute a grant of special privilege to the proponent or a single owner of property. 6. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to assure compatibility with the uses of other properties in the vicinity? 7. Would the change of the land use designation sought by the proponent create pressure to change the land use designation of other properties in the vicinity? If so, would the change of land use designation for other properties be in the best long-term interests of the community in general? <p>Rezone Criteria (EMC 19.41.160.D):</p> <ol style="list-style-type: none"> a. The proposed rezone is consistent with the Everett comprehensive plan; and b. The proposed rezone bears a substantial relation to public health, safety or welfare; and the proposed rezone promotes the best long-term interests of the Everett community; and c. The proposed rezone mitigates any adverse impact(s) upon existing or anticipated land uses in the immediate vicinity of the subject property. <p>Historic Overlay Designation Criteria (EMC 19.33.040):</p> <ol style="list-style-type: none"> A. The city may approve the designation of an area as an historic overlay zone only if it finds that:

	<ol style="list-style-type: none"> 1. The property proposed to be included within the H overlay zone is listed on the Everett historic resource survey, or 2. The property proposed to be included within the H overlay zone is listed on the Everett register of historic places, or 3. The property is adjacent to an area within the H overlay zone or adjacent to property listed on the Everett historic resource survey or the Everett register of historic places, and inclusion of the property in the H overlay zone is necessary to afford protection to historic properties and promote compatibility between buildings and developments. 4. The proposal to be included within the H overlay zone has been reviewed by the Everett historical commission, and a recommendation concerning the proposal has been made by the historical commission. <ol style="list-style-type: none"> a. The historical commission may make a recommendation to approve, disapprove or modify the request to include an area within a proposed historic overlay zone. b. The Historical Commission shall forward to the Planning Commission its finds and conclusions which support its recommendation. c. If the recommendation of the historical commission is to modify the boundaries of the proposed H overlay zone, it shall include in its finds and conclusions a list of the factors which explain the reasons for amending the proposal boundaries. d. The boundaries of the proposed H overlay zone may be modified if it is found by the historical commission that: <ol style="list-style-type: none"> (1) The originally proposed boundaries do not qualify under the provisions of subsections 33.040.A.1 or 33.040.A.2. (2) The boundaries must be modified in order to protect the historic features identified by the Everett historic resource survey or the Everett register of historic places. <p>Development Agreements (RCW 36.70B.170):</p> <ol style="list-style-type: none"> (1) A local government may enter into a development agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement shall be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW.
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EXISTING PLAN REVIEW

<p>GROWTH MANAGEMENT ACT:</p>	<p>Goals of the Growth Management Act (RCW 36.70A.020) that can pertain to this application include:</p> <ol style="list-style-type: none"> (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
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	<p>(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.</p>
<p>COMPREHENSIVE PLAN:</p>	<p>Chapter 2, Land Use Element: Policy 2.1.1 Assure a wide range of housing opportunities throughout the entire community, while preserving and creating distinct residential neighborhoods. Designate on the Land Use Map areas appropriate for various types of housing at specified density ranges, but without major changes in most residential areas to the existing land use designations. Policy 2.1.2 Promote increased densities and infill housing types in all residential neighborhoods</p> <p>V. Land Use Map, D. Land Use Designations – Locational Criteria Residential, Single Family The single family designation is applied to areas presently developed with predominantly single-family dwellings that the City intends to preserve as primarily single family neighborhoods. Home ownership of single family homes, either attached or detached, is predominant in the area.</p> <p>Building heights are typically low, not exceeding two to three stories. Individual yards are common, although alternative forms of housing – like cottage housing with community open space or attached townhouses, would be consistent with this designation. Other dwelling types could be allowed, such as duplexes, accessory dwelling units, and rear yard infill dwellings, with design standards that reinforce the single family character of the neighborhood.</p> <p>Residential densities range from five (5) to fifteen (15) units per gross acre. A range of lot sizes can fit the single family residential designation; smaller lots would be in areas where street grids and alleys are found, and larger lots may be in areas with steeper hillsides and scattered sidewalks.</p> <p>Residential, Multifamily The multifamily designation is applied to areas near public transit facilities or along transit corridors, near employment areas, or between higher intensity uses, such as commercial or industrial development to provide a buffer for single family neighborhoods. This designation is applied to areas that are not disruptive of existing single family neighborhoods and are already developed with a significant amount of multifamily housing.</p> <p>Multifamily areas are supported by a full range of public facilities and services, including transit, pedestrian and bicycle routes, utilities (water, sewer, stormwater), fire, and police. Areas designated for multifamily use will be located so as to avoid or minimize traffic impacts on single-family neighborhoods. Open space and public parks are generally available within walking distance to help meet the needs of the residents of multifamily developments.</p> <p>Building heights can range from townhouse development to taller apartment buildings. Multifamily development should be compatible</p>

	<p>with, and transition to adjacent single-family neighborhoods using design features to ensure compatibility.</p> <p>Residential densities range from fifteen (15) units per gross acre to unlimited. Densities are typically limited by lot size, building heights, and parking.</p> <p>Chapter 4, Housing Element:</p> <p>Goal 4.0 The goal of the Housing Element is to provide sufficient housing opportunities to meet the needs of present and future residents of Everett for housing that is decent, safe, accessible, attractive and affordable.</p> <p>Policy 4.1.1 Consider changes to the Land Use Map designations and Policies of the Land Use Element as needed to provide for a wide range of housing types in the city including, but not limited to: single family housing, housing to provide an alternative to single family ownership, and moderate and high density multifamily dwellings in order to accommodate the projected population and household income levels for the city and within the Everett Planning Area.</p> <p>Policy 4.2.1 Protect existing single family neighborhoods from substantial changes such as rezoning to multiple family zones, but consider measures to increase housing capacity through strategies that accommodate well designed infill housing that protect the character of the neighborhoods.</p> <p>Policy 4.3.11 Consider permitting "affordable housing demonstration projects" in which development standards may be negotiated to provide a more affordable housing product, without sacrificing the public protections provided by the standards being negotiated.</p> <p>Policy 4.7.1 Encourage multiple family development and redevelopment in downtown, in mixed-use residential-commercial centers, along mixed-use arterial corridors, and near major employment areas.</p> <p>Policy 4.8.3 Develop strategies to disperse subsidized rental housing equitably throughout the Everett Planning Area and to expand geographic housing choices for low- and moderate-income households.</p> <p>Policy 4.8.8 Support local and regional efforts to prevent homelessness, and provide a range of housing options and support efforts to move homeless persons and families to long term financial independence.</p> <p>Policy 4.8.12 Ensure the zoning code provides opportunities for specific types of special needs housing such as, but not limited to, adult family homes, assisted living facilities, senior citizen housing, supportive housing and temporary shelter housing. Continually monitor and update definitions of existing housing types and add new types of housing for the special needs population as necessary.</p> <p>Chapter 8, Urban Design Element:</p> <p>Goal 8.2 Identify and build on Everett's historical assets and unique heritage as a significant focus in neighborhood, downtown, tourism, and economic development programs. These assets should be broadly interpreted to include not just structures, but also landmarks, archaeological sites, heritage trees, views, and the connections between the river and the bay</p>
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	<p>Policy 8.2.4 Establish and/or expand Historic Overlay Districts and design guidelines to preserve distinct neighborhoods and districts.</p> <p>Goal 8.5 Produce greater compatibility between different land uses and between new and existing development using landscaping or other appropriate design measures.</p> <p>Policy 8.5.2 Incorporate special guidelines in the city’s Land Use Code to ensure a compatible relationship between designated historic structures and adjacent new development or renovation.</p>
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DISCUSSION

<p>CONSISTENCY WITH PLANS:</p>	<p>The Comprehensive Plan includes goals, objectives and policies that indicate that the proposal may be either consistent or inconsistent with the Comprehensive Plan.</p> <p>Consistent:</p> <ul style="list-style-type: none"> • Encourage the availability of affordable housing • Promote increased densities and infill housing types • Consider affordable housing projects in which development standards may be negotiated (e.g. development agreement) • Support efforts to prevent homelessness • Provide opportunities for supportive housing <p>Inconsistent</p> <ul style="list-style-type: none"> • Multifamily is applied along transit corridors and mixed-use arterial corridors (Rucker) • Protect existing single family neighborhoods from substantial changes such as rezoning to multiple family zones • Develop strategies to disperse subsidized rental housing
<p>IMPACTS AND CONSIDERATIONS OF PROJECT:</p>	<p>While the project site is within normal walking distance of frequent transit, the grade and sidewalk network is not built to standards that would be expected for multifamily development, including supportive housing.</p> <p>This property is not included in any historic resource survey. On the face of it, it does not meet the requirements for being an historic overlay except Policy 8.5.2 addresses the “compatible relationship between designated historic structures and adjacent new development...” As discussed at the Historic Commission meeting, the reason for including this property within the Historic Overlay is to provide for that transition to ensure compatibility with the historic neighborhood.</p> <p>There is a need for additional affordable housing within the city, and especially supportive housing as this project is envisioned. The state provided additional opportunities to make projects viable by allowing the transfer of public properties, such as the school district, to entities providing affordable housing for low-income persons, particularly the homeless. This project can help fulfill this goal.</p>

<p>ALTERNATIVES AND OPTIONS (TO) CONSIDER(ED):</p>	<p>There are three options staff have identified for the Planning Commission:</p> <ol style="list-style-type: none"> 1. Recommend Approval as submitted, which includes: <ol style="list-style-type: none"> a. Amend the Comprehensive Plan Land Use Map as shown in the application from Residential, Single-Family to Residential, Multi-family b. Amend the Zoning Map as shown in the application from R-1 (single-family attached low-density residential) to R-3 (multiple-family, medium-density). c. Amend the Norton-Grand Historic Overlay boundary as shown in the application. d. Enter into a Development Agreement between the Applicant and City to address: <ol style="list-style-type: none"> i. Future Site Plan and Building Design approval by City Council required; ii. Maximum density in the R-3 area limited to 29 units per acre; and iii. Design review of all buildings in project area required, including review and recommendation by the City Historical Commission. 2. Recommend Approval, but modified as follows: <ol style="list-style-type: none"> a. Amend the Comprehensive Plan Land Use Map as shown in the application from Residential, Single-Family to Residential, Multi-family b. Amend the Zoning Map as shown in the application from R-1 (single-family attached low-density residential) to R-3 (multiple-family, medium-density). c. Deny the Norton-Grand Historic Overlay boundary as shown in the application, requiring compliance with the Historic Overlay requirements in the area changed to R-3. d. Enter into a Development Agreement between the Applicant and City to address: <ol style="list-style-type: none"> i. Future Site Plan and Building Design approval by City Council required; and ii. Design review of all buildings in project area required, including review and recommendation by the City Historical Commission. 3. Recommend Denial
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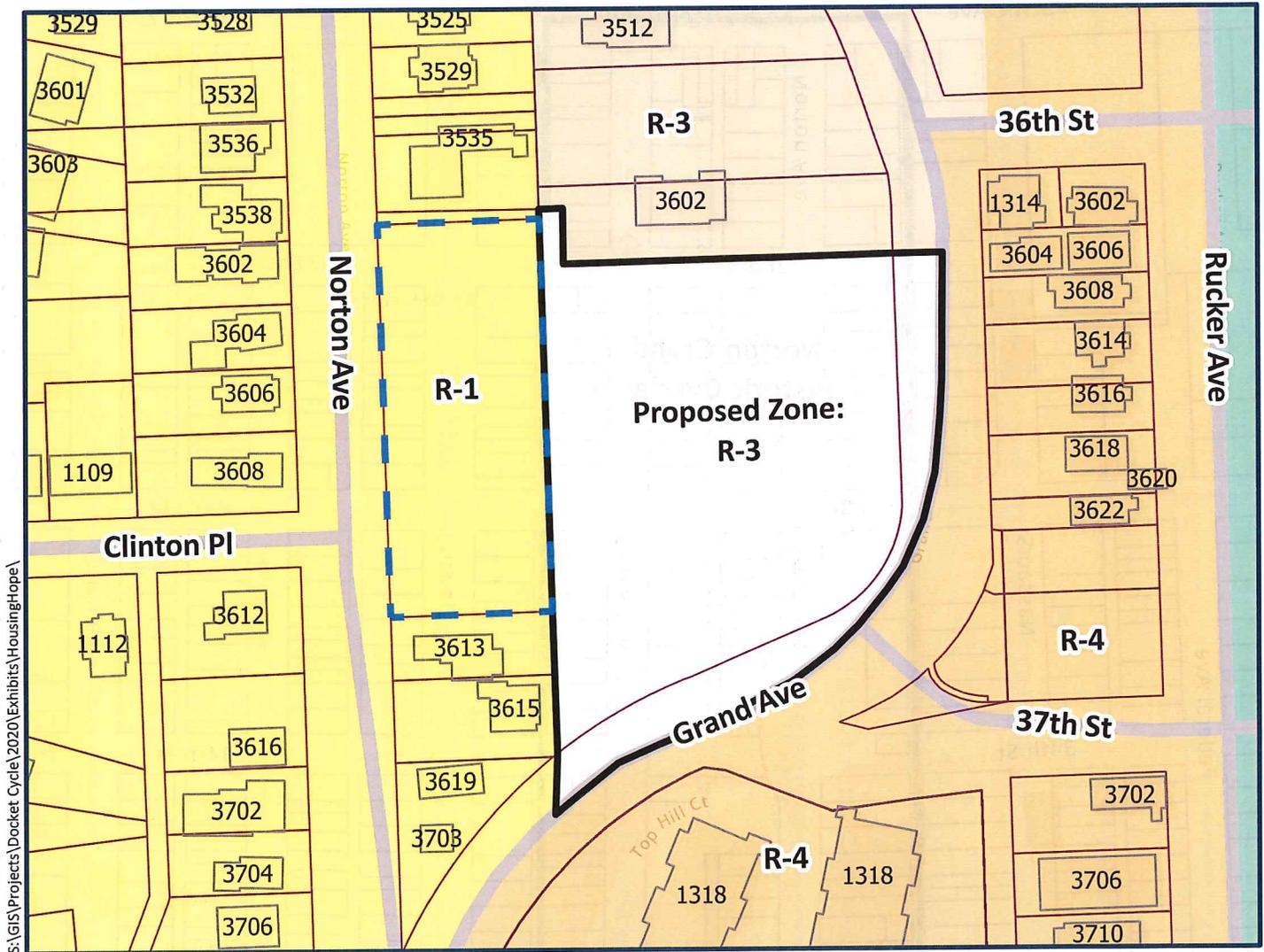
FINDINGS AND CONCLUSIONS

<p>SUGGESTED FINDINGS OF FACT:</p>	<ol style="list-style-type: none"> 1. The property is currently designated Residential, Single-Family on the Comprehensive Plan Land Use Map and R-1, (single-family attached low-density residential) on the Zoning Map. Property along Norton Avenue is similarly designated in the vicinity of the request. To the north and east/southeast of the site, property is
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	<p>designated Residential, Multifamily and either R-3 or R-4 on the Zoning Map.</p> <ol style="list-style-type: none">2. The locational criteria for designation as Residential, Multifamily includes:<ol style="list-style-type: none">a. "... areas near public transit facilities or along transit corridors, near employment areas, or between higher intensity uses, such as commercial or industrial development to provide a buffer for single family neighborhoods. This designation is applied to areas that are not disruptive of existing single family neighborhoods and are already developed with a significant amount of multifamily housing."b. "Multifamily areas are supported by a full range of public facilities and services, including transit, pedestrian and bicycle routes, utilities (water, sewer, stormwater), fire, and police. Areas designated for multifamily use will be located so as to avoid or minimize traffic impacts on single-family neighborhoods. Open space and public parks are generally available within walking distance to help meet the needs of the residents of multifamily developments."c. "Building heights can range from townhouse development to taller apartment buildings. Multifamily development should be compatible with, and transition to adjacent single-family neighborhoods using design features to ensure compatibility."3. The criteria for amending the Comprehensive Plan are set forth in Chapter One, Introduction, VIII. Annual Amendment and Update of the Growth Management Comprehensive Plan, Section H. Factors to be considered include:<ol style="list-style-type: none">a. "...consistent with the existing policies of the various elements of the comprehensive plan..."b. "Have circumstances related to the subject property and the area in which it is located changed sufficiently since the adoption of the Land Use Element...?"c. "Are the assumptions upon which the land use designation of the subject property is based erroneous, or is new information available...that justify a change to the land use designation?"d. "Does the proposed land use designation promote a more desirable land use pattern for the community as a whole?"e. "Should the proposed land use designation be applied to other properties in the vicinity?"f. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity...?"g. "Would the change of the land use designation....create pressure to change the land use designation of other properties in the vicinity?"4. Goals and policies of the Everett Comprehensive Plan applicable to the request include:
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	<ul style="list-style-type: none"> a. Chapter Two, Land Use Element, Policies 2.1.1 and 2.1.2; b. Chapter Four, Housing Element, Goal 4.0, Policies 4.1.1, 4.2.1, 4.3.11, 4.7.1, 4.8.3, 4.8.8, and 4.8.12; and c. Chapter Eight, Urban Design Element, Goal 8.2, Policy 8.2.4, Goal 8.5 and Policy 8.5.2. <p>5. The Norton-Grand Historic Overlay was expanded to include this site in 2010 (Ord 3182-10). The City Council found “...the Everett School District owns the ...Norton Avenue Playfield property, and development proposals for these properties undergo a Special Property Use permit review which includes criteria addressing the compatibility of proposed structures and improvements with surrounding properties, including the size, height, location, setback and arrangement of all proposed buildings and facilities.” This finding was in response to School District concerns that the historic overlay guidelines do not call out school use.</p> <p>6. The criteria for designating Historic Overlay’s is found in EMC 19.33.040. The boundaries of the historic overlay may be modified if:</p> <ul style="list-style-type: none"> a. The property is not listed on the Everett historic resource survey or listed on the Everett register of historic places; and b. The boundaries must be modified in order to project the historic features identify in the historic resource survey or register. <p>7. The property is vacant and does not have any historic resources identified in a local survey or register. There are properties in the immediate vicinity which are listed in an historic resource survey. The historic overlay applied to vacant properties provides a way to ensure a compatible relationship between designated historic structures and adjacent new development.</p>
<p>SUGGESTED CONCLUSIONS OF LAW:</p>	<p>Depending on the option that is recommended by the Planning Commission’s motion, the conclusions should find the request is consistent or inconsistent with the following:</p> <ul style="list-style-type: none"> 1. The request to amend the Comprehensive Plan Land Use Map is [consistent/inconsistent] with the multifamily locational requirements of Chapter Two, Land Use. 2. The request to amend the Comprehensive Plan Land Use Map is [consistent/inconsistent] with the amendment requirements of Chapter One, Introduction. 3. The request to amend the Zoning Map is [consistent/inconsistent] with the rezone criteria set forth in EMC 19.41.160.D. 4. The request to amend the Norton-Grand Historic Overlay is [consistent/inconsistent] with the criteria set forth in EMC 19.33.040.
<p>SUGGESTED ACTION/MOTION:</p>	<p>See options above</p>

Housing Hope Application: Comprehensive Plan Amendment & Rezone



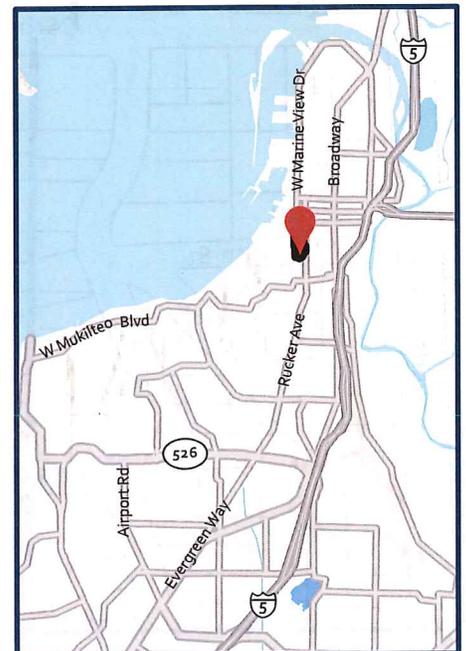
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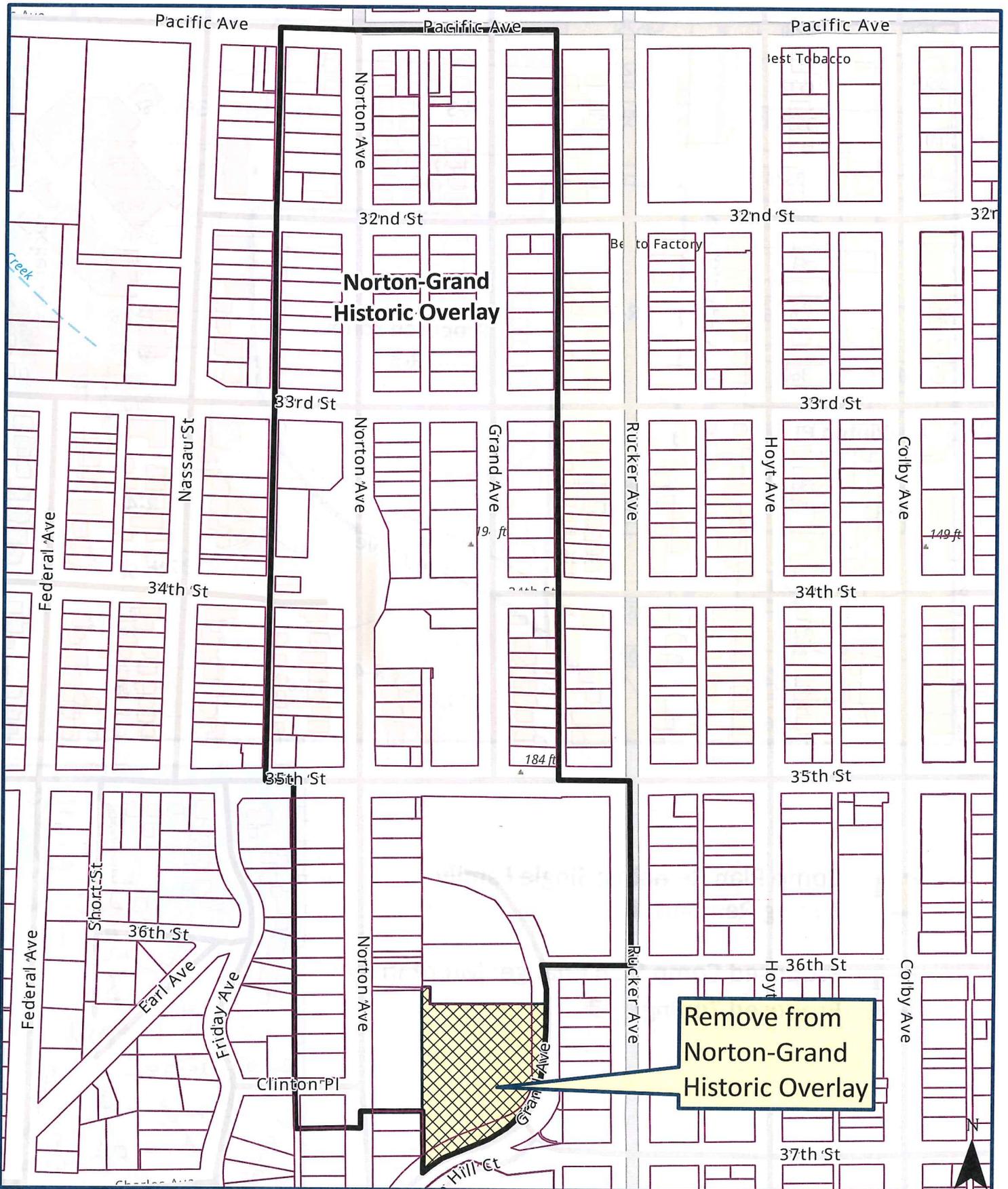
**Comp Plan Remains: Single Family
Zoning Remains: R-1**



**Proposed Comp Plan Change: Multifamily
Proposed Zoning: R-3**



Housing Hope Application: Norton-Grand Historic Overlay Map Amendment

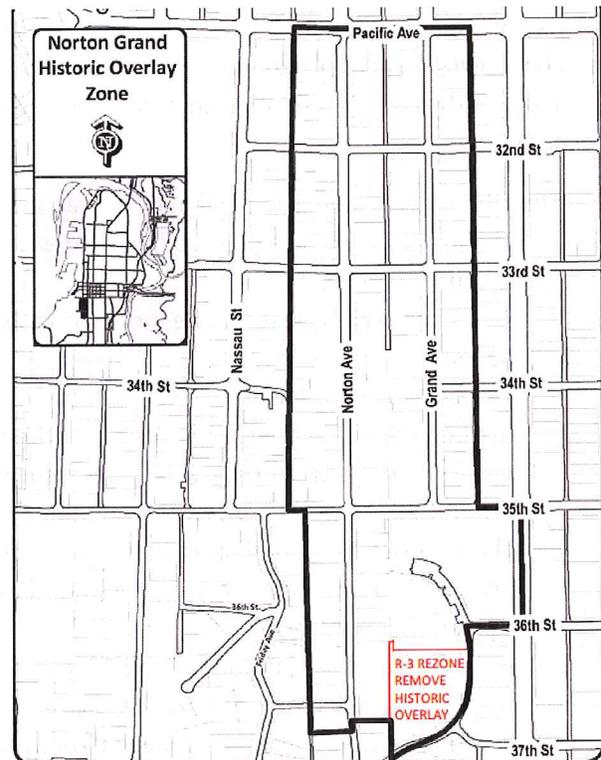


TO: Historical Commission
 FROM: David Stalheim, Interim Planning Director
 DATE: August 14, 2020
 RE: Norton-Grand Historic Overlay Amendment Application

Housing Hope is seeking city approval for a development to provide housing on the upper field of Sequoia High School. The housing would serve families experiencing homelessness, which includes students attending Sequoia High School, and other homeless students and their families within the school district.

Housing Hope's submittal includes the following components:

- A comprehensive plan and zoning map amendment to multifamily for a portion of the site (eastern portion), leaving the portion of the site along Norton in the current single-family designations;
- A Zoning Code amendment to modify the Norton-Grand Historic Overlay boundary for that same portion of the property being requested to be designated for multifamily; and
- A Development Agreement that would address future plan review approval, uses allowed on the property, maximum density, historic design review and street access.



The issue that is before the Historical Commission is to review and comment to the Planning Commission on the request to modify the Norton-Grand Historic Overlay.

As stated in their application, the request to revise the eastern portion of the site and remove the Norton-Grand Historic Overlay zone is to allow necessary multi-family building heights. In addition, the Historic Overlay Guidelines have never been written to adequately address either multifamily or commercial development in historic areas. The final building plans, including heights, would

Planning

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Everett, WA 98201

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everettwa.gov

require additional review by the Historical Commission and City Council. The conceptual elevations are attached to this memorandum.

Criteria for amendment:

This project includes a site-specific rezone; the criteria for that rezone would apply to the historic overlay map amendment, as well. The criteria ([EMC 19.41.160.D.2](#)) are:

- a. The proposed rezone is consistent with the Everett comprehensive plan; and
- b. The proposed rezone bears a substantial relation to public health, safety or welfare; and the proposed rezone promotes the best long-term interests of the Everett community; and
- c. The proposed rezone mitigates any adverse impact(s) upon existing or anticipated land uses in the immediate vicinity of the subject property.

The Planning Commission is charged with reviewing and providing a recommendation to the City Council on compliance with the criteria above. The Historical Commission would provide recommendations to the Planning Commission related to historic resources.

The criteria for designation of an historic overlay are set forth in [EMC 19.33.040](#). Presumably, when the overlay was designated, it met the designation criteria. With respect to a request to amend, the criteria are challenging to interpret; they do talk about modification of a proposed historic overlay zone, but it is unclear whether this is meant as an initial review or review for later. We will assume that they may be pertinent. See below.

- A. The city may approve the designation of an area as an historic overlay zone only if it finds that:
 1. The property proposed to be included within the H overlay zone is listed on the Everett historic resource survey, or
 2. The property proposed to be included within the H overlay zone is listed on the Everett register of historic places, or
 3. The property is adjacent to an area within the H overlay zone or adjacent to property listed on the Everett historic resource survey or the Everett register of historic places, and inclusion of the property in the H overlay zone is necessary to afford protection to historic properties and promote compatibility between buildings and developments.
 4. The proposal to be included within the H overlay zone has been reviewed by the Everett historical commission, and a recommendation concerning the proposal has been made by the historical commission.
 - a. The historical commission may make a recommendation to approve, disapprove or modify the request to include an area within a proposed historic overlay zone.
 - b. The Historical Commission shall forward to the Planning Commission its finds and conclusions which support its recommendation.
 - c. If the recommendation of the historical commission is to modify the boundaries of the proposed H overlay zone, it shall include in its finds and conclusions a list of the factors which explain the reasons for amending the proposal boundaries.
 - d. The boundaries of the proposed H overlay zone may be modified if it is found by the historical commission that:
 - (1) The originally proposed boundaries do not qualify under the provisions of subsections 33.040.A.1 or 33.040.A.2.

- (2) The boundaries must be modified in order to protect the historic features identified by the Everett historic resource survey or the Everett register of historic places.

Assuming that the criteria above are relevant, here are facts regarding this property and the historic overlay designation.

1. The property to be excluded from the historic overlay does not include any historic structures. As such, there are no resources shown on the Everett historic resource survey. (EMC 19.41.040.A.1)
2. The property to be excluded from the historic overlay does not include any sites listed on the Everett register of historic places. (EMC 19.41.040.A.2)
3. There are historic structures shown on the Everett historic resource survey that are in the vicinity of the area proposed to be excluded from the historic overlay.
4. The property to be excluded is owned by the Everett School District. School facilities are not subject to review by the Historical Commission. See [EMC 19.33.130](#).
 - a. When the Norton-Grand Historic Overlay was expanded to include this site, the Everett City Council found that "...the Everett School District owns theNorton Avenue Playfield property, and development proposals for these properties undergo a Special Property Use permit review which includes criteria addressing the compatibility of proposed structures and improvements with surrounding properties, including the size, height, location, setback and arrangement of all proposed buildings and facilities." This finding was in response to School District concerns that the historic overlay guidelines do not call out school use.
 - b. The School District acknowledged that a "change in use or ownership would then require the provisions of the Historic Overlay Zone Standards to be applied to any development or redevelopment of the property." (letter from Michael T. Gunn, Everett Public Schools, June 9, 2010)
 - c. While Sequoia High School includes historic features, it is not proposed to be removed from the Historic Overlay. The area that is proposed to be removed included the former site of Jackson School, which was built in 1902 and torn down in 1955.
 - d. Removal of this property from the Historic Overlay, while keeping the area of lots along Norton within the Historic Overlay, protects the historic features of the area identified in the historic resource survey, which are almost exclusively single-family residences – or were single family at the time of construction.
5. The proposal includes a Development Agreement that would be consistent with applicable development regulations, ensure that historic features and project components enhance and compliment the neighborhood. The measures specific to historic resources include:
 - a. That portion of the development that fronts on Norton will remain in the Norton-Grand Historic Overlay and be subject to the requirements of that historic overlay. This portion of the development would be single-family homes.
 - b. The portion of the development that is being removed from the Historic Overlay will be reviewed by the Historical Commission for compatibility with the adjacent historic neighborhood. This review would be done as part of an overall plan review that would require review and approval by the City Council for the entire development.



Additional information attached to this memorandum include the application cover letter, a map showing the proposed revision to the Norton-Grand Historic Overlay, the conceptual site plan and exterior elevations for the Housing Hope development. To see the whole development application, please go to the city's online permitting portal (<https://pw.everettwa.gov/eTRAKiT/Search/project.aspx>) and search for the project case number REVV19-005).

Please note, you are not being asked to review the site plan and exterior elevations at this time. The proposed development agreement would require that review at a later date. At this time, the question is whether or not to amend the Historic Overlay, and if so, would you agree that the conditions in the proposed development agreement are needed to protect historic resources.

If you have any questions, please feel free to contact me at dstalheim@everettwa.gov or call 425-257-8736.



August 10, 2020

David Stalheim, Long Range Planning Manager
Community Planning and Economic Development
City of Everett
2930 Wetmore Avenue, Suite 8A
Everett, WA 98201

Re: Sequoia Field Site (Docket Application #REVV19-005)

Dear Mr. Stalheim,

Brent Planning Solutions/Townsell Consulting are the permitting/environmental consultants representing Housing Hope. The project team has had ongoing meetings with City Staff to discuss the Sequoia Upper Field property, which is owned by the Everett School District. As you are aware, the project vision is to provide housing on the site serving families experiencing homelessness, which includes students attending Sequoia High School, and other homeless students and their families within the District. In 2019 a Docket Application was submitted for a supportive housing project on the property. This request has been revised for consideration in the 2020 Docket Cycle.

Housing Hope has been engaged in public outreach throughout the application process. Outreach has included various community groups and residents (including the Port Gardner Neighborhood Association, and the Neighborhood Advisory Committee – created by Housing Hope to facilitate public outreach and communication within the neighborhood), as well as staff and representatives of the City of Everett regarding the project.

The most notable changes to the project are depicted on the Concept Plan and detailed in the SEPA Environmental Checklist. The revised 2020 Docket request is to amend the Comprehensive Plan Land Use Map for the eastern portion of the Subject Site located on the west side of Grand Avenue (southern portion of Lot 2, and Lots 3 and 4) from a Single Family Detached Low Density zone to Multiple Family Medium Density zone (with a concurrent rezone to R-3) and remove the Norton-Grand Historic Overlay zone to allow necessary multi-family building heights. The western portion of the site that fronts Norton Avenue (Lots 7-12 and southern portion of Lot 13) would remain unchanged as Single Family Detached Low Density zone with the Norton-Grand Overlay (historic) zone also unchanged. Housing Hope proposes that development of the entire Subject Site, with frontage on both Norton and Grand Avenues, would include establishment of a Development Agreement to ensure that historic design features and project components enhance and compliment the neighborhood. The Development Agreement is being prepared by the City with consideration of the components recommended by Housing Hope. Proposed site amenities have been included for the neighboring community. Housing Hope has revised the project

David Stalheim, Long Range Planning Manager
Community Planning and Economic Development
City of Everett
August 10, 2020
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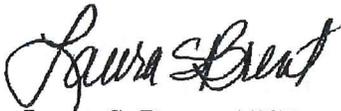
application packet to reflect these changes for the 2020 Docket request. The submittal reflects the revisions and includes the following:

SEPA Environmental Checklist (August 2020 revised) Housing Hope
Narrative Statement - Evaluation Criteria (revision August 2020) Housing Hope
Concept Site Plan (July 2020).....Designs Northwest Architects
Exterior Elevation Plans (July 2020).....Designs Northwest Architects
Birdseye View Norton Avenue (July 2020).....Designs Northwest Architects
ALTA/NSPS Land Title Survey (Jan. 2020)Harmsen, LLC
Geotechnical Engineering Report (Feb. 2020) The Riley Group, Inc.
Sequoia Field Zoning Trip Generation (June 2019) Gibson Traffic Consultants, Inc.

Only revised documents and new reports/studies, which were not previously submitted in 2019, are included with this resubmittal. Please contact me if you have questions regarding these revisions or need further clarification. You may reach me directly at 425.971.6409. Thank you for your assistance with this project.

Sincerely,

BRENT PLANNING SOLUTIONS, LLC



Laura S. Brent, AICP

cc: Fred Safstrom, Housing Hope

Attachments: As detailed.

SEPA
Environmental
Checklist



ENVIRONMENTAL CHECKLIST

Comprehensive Plan Amendment / Concurrent Rezone Sequoia Upper Field

June 2019

Revised August 2019 and July and August 2020

**Prepared by the Environmental Consultant
For Housing Hope**



*Effective team solutions in project management, environmental and land use permitting,
civil engineering, and wetland resources.*

Project

**Housing Hope
Comprehensive Plan Amendment / Concurrent Rezone
(Docket Request)**

Sequoia Upper Field

Applicant

Housing Hope

Environmental Consultants

Laura S. Brent, AICP

Paula Townsell, Townsell Consulting LLC

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Appendices

Appendix A: Legal Description



ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered “does not apply.” IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

- 1. Name of proposed project, if applicable:** Housing Hope Comprehensive Plan Amendment / Concurrent Rezone (Docket Request) for Sequoia Upper Field
- 2. Name of applicant:** Housing Hope
Everett School District/Property Owner
- 3. Address and phone number of applicant and contact person:**

Applicant: Housing Hope
Contact Person: Fred Safstrom, CEO
5830 Evergreen Way, Everett, Washington 98203
Phone: (425) 347-6556 ext.240
Email: FredSafstrom@HousingHope.org



**Environmental
Consultant /**

Reviewer: Brent Planning Solutions, LLC
Contact Person: Laura S. Brent, AICP
P.O. Box 1586, Mukilteo, Washington 98275
Phone: 425.971.6409
Email: lbrent@brentplanningsolutions.com

Author: Townsell Consulting, LLC
Contact Person: Paula Townsell
P.O. Box 185, Everett, Washington 98206
Phone: 425.346.8687
Email: potownsell@gmail.com

Architect: Designs Northwest Architects
Contact Person: Kim Williams
26915 102nd Drive NW, Suite 201
Stanwood, Washington 98292
Phone: 360.629.3441
Email: kim@designsnw.com

4. **Date checklist prepared:** This Checklist was prepared in June 2019 and revised in August 2019 and July and August 2020 to reflect revisions to the project.
5. **Agency requesting checklist:** The City of Everett (City) is the agency with land use permit authority. The City is also the lead agency for environmental review and SEPA compliance for this project. This document has been prepared by Townsell Consulting LLC and has been reviewed and authorized by Housing Hope.
6. **Proposed timing or schedule (including phasing, if applicable):**

This Docket Request would follow the prescribed timing as outlined by the City of Everett (City). As stated on the City's website: *Amendments to the City's Comprehensive Plan can be initiated by interested citizens under the docket process. Docketing is a public participation procedure required by the state Growth Management Act (GMA) that allows citizens the opportunity to request amendments to a jurisdiction's comprehensive plan and implementing development regulations on an annual basis.*

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

This proposal is for a non-project action related to a Docket Request for a Comprehensive Plan Amendment and Concurrent Rezone (with removal of the Historic Overlay). Housing Hope would develop the site for low-income family housing with the focus on homeless families of students within the Everett School District as a priority. Housing Hope has a lease agreement with the property owner (Everett School District No. 2) for this use.

The original submittal was for a supportive housing project on the property. During the application process the City approved a moratorium to supportive housing projects (June 12, 2019) and subsequently amended the Supportive Housing Ordinance in a manner that was no longer applicable to the proposed project. Housing Hope is submitting this revised Comprehensive Plan Amendment and Concurrent Rezone Application (with removal of the HO) as part of the 2020 Docket to allow a future project to move forward.



The Housing Hope proposal is to keep the western lots along Norton as single-family (R-1 with Historic Overlay) and to rezone the eastern remainder of the site (lots along Grand) to R-3 with removal of the Historic Overlay zone, and establishment of a Development Agreement for the overall site.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

This proposal is for a non-project action related to a Docket Request for a Comprehensive Plan Amendment and Concurrent Rezone with removal of the Historic Overlay (HO) zone for the eastern portion of the site, and establishment of a Development Agreement for the overall Subject Site. Housing Hope has requested certain development criteria for this agreement that are intended to ensure the improvements are compatible with the existing neighborhood. The Development Agreement is being prepared by the City with consideration given to components recommended by Housing Hope.

As part of the Docket Request application, assumptions were made about potential impacts under a development scenario. This was only done to identify a potential range of impacts and not to represent any development plan. Utility and transportation information was also completed for the potential of future site development.

Sequoia Field Zoning Trip Generation (June 2019) Gibson Traffic Consultants, Inc.
ALTA/NSPS Land Title Survey (January 2020)..... Harmsen, LLC
Geotechnical Engineering Report (Feb. 2020) The Riley Group, Inc.
Concept Plan..... Designs Northwest Architects
Narrative Statement - Evaluation Criteria (revision July 2020) Housing Hope
Development Agreement Components (July 2020)Housing Hope

The Everett School District (District) prepared a Property Management Plan in 2011 addressing the potential uses of the Subject Site, which included significant community outreach and engagement. This site was listed in the property matrix as a sale or exchange to the City of Everett. Subsequent discussions with the City indicated that they were not interested in acquiring the property.

The District (Property Owner) and Housing Hope (Applicant) signed a 75-year lease for use of this property expressly for developing the site for low-income family housing with the focus on homeless families of students within the Everett School District as a priority. Housing Hope has been in contact with various community members (including the Port Gardner Neighborhood Association, Neighborhood Advisory Committee) and staff and representatives of the City of Everett regarding the project. Since the application in 2019, Housing Hope has also presented the proposal to the City of Everett Planning Commission and City Council, as well to the Neighborhood Advisory Committee (NAC) (created by Housing Hope to facilitate public outreach and communication within the neighborhood), and in public hearings.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no governmental approvals of other proposals that would have a direct effect on the subject docketing proposal. The City is reviewing zoning and development regulations city-wide (ReThink Zoning), which is a multi-year effort to ensure that City development regulations support new businesses and ensure a range of housing. This property may be affected by future regulations from this effort.

10. List any government approvals or permits that will be needed for your proposal, if known.



Comprehensive plan amendments/rezones/removal of historic overlays/development agreements must be presented to the Historic Commission, and Planning Commission for their recommendation, and then considered and approved by the City Council with coordination of state agency review during the comment period. SEPA determination/compliance would also be completed by the City. Development permits (building, zoning review, stormwater/public works and utilities) from the City would be required for future development of the property. There may also be State permits required for future development of the site.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

As provided for on the City's website, the City of Everett is now accepting applications for proposed amendments to the Everett Comprehensive Plan and related zoning changes. The proposed amendment was first considered as part of the City's 2019 Docket cycle; however, the revised proposal is proceeding under the 2020 Docket (#REVV19-005 Housing Hope, Sequoia Site). Housing Hope is submitting a revised Comprehensive Plan Amendment (Docket Request); for the Subject Site (Tax Parcel #00541500300200), to include:

- leaving the existing single-family zoning (R-1) with the Norton-Grand Historic Overlay (HO) zone on those lots along Norton (the western-third of the site);
- concurrent rezone to multi-family (R-3) on those lots along Grand (the eastern two-thirds of the site);
- concurrent removal the Norton-Grand Historic Overlay (HO) zone on a portion of the Subject Site (multi-family rezone area, eastern two-thirds of the site/lots along Grand); and
- establishment of a Development Agreement, for the entire site.

The revised Docket Request is a non-project action proposal for the City of Everett to amend the Comprehensive Plan with these changes (detailed above) to the Comprehensive Plan Land Use Map and a concurrent rezone (with removal of the HO), which affects only the eastern portion the Subject Site.

The Subject Site consists of a single tax parcel that is 3± acres in size (see *Figure 1 – Vicinity Map*, *Figure 2 – Aerial Map* and *Figure 3 – Parcel Map*). The overall site is composed of ten lots on 2.96 acres (131,215 SF), which would be adjusted through a Boundary Line Adjustment (BLA), as detailed below. Currently, the property is maintained by the Everett School District (Property Owner) and is not used for any school athletic programs or other school program uses. There are other schools in the area that provide such facilities for school-use. The informal grass field is used by the neighborhood. Generally, the property is bounded by residential uses. Sequoia High School is located in the immediate vicinity to the north/northeast.

The Subject Site fronts along Norton Avenue to the west and along Grand Avenue to the east and southeast. The site is currently informal grass fields that are slightly below Norton (elevation 214± feet according to Snohomish County Lidar and ALTA/NSPS Land Title Survey). The east and southeast edge of the property drops steeply (25-35 feet) to Grand with slopes ranging from 33 to 67 percent. This slope is vegetated with a mixture of conifer trees and understory. It also contains a pedestrian path from Grand to the field area. According to the NRCS soils data, the site is underlain by Alderwood soils which are generally a layer of gravelly sandy loam over a hardpan.

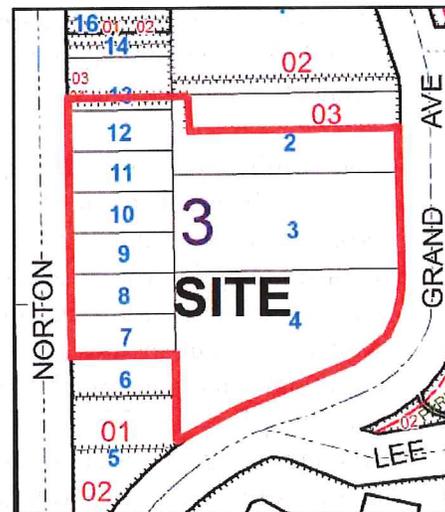
Along the Norton Avenue frontage, the street has a curb line with planter strip and concrete walk. Along the Grand Avenue frontage, the street is unimproved though there is a gravel area that is being used informally for overflow parking for a multi-family structure to the east. The surrounding area is developed single-family to the north, west and south, with multi-family developed to the southeast and east. Urban-level utilities and public transit are available within the site area and detailed within this SEPA Environmental Checklist.



Housing Hope is requesting the comprehensive plan amendment and concurrent rezone (with removal of the HO) to allow the site to be used for low-income family housing with the focus on homeless families of students within the Everett School District (District) as a priority. The site has not had school district programmed use in decades and the location doesn't lend itself for future school facilities. The District prepared a Property Management Plan in 2011 and conducted extensive community outreach and engagement. Housing Hope (Applicant) has a lease agreement with the Everett School District No. 2 (Owner) for this use. The ability to process a comprehensive plan amendment and concurrent rezone (with removal of the HO) provides the opportunity for future development by Housing Hope, which allows the best management of the site and District resource. Housing Hope's proposal has evolved through discussions with the community, staff and representatives of the City of Everett, Port Gardner Neighborhood Association and the Neighborhood Advisory Committee (created by Housing Hope to facilitate public outreach and communication within the neighborhood), as well as through work with the design team. As a result of the significant ongoing community outreach, the revised 2020 Docket proposal request affords a holistic approach to development of the Subject Site as it provides a thoughtful vision that is sensitive to site components, historic and neighborhood constraints, while providing a transition zone for neighboring properties, and meeting the goals of the Everett School District/Housing Hope lease agreement – housing of homeless students and their families

The current Comprehensive Plan Land Use Map designation of the site is “Residential, Single Family” and current implementing zoning is “R-1”. The earlier 2019 Housing Hope requested amendment to the Comprehensive Plan Land Use Map to the “Residential, Multifamily” designation (consistent with a portion of the adjacent area), as well as requesting a concurrent rezone to “R-3” for the entire site has been modified.

The revised 2020 Docket request is to amend the Comprehensive Plan Land Use Map for the eastern portion of the Subject Site located on the west side of Grand (southern portion of Lot 2, and Lots 3 and 4) from a Single Family Detached Low Density zone to Multiple Family Medium Density zone (with a concurrent rezone to R-3) and remove the Norton-Grand Historic Overlay zone to allow necessary multi-family building heights. The western portion of the site that fronts Norton (Lots 7-12 and southern portion of Lot 13) would remain unchanged as Single Family Detached Low Density zone with the Norton-Grand Overlay (historic) zone also unchanged. The entire Subject Site, with frontage on both Norton and Grand Avenues, would be included in a Development Agreement to ensure that historic design features and project components enhance and compliment the neighborhood. The Development Agreement is being prepared by the City with consideration given to components recommended by Housing Hope. The agreement would include conditions of approval. *(Refer to the inset map for depiction of Subject Site parcel lots. Source: Snohomish County Assessor)*



Housing Hope's proposed request would allow potential future development consistent with the 2015-2035 Comprehensive Plan goals, objectives, and policies, which maintain consistency with GMA requirements. The “R-3” zoning designation would provide a range of density in an area where it can be supported by the infrastructure. While there is not a project associated with the Docket Request, the density used for review in the SEPA Environmental Checklist was at the high-end range of the units that Housing Hope would be proposing to better address potential environmental impacts. This was done to determine the full-range of the necessary infrastructure to serve any future land-use development proposal. In the revised 2020 proposal, a conceptual site plan is provided. It depicts a total of 44 proposed two-bedroom and three-bedroom housing units with 53 on-site parking spaces. The six existing parcels fronting Norton (Lots 7 to 12, 0.92 acres/40,253 SF overall) would be adjusted through a Boundary Line Adjustment (BLA) to accommodate the existing 30' wide water utility easement and allow for logical arrangement of detached Single Family Residences (SFR) in the existing R-1 Norton-Grand Historic Overlay (HO) zone. The



remaining 2.09 acre / 90,962 SF parcel fronting Grand (Lots 2-4) would be adjusted to incorporate one SFR building in the existing R-1 HO zone, and four multi-family buildings in the rezoned R-3/non-HO zone.

The Concept Plan development of the combined R-1 HO and R-3 zone (without the HO) at the Subject Site would accommodate for a medium density range of 40 to 50 dwelling units (the conceptual site plan depicts 44 dwelling units and 96 sleeping rooms total). The ground floor of one of the multi-family structures would include Administration/Community spaces (3,400± SF), which would accommodate staff offices, support services to the residents, multi-purpose gathering space and laundry facilities.

The six to seven detached single-family residences (SFRs) would house individual families, include two- or three-bedrooms and be achieved through a mixture of 1- and 2-story historically designed structures (816 SF – 1,044 SF dwellings). These SFRs would include historic characteristics such as front porches, pitched roofs with decorative eaves, and cottage or story-and-a-half massing.

The four multi-family buildings would accommodate between 5 to 12 units each (792 SF – 1,123 SF dwelling units) and include various housing types such as two-bedroom flats and three-bedroom two-story townhomes. These multi-family buildings are proposed as three stories, with the third story at the multi-family townhomes building as a daylight basement open parking garage where existing site grades allow. Similar to the proposed SFRs along Norton, historic features such as front stoops or porches, pitched roofs and decorative eaves would be emphasized.

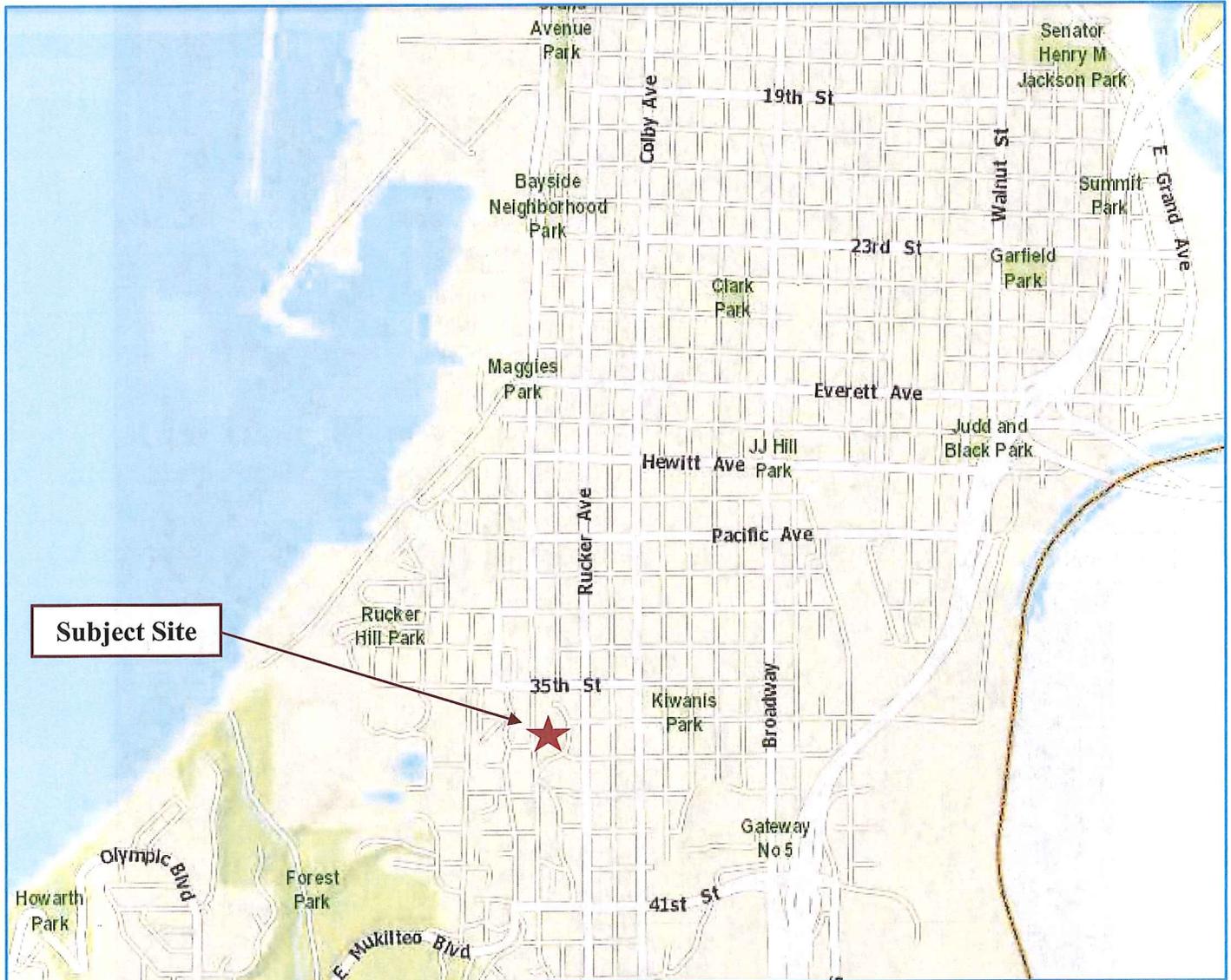
Proposed site improvements include driveway access/fire lane from Grand Ave., a pedestrian park entrance from Norton, landscaping, drainage, storm water management and utilities to accommodate the project. On-site parking for 53± spaces include surface and under-building parking where existing grades allow. On-site amenities available to the residents are planned to include picnic plaza with table, bar-b-que and raised garden planters, toddler and youth play structures, sport court (removable bollards to accommodate fire access turnaround), companion animal run, trash and recycle enclosures. A proposed pedestrian sidewalk from Grand Avenue streetscape following along proposed access driveway would achieve safe pedestrian connection along the south portion of the site.

The Applicant intends to respect the existing historic context of the Norton-Grand neighborhood through community inclusion in the design process and collaborating with the Historic Commission to design a project that meets the spirit of the historic neighborhood. Housing Hope has been hosting a series of meetings with the Neighborhood Advisory Committee (created by Housing Hope to facilitate public outreach and communication within the neighborhood), to solicit neighbor preferences of historic design and massing, as well as to gain insight to neighborhood needs. Proposed site amenities available to the neighborhood community include a public pocket park with picnic table and benches, accessible public pedestrian path and stair/ramp system providing safe connection along the north property line between Norton and Grand Avenues, proposed four on-street public parking spaces along the east side of Norton (which preserve existing mature street trees) in part to achieve traffic calming on Norton Avenue, and a pedestrian entrance to the site aligned with Clinton Place (achieves a landscaped pedestrian ‘avenue’ and view corridor towards the east). Please refer to the responses in the SEPA Environmental Checklist, Narrative Statement – Evaluation Criteria and application packet for additional details.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**



The Subject Site is located within the northern area of the City of Everett (see *Figure 1 – Vicinity Map and Figure 2 – Aerial Map*). It consists of a single tax parcel (#00541500300200) that is 3± acres in size (see *Figure 3 – Parcel Map*). The property is located within the southeast quarter of Section 30, Township 29N, Range 05E, Wm.M. It is vacant/undeveloped and located on the west side of Grand Avenue in the 3600-block. Norton Avenue abuts the west property line. Currently, the property is maintained by the Everett School District (Property Owner) as an informal grass field.



Source: City of Everett, GIS Mapping (2019)

Figure 1 – Vicinity Map



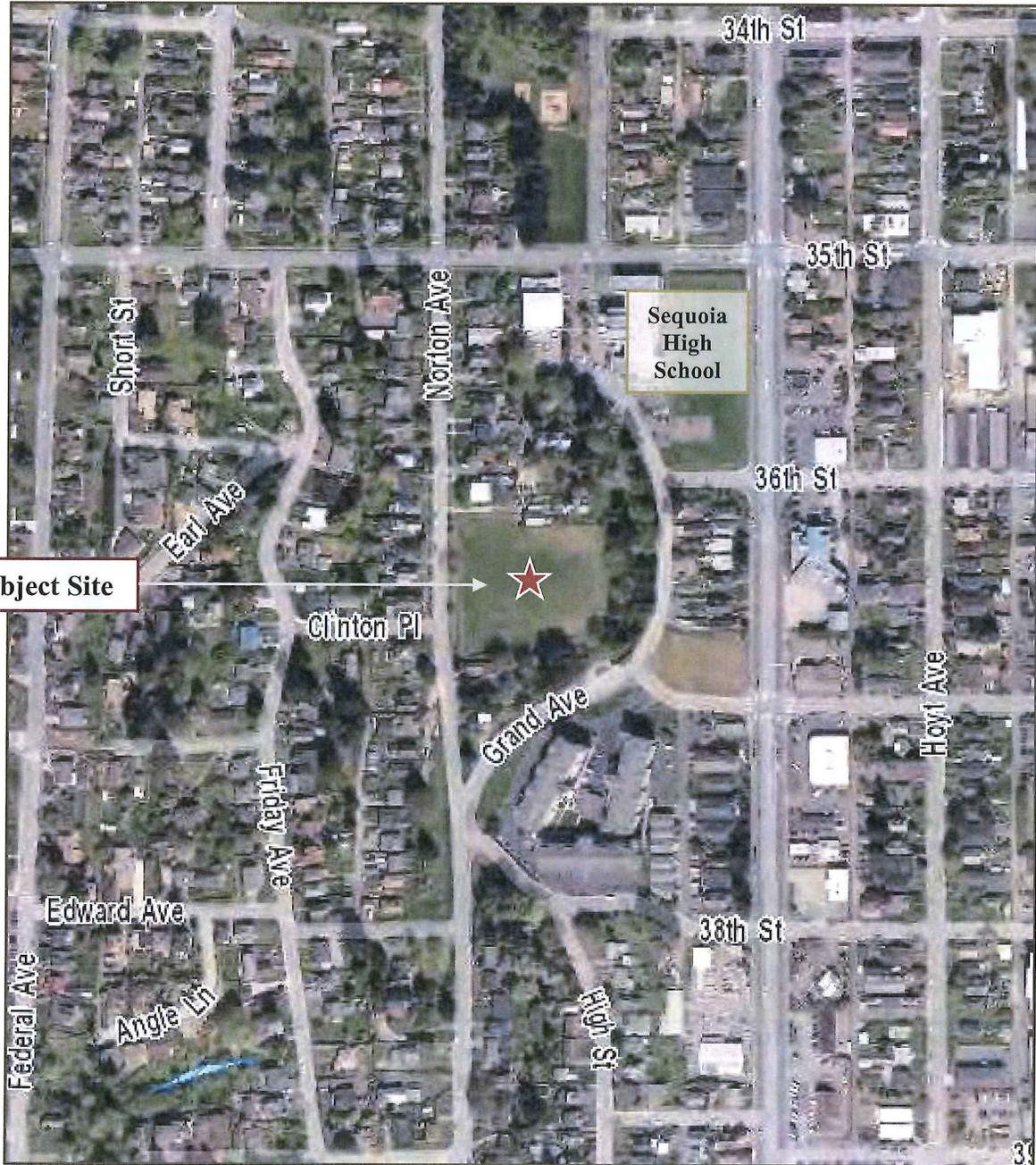
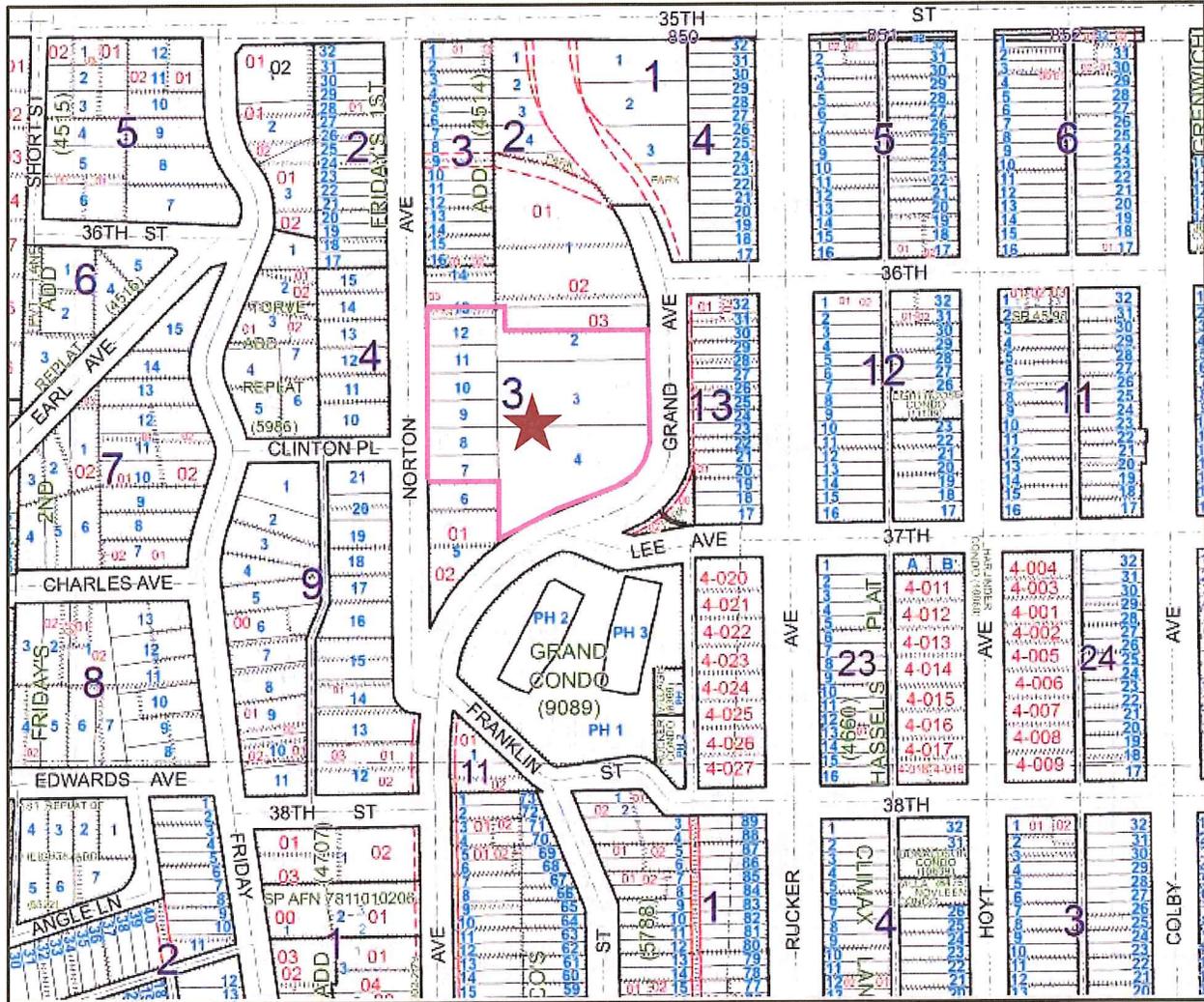


Figure 2 – Aerial Map

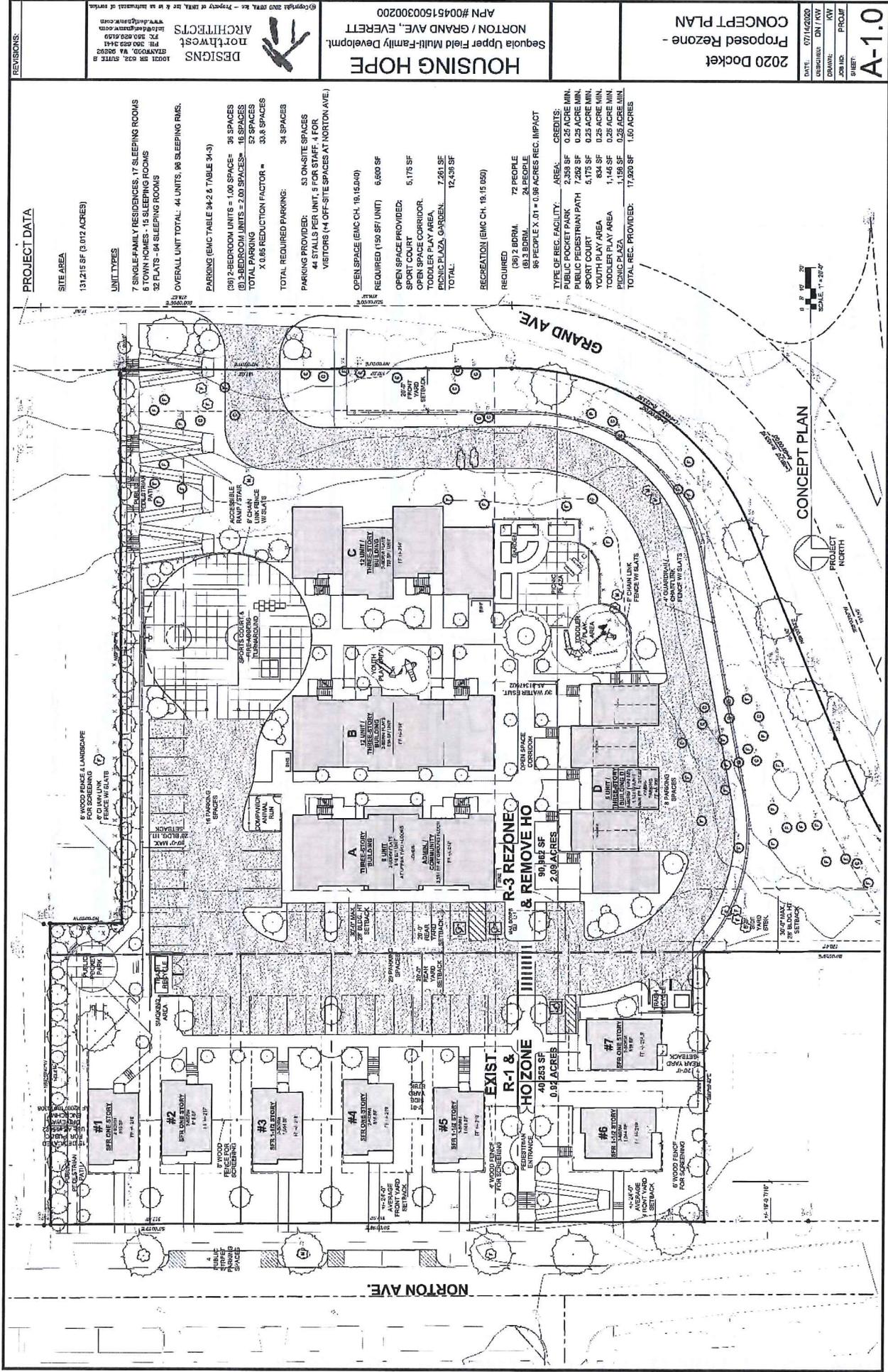




Source: Snohomish County Assessor Map

Figure 3 – Parcel Map





PROJECT DATA

SITE AREA
131,215 SF (3.012 ACRES)

UNIT TYPES
7 SINGLE-FAMILY RESIDENCES, 17 SLEEPING ROOMS
5 TOWN-HOMES, 15 SLEEPING ROOMS
32 PLATS - 64 SLEEPING ROOMS

OVERALL UNIT TOTAL: 44 UNITS, 98 SLEEPING RMS.

PARKING (EMC TABLE 94-2 & TABLE 34-3)
(39) 2-BEDROOM UNITS = 1.00 SPACE = 38 SPACES
(5) 3-BEDROOM UNITS = 2.00 SPACES = 10 SPACES
TOTAL PARKING = 48 SPACES
X 0.85 REDUCTION FACTOR = 40.8 SPACES

TOTAL REQUIRED PARKING: 34 SPACES
PARKING PROVIDED: 48 SPACES
44 STALLS PER UNIT, 5 FOR STAFF, 4 FOR VISITORS (4 OFF-SITE SPACES AT NORTON AVE.)

OPEN SPACE (EMC CH. 18.15.040)
REQUIRED (150 SF/UNIT) 6,600 SF

OPEN SPACE PROVIDED: 5,175 SF
SPORT COURT
OPEN SPACE CORRIDOR
TODDLER PLAY AREA
PICNIC PLAZA, GARDEN
TOTAL: 7,261 SF
12,438 SF

RECREATION (EMC CH. 18.15.050)
REQUIRED
(39) 2 BDRM. 72 PEOPLE
(5) 3 BDRM. 24 PEOPLE
98 PEOPLE X .01 = 0.98 ACRES REC. IMPACT

CREDITS:
TYPE OF REG. FACILITY: AREA -
PUBLIC POCKET PARK 2,359 SF 0.26 ACRE MIN.
PUBLIC PEDESTRIAN PATH 7,262 SF 0.25 ACRE MIN.
SPORT COURT 5,175 SF 0.25 ACRE MIN.
YOUTH PLAY AREA 1,604 SF 0.25 ACRE MIN.
TODDLER PLAY AREA 1,168 SF 0.25 ACRE MIN.
PICNIC PLAZA 1,168 SF 0.25 ACRE MIN.
TOTAL REC. PROVIDED: 17,820 SF 1.60 ACRES

REVISIONS:

DATE:	07/14/2020
DESIGNED BY:	DNT / KVV
DRAWN BY:	KVV
JOB NO.:	PROJ17
SHEET:	A-1.0

2020 Docket
Proposed Rezone -
CONCEPT PLAN

HOUSING HOPE
Seqoia Upper Field Multi-Family Developm.
NORTON / GRAND AVE, EVERETT
APN #00451500300200

DESIGNS
Northwest
1001 85 525, SUITE B
SEASIDE, WA 98138
TEL: 360 652 3444
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Figure 4 – Concept Plan

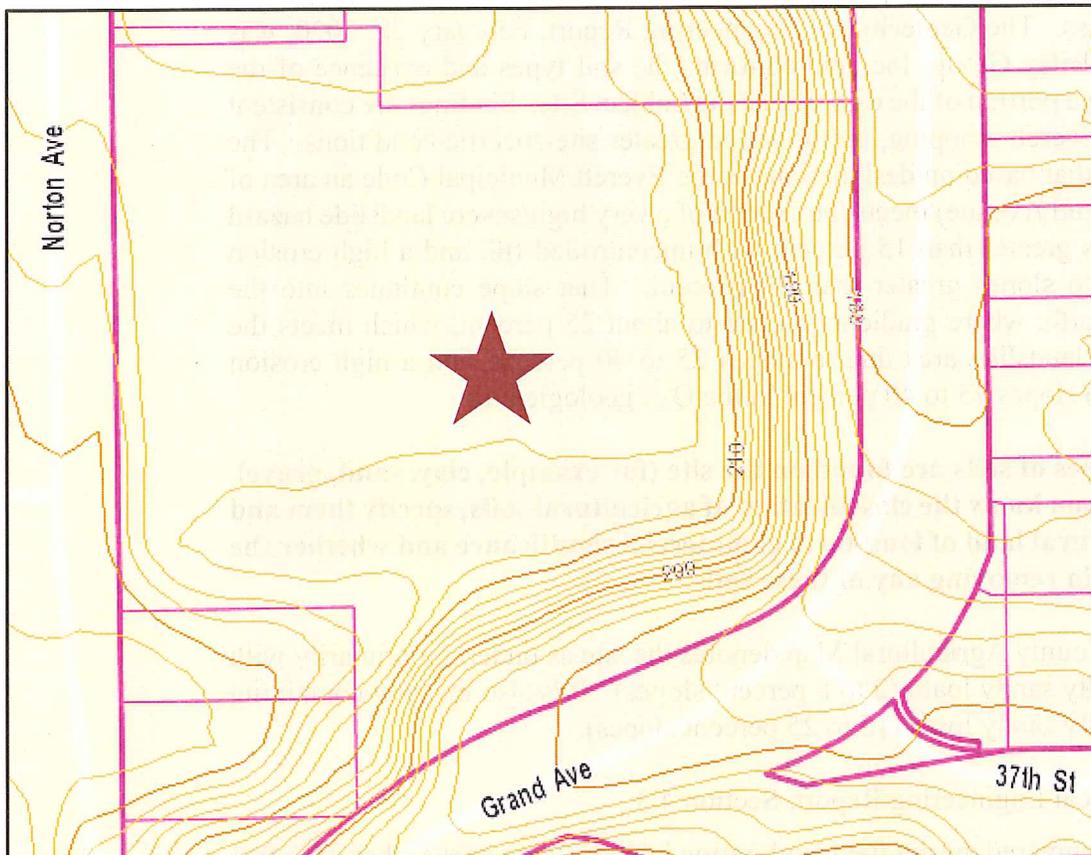


B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other.

Topography of the property is generally flat, with the perimeter of the property abutting Grand Avenue contains steeper topography (see *Figure 5 – Topographic Map*).



Source: City of Everett, GIS Mapping (2019)

Figure 5 – Topographic Map

- b. **What is the steepest slope on the site (approximate percent slope)?**

Slopes on the majority of the Subject Site are 0 to 3 percent; however, the perimeter along Grand Avenue is mapped by the *City of Everett Critical Areas Map* as containing areas of “Erosion/Landslide Hazard”, with references to Map 2 and 3.

City of Everett Landslide Hazard Critical Areas Map 2 (see inset map) depicts the area on the west side of Grand Avenue for the Subject Site as containing - Medium Slopes < 15% for Qtb (tideflat deposits), Qw (wetland deposits), Qls (landslide deposits) geologic units and uncontrolled fill. Slopes of 25% -



40% in “other” geologic units. (Note: Studies are required for these areas when combined with springs or seeps, immature vegetation, and/or no vegetation.)

City of Everett Erosion Hazard Critical Areas Map 3 (see inset map) depicts the area on the west side of Grand Avenue for the Subject Site as containing High Slopes of 25-40% in Qva (Vashon Advance Outwash) and Qal (Younger Alluvium) geologic units; and Slopes of greater than 40% in other geologic units for the Subject Site.



It was necessary to confirm site-specific soils conditions to further the conceptual site plan design process. The Geotechnical Engineering Report, February 28, 2020, was prepared by The Riley Group, Inc. and confirms the soil types and existence of the steep slopes along a portion of the east side of the Subject Site. Findings are consistent with the City of Everett mapping, but provided greater site-specific conditions. The report confirmed that based on designations in the Everett Municipal Code an area of the site (along Grand Avenue) meets the criteria of a very high/severe landslide hazard area due to slopes greater than 15 percent with uncontrolled fill, and a high erosion hazard area due to slopes greater than 40 percent. That slope continues into the property to the north, where gradients reduce to about 25 percent, which meets the criteria of a high landslide area due to slopes 25 to 40 percent, and a high erosion hazard area due to slopes 25 to 40 percent in the Qva geologic unit.

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

The Snohomish County Agricultural Map denotes the site as underlain primarily with Alderwood gravelly sandy loam (2 to 8 percent slopes). It is also mapped containing Alderwood gravelly sandy loam (15 to 25 percent slopes).

Per the Geotechnical Engineering Report, Section 4.3:

The soils encountered during field exploration include 2.5 to greater than 10.5 feet of loose to medium dense fill comprised of silty sand with varying amounts of gravel over native soils comprised of loose to very dense silty sand with varying amounts of gravel and localized stiff to hard silt.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

There are no known indications of unstable soils.

- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**



The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment and concurrent rezone (with removal of the HO). Impacts on *Earth* (including fill/excavation) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Development associated with the potential achieved through the requested action would result in clearing and grading the majority of the site, with the exception of steeper slopes along the eastern perimeter.

A future development would provide site access from Grand Avenue in accordance with the Development Agreement, which supports several multi-family structures already. This would require the driveway access/fire lane to climb through the steep slope. Maximum road slopes would be 15%. It is anticipated that the frontage of both Norton and Grand Avenues would need to be improved with curb, gutter and sidewalk per City standards. The geotechnical report noted that modification of this existing steep slope by grade changes, and designing the buildings to reduce the slopes below the buildings would result in improved slope stability and reduce the potential for erosion on the site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request for a comprehensive plan amendment and concurrent rezone (with removal of the HO). Impacts on *Earth* (including fill/excavation) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

On-site soils may be conducive to erosion and could require on-site erosion control measures during any clearing and/or site construction. Any future development would meet code requirements for grading and erosion control.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). However, future development within the densities allowed by the Residential, Multifamily designations would allow the majority of the site to be covered with impervious surfaces. Consideration was given to providing open space/natural areas, and landscaping on the property (see *Figure 4 – Concept Plan*).

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:



As a non-project action, no construction/development is proposed. Future site-specific development proposals would be subject to a review of City development regulations, which would include review of any proposed measures to reduce or control erosion, or other impacts to *Earth*. Any future clearing and grading on the site would be done so as to not impact the surrounding properties.

A Development Agreement is proposed for the entire site to ensure that historic design features and project components enhance and compliment the neighborhood. All appropriate standards would be incorporated in a future site-specific development proposal.

2. AIR

a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Air* (including emissions) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Any future development of the site would generate emissions related to construction on the site, which would be of short duration. Any potential future residential development would create emissions typical of a residential development. The proposed R-3 zoning on a portion of the site would allow more units than the existing zoning with the potential of more vehicular trips to and from the site. Housing Hope residents are actively encouraged to practice communal ride/car sharing. Housing Hope's research has concluded that these affordable housing developments generate fewer resident vehicles than typical development, which reduces impact to air quality. Further, car/ride sharing necessitates fewer parking stalls, than would be required by code for typical multi-family development.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Off-site emissions are mainly related to vehicles on the area roadways and those associated with residential uses. The project area is considered in attainment for all air pollutants. This means air quality is generally good throughout the area, except under certain circumstances that tend to promote poor air quality for short periods of time.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the



HO). Impacts on *Air* (including mitigation measures for emissions) would be reviewed in conjunction with the review of a future land-use proposal in accordance with City (or State) development regulations.

Any future development would experience short-term impacts associated with any on-site construction equipment and vehicles. Long-term impacts would be those associated with vehicles on-site.

3. WATER

a. Surface:

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There are no wetlands or streams on the site or the immediate vicinity.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Water* (including work over, in, or adjacent to) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Future development would not be within 200 feet of any water bodies.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Water* (including fill/dredge material) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

There would be no impact to surface water or wetlands with future development.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**



The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Water* (including surface water withdrawals/diversions) would be reviewed at the future land-use proposal stage. Any future land use project would need to meet City standards for surface water/drainage requirements.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is not located within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). A future land use proposal would be required to meet City surface water/stormwater requirements.

Public sewer is available to serve the site with proper extension/connection. The City has sewer lines serving the site from both a mid-point on the west (Norton Ave.) and from the northeast site corner (Grand Ave.), which are currently not in use at the site. Extension of utilities would be required for future land use development of the property.

b. Ground:

1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Water* (including ground water withdrawal/discharges) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

There are no water wells on the site. Public water is available to serve the site with proper extension/connection. The City has water lines serving the area, which includes lines in Norton and Grand Avenues. A water line bisects the site running from Clinton Place due east to Grand Avenue, which is currently not in use at the site.



- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Water* (including waste material discharged into the ground) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Public sewer is available to serve the site with proper extension.

c. Water Runoff (including storm water):

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO).

Any future development would need to provide storm water facilities consistent with the requirements of the City and the City's adopted version of the Washington State Department of Ecology Stormwater Manual. There are storm water catch basins and drainage mains located on portions of Grand Avenue abutting and/or near the site.

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO).

A minimal amount of oils, grease and other pollutants from paved areas could potentially enter the ground or downstream surface waters through runoff. As part of any future development a drainage plan with potential water quality treatment would be provided for storm water collected from pollution-generating surfaces.

- 3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**



The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Drainage patterns would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations and the City's adopted version of the Washington State Department of Ecology Stormwater Manual.

d. Proposed measures to reduce or control surface, ground, runoff water and drainage pattern impacts, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). The geotechnical report identified the area as geo hazard with high erosion potential along Grand Avenue areas. Impacts on surface, ground, runoff water and drainage would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other: _____
- evergreen tree: fir, cedar, pine, other: _____
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: _____
- water plants: water lily, eelgrass, milfoil, other: _____
- other types of vegetation

Vegetation on the site consists primarily of maintained grass with a wooded area along the southeastern perimeter.

b. What kind and amount of vegetation will be removed or altered?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Plants* (including vegetation removal/alterations) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Future development would remove existing vegetation/play field within areas of development, which would be replaced with landscaping and site improvements that meet the requirements of the City. A Development Agreement is proposed for the



entire site to ensure that historic design features and project components enhance and compliment the neighborhood.

c. List threatened or endangered species known to be on or near the site:

No Priority Habitats or Species are known to be on the site or were observed during site visits. Research was conducted on the Washington Department of Fish and Wildlife (WDFW) interactive map for Priority Habitats and Species.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Plants* (including landscaping / preservation / enhancement) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. At that time a landscaping plan would be required that meets the requirements of the City. A Development Agreement is proposed for the entire site to ensure that historic design features and project components enhance and compliment the neighborhood.

e. List all noxious weeds and invasive species known to be on or near the site.

Common dandelion is located throughout the site, as well as some areas containing creeping buttercup and white clover.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: detailed below
 mammals: deer, bear, elk, beaver, other: detailed below
 fish: bass, salmon, trout, herring, shellfish, other: _____

There is limited habitat for birds or animals on the site, which is primarily located within the treed areas along the property boundary of Grand Avenue. The site is currently used by domestic pets and small rodents.

b. List any threatened or endangered species known to be on or near the site.

WDFW Priority Habitat and Species (PHS) Mapper does not show any Priority Habitats on or immediately adjacent to the site.

c. Is the site part of a migration route? If so, explain.

There may be migration routes of some species that may be in the vicinity of the site.



d. Proposed measures to preserve or enhance wildlife, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). There is limited habitat on the site for wildlife use. With future development there would be a loss of grass and treed areas that do provide some habitat for animals acclimated to urban activities.

e. List any invasive animal species known to be on or near the site.

It is likely that within the area there are rodents, feral cats, etc. present on portions of the site; however, no specific species have been observed or documented on this site.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

As a non-project action, no construction/development is proposed. The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Energy and Natural Resources* (including energy needs) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Electric and natural gas services are available to the site through extending the utilities.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO).

Future development consistent with the proposed designations would allow multi-story structures; code required setbacks and height limitations would be required to meet City regulations.

c. What kinds of energy conservation features are included in the plans of this proposal? List of other proposed measures to reduce or control energy impacts, if any:



The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Any future development of the site would include construction materials and features typical of newer development, including energy conservation features.

7. ENVIRONMENTAL HEALTH

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so describe.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Environmental Health* (including hazards) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

- 1) **Describe any known or possible contamination at the site from present or past uses.**

There is no known on-site contamination.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are no known hazardous chemicals/conditions that affect the site or in the immediate vicinity.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Environmental Health* (including toxic/hazardous chemicals) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Future construction would be required to meet all State and local regulations for the use of materials on-site.

- 4) **Describe special emergency services that might be required.**



The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Environmental Health* (including special emergency services) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

The site is currently served by both fire and police services. Future development of the site would include review from both fire and police services.

5) Proposed measures to reduce or control environmental health hazards, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Environmental Health* would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

It is not anticipated that the development of the property for single- and multi-family units would generate environmental health hazards.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, aircraft, other)?

Existing noise generators are mainly those associated with vehicles on the adjacent road systems and residential uses. There are existing schools in the vicinity that generate noise related to student use. The existing noise levels are not anticipated to impact any future development.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts from existing noise sources are not anticipated to impact a future development at the site.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Environmental Health* (including Noise types/levels) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.



Short-term noise would be generated by any future construction on the site. Noise generated from construction equipment would occur. These generators are usually of short duration and restricted to hours per Everett Municipal Code (EMC 20.08). The short-term increase and duration of noise levels would depend on the type of construction equipment being used and the amount of time it is in steady use (demolition and redevelopment). For example, at 200 feet from the area of construction, the equivalent sound level (Leq, a measure of long-term average noise exposure) for activities and equipment would be approximately the following:

<u>Types of Equipment</u>	<u>Range of Noise Levels</u>
Bulldozer	65-84
Dump Truck	70-82
Paver	74-76
<u>Activity</u>	<u>Range of Hourly Leq (in decibels*)</u>
Grading	63-76
Finishing	62-77

* Decibels - The **decibel** (abbreviated **dB**) is the unit used to measure the intensity of a sound.

Noise levels would vary due to the type and usage of the equipment. Construction noises are only generated during those times and are usually of short duration for each activity.

Long-term noise sources are those associated with the site use, including building functions, on-site vehicles and any outdoor recreational areas that may be provided.

3) Proposed measures to reduce or control noise impacts, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Environmental Health* (including Noise impact mitigation measures) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. Future development of the property would meet the requirements of EMC Chapter 20.08 Noise Control.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site contains an informal grass field. The site is used by the adjacent community for casual recreational uses. Adjacent uses are residential, which includes both multi-family and single-family development. Sequoia High School is within the immediate area to the north/northeast of the site and includes a large maintained playfield and



basketball hoops. Doyle Park is one block north of the site and includes a playground and lawn. Jackson Elementary School is 0.3 miles southwest of the Subject Site and includes public access to a playfield, playground equipment and a large grass playfield.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request with a proposed concurrent rezone (with removal of the HO). Impacts on *Land and Shoreline Use* (including any effect on current uses/area properties) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. Development of the site would result in the loss of the informal grass field that is utilized by area residents.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements. The proposed request is to amend the comprehensive plan and zoning for a portion of the property. A review and determination of consistency is required through the City docket process.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

There are no working farms or forest land in the immediate area of the site. The site and surrounding area are urban in nature.

- c. Describe any structures on the site.**

The site does not contain any structures. There is a retaining wall that encroaches the site from a neighboring property.

- d. Will any structures be demolished? If so, what?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO).

- e. What is the current zoning classification of the site?**



The site is currently zoned R-1 (see *Figure 6 – Zoning Map*). Areas surrounding the site contain a variety of residential zoning designations (R-1, R-3 and R-4). The site is located between the R-3 zoning and R-4 designation.

The Subject Site is located within the Norton–Grand Historic Overlay zone (see *inset map*). For additional detailed discussion see Section 13. *HISTORIC AND CULTURAL PRESERVATION*.

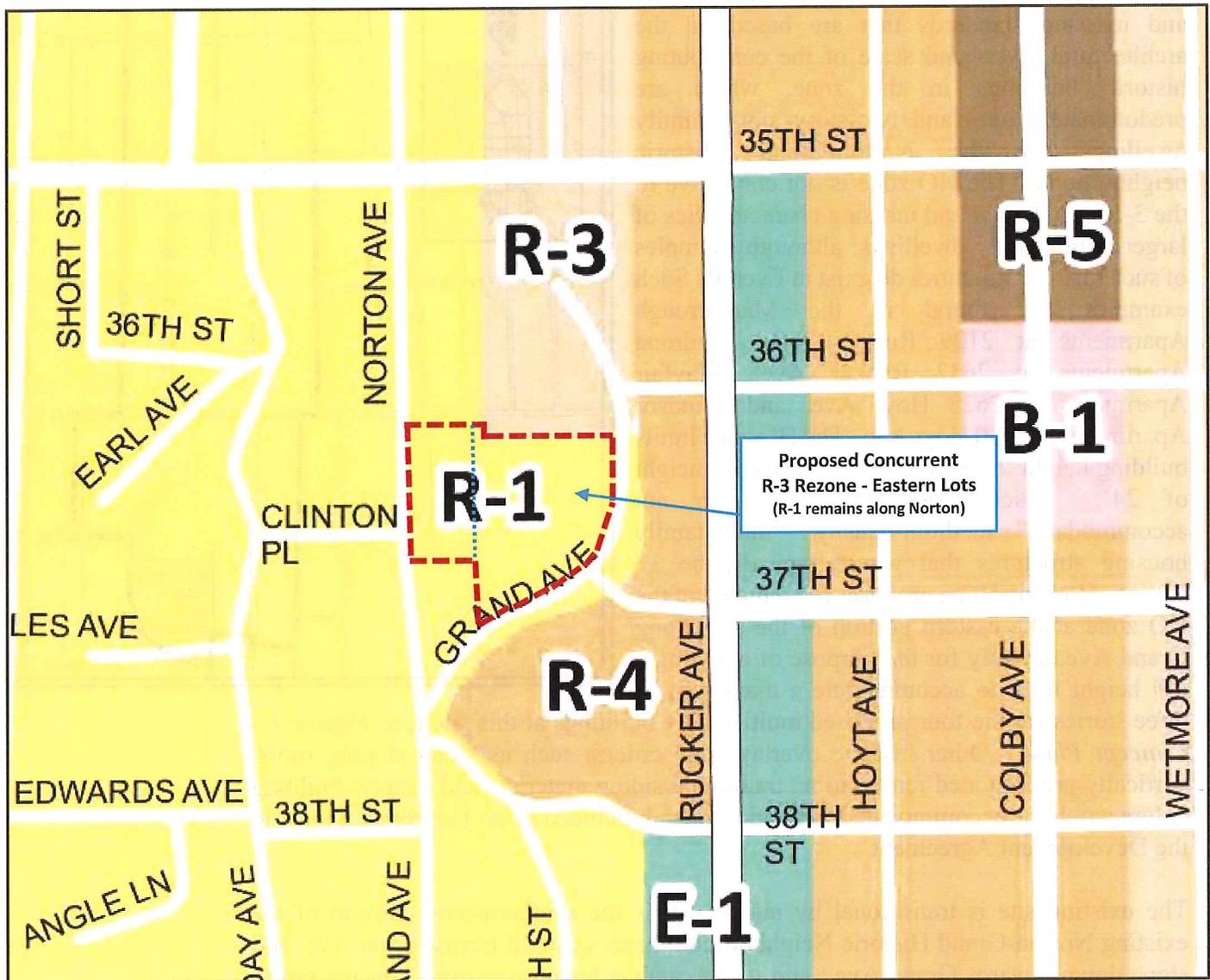


Figure 6 – Zoning Map

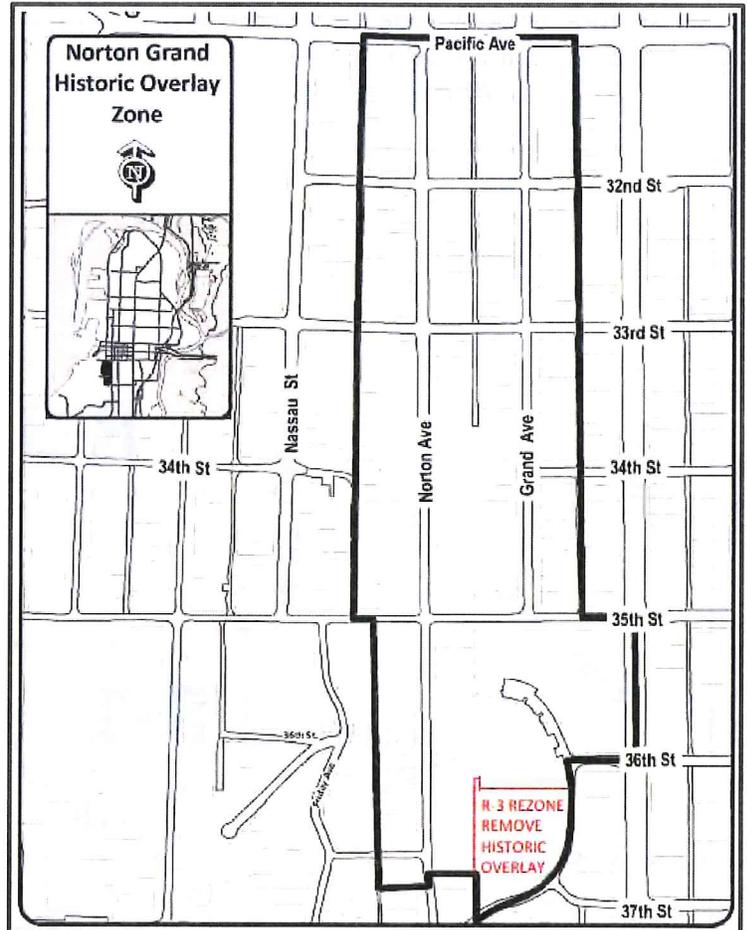
The Applicant’s 2019 project proposal has evolved through discussions with the community, staff and representatives of the City of Everett, and Neighborhood Advisory Committee, and work with the design team. The revised 2020 proposal request allows a holistic approach to development of the Subject Site by adding a



comprehensive plan amendment to remove a portion of the Norton-Grand Historic Overlay zone (from that area on the east proposed for a rezone to R-3) and establishing a Development Agreement for the entire site, which are detailed in the following discussion.

Proposed Historic Overlay Removal (Area of R-3 Rezone Request)

The Subject Site is wholly located within the Norton–Grand Historic Overlay (HO) zone, although located at its southeastern-most point (*see inset map*). The current HO zone requires height and massing standards that are based on the architectural styles and scale of the contributing historic buildings in the zone, which are predominately one- and two-story single-family dwellings in the Norton-Grand Historic neighborhood. The HO zone is not conducive to the 3-5 story height and massing characteristics of larger multi-family dwellings, although examples of such historic structures do exist in Everett. Such examples are found in the Marlborough Apartments at 2129 Rucker Ave., Madrona Apartments at 2632 Rucker Ave., Mayfair Apartments at 2628 Hoyt Ave. and Windsor Apartments at 2630 Hoyt Ave. The HO zone limits building height to 35’ and a maximum eave height of 24’. Such height limitations do not accommodate medium-density multi-family housing structures that would typically be 3+ stories. Housing Hope proposes the removal of the HO zone at the eastern portion of the site along Grand Ave., strictly for the purpose of allowing a 45’ height limit to accommodate a maximum of three stories for the four proposed multi-family buildings at this site (*see Figure 4 – Concept Plan*). Other historic overlay zone criteria such as steep sloping roofs, vertically proportioned fenestration, traditional siding materials and historic building colors would be accommodated in the design and included as project requirements in the Development Agreement.



The existing site is transitional by nature – it is the southern-most portion of the existing Norton-Grand Historic Neighborhood; grades extend from Norton Ave. and slope down towards Grand Ave.; and it is a catalyst between various housing types. Existing development adjacencies include to the:

- West – detached single-family dwellings (R-1 HO zone).
- South – mixture of single-family dwellings (R-1 zone, outside HO) and 5-story multi-family (R-4 zone, outside HO) along Grand Avenue.
- North – a mixture of single-family dwellings (R-1 HO zone) and historic Sequoia High School (R-3 HO zone).



- East – a mixture of single-family dwellings (R-4 zone, outside HO) and beyond Rucker Ave. with fire station and commercial businesses.

Allowance of the east portion of the Subject Site to be rezoned and the historic overlay lifted, would allow the four proposed 3-story multi-family structures to act as a transitional residential zone between the single-family to the west and the 5-story multi-family to the southeast.

Development Agreement

Housing Hope proposes establishing a Development Agreement that would be consistent with applicable development regulations, ensure that historic features and project components enhance and compliment the neighborhood. The Development Agreement would be prepared by the City giving consideration to components recommended by Housing Hope. The Sequoia Upper Field Multi-family Housing development, proposed by Housing Hope, benefits the City of Everett in that it provides low-income family housing with the focus of homeless families of students within the Everett School District as a priority. Through the proposed comprehensive plan amendment, concurrent rezone, and removal of the HO (R-3 rezone area), the desired density of the project can be achieved while respecting the design intent of the historic overlay, and it would become a viable project that Housing Hope may pursue.

The agreement would include conditions of approval. Proposed conditions of City approval of the comprehensive plan and zoning code amendments include:

1. Plan Approval. Development of the property is allowed only upon review and approval of a site plan and design standards by the City Council. Exhibit __ is a conceptual site plan and exterior elevation plans. The development may proceed as a Planned Development Overlay, Planned Residential Development Overlay or other mechanism approved by City Council. This review is subject to additional public notice and comment.
2. Uses. The uses allowed on the property are limited to single-family and multi-family residential dwellings, which can include administration and community spaces that would accommodate staff offices, support services to the residents, multi-purpose gathering space and laundry facilities, plus on-site recreation and open space for the benefit of residents and the neighborhood. Any other uses would require a modification to the Development Agreement consistent with the zoning in effect at the time of modification.
3. Density. The number of dwelling units per acre is limited to twenty-nine (29) within the R-3 zone.
4. Historic Design Review. All dwellings to be constructed on the property will be reviewed by the Everett Historical Commission, including those in the area removed from the Norton-Grand Historic Overlay for compatibility with the adjacent historic neighborhood. The Historical Commission's recommendations would be forwarded to the Review Authority set forth in Section #1 (Plan Approval) above.
5. Street Access. Access to the property designated for multi-family housing shall not access through Norton Avenue, except for emergency vehicles.



f. What is the current comprehensive plan designation of the site?

The site is designated as Residential, Single Family in the Comprehensive Plan (see *Figure 7 – Comprehensive Plan Map*). Areas surrounding the site are designated as Residential, Multifamily and Residential, Single Family. The Applicant is requesting a Comprehensive Plan Map Amendment to ‘Residential, Multifamily’ and concurrent rezone (implementing zoning R-3) to the eastern two-thirds of the Subject Site, with removal of the Norton-Grand Historic Overlay zone for those lots, which are along Grand Ave.

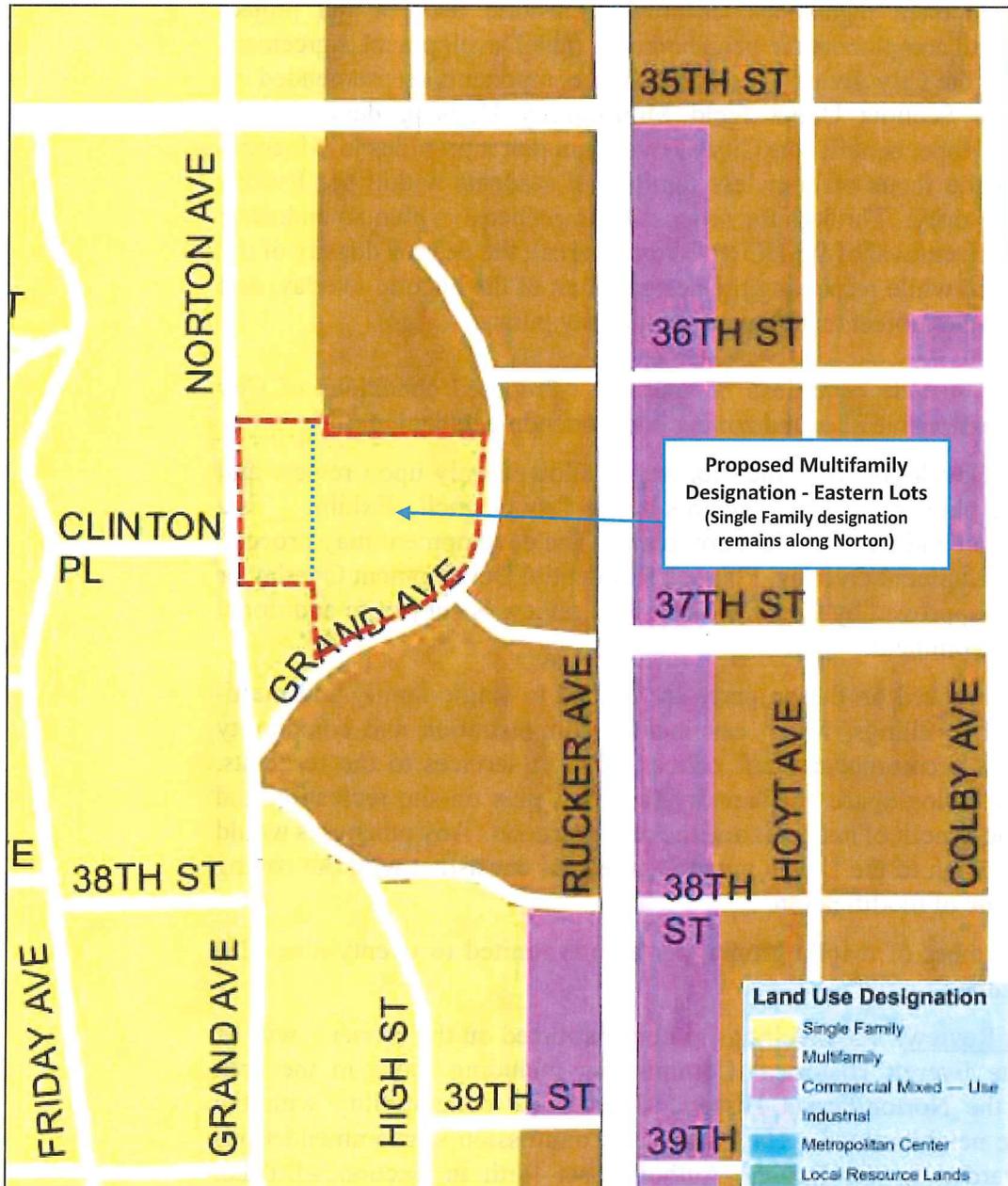


Figure 7 – Comprehensive Plan Map



g. If applicable, what is the current shoreline master program designation of the site?

There are no shoreline designations on the site.

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.

There are no wetland areas located on the site. There are mapped critical areas due to slopes and soil types. The perimeter along Grand Avenue is denoted on the *City of Everett Critical Areas Map* as containing areas of “Erosion/Landslide Hazard”. (See the Geotechnical Engineering Report (Feb. 2020) submitted with this revised proposal for additional detail.)

i. Approximately how many people would reside or work in the completed project?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Land and Shoreline Use* (including number of residents/workers) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Development consistent with the proposed designation would be related to residents and based on the number of units developed per acre. The R-3 zone allows for up to 29 dwelling units per acre, which could allow up to 67 dwelling units on the entire site (including the 7 SFRs in R-1). The possible total residents on the entire site could be 198 residents. Although no project is proposed with this request, development at the mid-range of the multi-family designation could yield up to 50 units, which would create a transition as it is below the allowed R-3 and R-4 densities that abut the site (R-3 abuts on the north, and R-4 abuts on the east and southeast). Based on 2.97 persons per household, potentially 148 residents would then reside on the site. Housing Hope would propose this level of development for the site. The revised 2020 proposal has provided a conceptual site plan (see *Figure 4*) with 44 units, which could yield 131 residents. The proposal now would be a mix of both R-1 (western-third) and R-3 (eastern two-thirds) to provide continuity across the site and housing density transition with the neighboring properties.

j. Approximately how many people would the completed project displace?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO).

There are no existing residences on-site. Potential future displacement would be related to the removal of the informal grass field from community use.

k. Proposed measures to avoid or reduce displacement impacts, if any:



The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO).

There are other nearby playfields and parks for neighborhood/community use. Nearby Sequoia High School contains a large maintained athletic/playfield and basketball hoops and Doyle Park contains play structures and open space. Jackson Elementary School is 0.3 miles southwest of the Subject Site and includes public access to a playfield, playground equipment and a large grass playfield.

Future development of the property could include open space areas for residents. The revised 2020 application proposes that site amenities available to the neighborhood community include a public pocket park with picnic table and benches; accessible public pedestrian path and stair/ramp system providing safe connection along the north property line between Norton and Grand Avenues; four on-street public parking spaces along the east side of Norton (which preserve existing mature street trees); and a pedestrian entrance to the site aligned with Clinton Place, which achieves a landscaped pedestrian 'avenue' and view corridor towards the east.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Compatibility of the proposal request is measured by consistency with the existing adjacent school uses, adopted Comprehensive Plan, zoning code, Capital Facilities Plans and future environmental review. The proposed amendment request is consistent with the Everett School District's determination that the site is no longer a resource for school-use, and better serves the District and the community in support of homeless students and their families with the long-term ground lease to Housing Hope. The District had previously reviewed options for site use in their 2011 Property Management Plan, which involved extensive community outreach and participation. The site was included in the District's Property Matrix and shown for future sale or exchange with the City of Everett. The City has indicated to the Applicant that it was not interested in purchasing the site. The Everett School Board approved a 75-year ground lease in support of Housing Hope developing supportive housing on the site. The ability to process a comprehensive plan amendment/rezone provides the opportunities for future development options that would assist in meeting the needs of homeless students.

Both the District and Housing Hope have seen the increase in numbers in homeless students (1,266 in 2018) and their families. Homeless students move more often, and it has been estimated that with each move 4-6 months of learning is lost. Statewide, homeless students graduated at a rate of 55.5% compared to 84.7 percent for all students. Based on this recognized need, discussions began on how both parties could address this increasing need. While the site had been identified as a future sale through a public process, providing housing on the site is consistent with the District's commitment and mission to students and their families. The requested comprehensive plan amendment and concurrent rezone of a portion of the Subject Site to a Residential



Multifamily designation would allow for development of housing units to meet the need of these homeless students and their families in an area that has similar designations and as a transition from the adjacent single-family. The proposed removal of the Norton–Grand Historic Overlay zone from the area proposed for rezone would allow the necessary relief from height restrictions to allow the conceptual design to work across the entire site and yield the necessary units while constrained to a higher performance standard and historic design features with the Development Agreement.

The proposal is to amend the comprehensive plan land use map with a concurrent rezone (with removal of the HO). The determination of consistency with the policies of the comprehensive plan must be made by the City Council through adoption of an action amending the land use map. The amendment of the zoning map is contingent upon amendment of the land use map, as GMA requires consistency between the City's land use plan and the City's development regulations.

The proposed zoning designation (and removal of the Historic Overlay) would provide the consistency with the Comprehensive Plan designation. The multi-family (R-3) density is consistent with forecast conditions and recent trends of increasing multi-family developments as GMA supports infill development. The District does develop a Capital Facilities Plan (CFP), which outlines the present and future facilities need for the District. The proposal is consistent with the District's adopted CFP. The proposal is also in support of the District's goal to support homeless students.

The concurrent rezone request is consistent with the City's rezone criteria. As detailed within this SEPA Environmental Checklist, and specifically detailed in the Combined Application [Comprehensive Plan Amendment and Concurrent Rezone (with removal of the HO)] – Rezone Criteria:

1) Which rezone type are you seeking?

Applicant Response: The request is for a non-project rezone, although the proposed Development Agreement will address the development criterion for a future mixed single- and multi-family project (40-50 units) that would house homeless and low-income students and their families.

2) Address your vision for how the subject property or properties would be used if the rezone were approved, and how the request, if granted, would benefit the City of Everett and its citizens.

Applicant Response: The future development plan for the property is the construction of housing units with the priority of serving low-income and families experiencing homelessness, which includes students attending Sequoia High School, and other homeless students within the Everett School District. Conceptual site design is underway that presently reflects 44 residential units. It is anticipated that the single-family detached structures would be a mixture of single and 1½ story buildings, while the multi-family structures would not be more than three stories, with design reflective of the historic character of the neighborhood and requirements of



the historic overlay. Parents would be supported on-site by Housing Hope staff, which would assist them in removing barriers to employment and increased income. The program goal is for the family to achieve self-sufficiency and to escape poverty and homelessness. Students would also be supported on-site by Housing Hope staff to achieve success in school and break the cycle of intergenerational poverty.

Housing Hope's 2019 Docket proposal has evolved through discussions with the community, staff and representatives of the City of Everett, Port Gardner Neighborhood Association and Neighborhood Advisory Committee (created by Housing Hope to facilitate public outreach and communication within the neighborhood), as well as through work with the design team. As a result of the significant ongoing community outreach, the revised 2020 Docket proposal request affords a holistic approach to development of the Subject Site as it provides a thoughtful vision that is sensitive to site components, historic and neighborhood constraints, while providing a transition zone for neighboring properties and meeting the goals of the Everett School District/Housing Hope lease agreement – housing of homeless students and their families. As detailed within the SEPA Environmental Checklist, the 2020 Docket application proposes:

- retaining the single-family (R-1) zone along Norton Ave. with the Norton-Grand Historic Overlay (HO) zone;
- adding an amendment to remove a portion of the HO (from lots on the east along Grand Ave. proposed for a rezone to R-3, which allows necessary multi-family building heights); and
- establishment of a Development Agreement for the entire site to ensure that historic features and project components enhance and compliment the neighborhood.

A conceptual site plan is provided for reviewers to better understand Housing Hope's vision for the proposal (this application request does not require a site plan; it has been provided to allow a better understanding of design options for the site). Housing Hope's vision provides that the ground floor of one of the multi-family structures would include Administration/Community spaces (3,400± SF), which would accommodate staff offices, support services to the residents, multi-purpose gathering space and laundry facilities. Further, the design vision proposes site amenities to the neighborhood community that include a public pocket park with picnic table and benches, accessible public pedestrian path and stair/ramp system providing safe connection along the north property line between Norton and Grand Avenues, proposed four on-street public parking spaces along the east side of Norton (which preserve existing mature street trees), a pedestrian pathway on the north border of the property running between Norton and Grand Avenues, and a pedestrian entrance to the site aligned with Clinton Place (achieves a landscaped pedestrian 'avenue' and visual connection towards the east). The proposed street parking would accommodate the general public, but also creates a traffic calming opportunity (streets parked on both sides naturally slow the traffic flow), which addresses significant neighborhood concerns regarding existing speeding traffic along Norton Ave.

Housing Hope intends to respect the existing historic context of the Norton-Grand neighborhood through community inclusion in the design process. It is anticipated that the proposed development would be an example of successful use and adaptation



of the Norton-Grand Historic Overlay zone in an area where newer development often lacked integration with the historic neighborhood. The Concept Plan depicts seven detached single-family residences (SFRs) along Norton Ave., which would include historic characteristics such as front porches, pitched roofs with decorative eaves, and cottage or story-and-a-half massing. The four multi-family structures are proposed as three stories, with the third story at the multi-family townhomes building as a daylight basement open parking garage where existing site grades allow. Similar to the proposed SFRs along Norton, historic features such as front stoops or porches, pitched roofs and decorative eaves would be emphasized.

In addition to on-site support services for residents, the project vision includes developing a sense of community. Proposed on-site amenities available to the residents include picnic plaza with table, bar-b-que and raised garden planters, toddler and youth play structures, sport court (removable bollards to accommodate fire access turnaround), companion animal run, trash and recycle enclosures. A proposed public and accessible pedestrian pathway spanning from Norton to Grand Avenue along the northern border of the property would provide a safe pedestrian connection through the developed site.

The existing infrastructure allows future development on the site with appropriate development improvements and satisfying the City development standards. The appropriate comprehensive plan amendment and concurrent rezone (with removal of the HO) applications have been submitted for review by the City. The rezone has been requested to implement the comprehensive plan amendment if approved by the City.

There are policies in the City’s Comprehensive Plan that support this request and include the following:

Chapter 2 Land Use Element
IV. Land Use Goals, Objective and Policies

B. Objectives

- Objective 2.1** Provide for the public health, safety and welfare of the Everett community.
- Objective 2.2** Provide sufficient land and development standards to allow the community to grow in a desirable manner.
- Objective 2.3** Establish land use patterns that encourage the efficient utilization of land, energy resources, transportation facilities, public infrastructure, and the economic provision of public services, and that further the goals of the other elements of the comprehensive plan.
- Objective 2.4** Reinforce, maintain and enhance the desirable qualities of Everett's neighborhoods.

Applicant Response: Addressing student/family homelessness is a direct response to providing for public health, safety and welfare. The proposal provides preference for those households whose student(s) have a two-year attendance history in Everett School District, and meet stated requirements. It also furthers other goals in the plan related to housing needs, homelessness and student housing.



The multi-family designation is consistent with adjacent designations/uses and provides efficient utilization of resources and the existing infrastructure. It also furthers other goals in the plan related to housing needs and student housing.

The Concept Plan provides an innovative site plan, which enhances the neighborhood with its sensitive and beneficial design. By placing detached single-family houses on Norton, and multi-family to the east along Grand, the proposal is sensitive to the historic overlay, existing single-family houses along the west and reflects input from significant neighborhood outreach. A Development Agreement would be established for the entire Subject Site to ensure that historic features and project components enhance and compliment the neighborhood. The Concept Plan addresses site constraints including easements, topography, and parking/open space needs. Compatibility of the design includes continuity of historic overlay design features throughout the entire site design, with the exception of height where multi-family units are proposed.

2.1 Residential Land Use Policies The Land Use Element must designate enough land at sufficient densities to accommodate the population allocated to the Everett Planning Area, and to provide housing opportunities for all economic segments of the community.

Policy 2.1.1 Assure a wide range of housing opportunities throughout the entire community, while preserving and creating distinct residential neighborhoods. Designate on the Land Use Map areas appropriate for various types of housing at specified density ranges, but without major changes in most residential areas to the existing land use designations.

Policy 2.1.2 Promote increased densities and infill housing types in all residential neighborhoods through appropriate design standards that reinforce the single family character of areas zoned single family, and which assure that multiple family developments integrate with and enhance the neighborhoods in which they are permitted.

Policy 2.1.5 Promote development of neighborhood parks and use of existing public school recreational facilities for year round use by the residents of Everett's neighborhoods.

Applicant Response: The proposal supports housing of homeless students and their families. It would provide low-income housing opportunities with on-site support services, a large component of Housing Hope's service model. The proposal would promote increased densities and infill housing sensitive to the historic neighborhood through appropriate design standards that reinforce the single-family character of area along Norton, and assure that the proposed multi-family area along Grand (R-3 rezone) integrates with and enhances the neighborhood. A proposed Development Agreement (for the entire Subject Site) would ensure that historic features and project components enhance and compliment the neighborhood.

While the leased property is owned by the Everett School District and would no longer be an informal grass field for neighbors use, it should be noted that the Everett School District owns several other parcels in the immediate vicinity that would remain available to the community, along with area City parks and trails. Housing Hope proposes amenities to neighbors that include a public pocket park with picnic table and benches; accessible public pedestrian path and stair/ramp system providing safe connection along the north property line between Norton and Grand Avenues; four proposed on-street public parking spaces along the east side of Norton (which preserve existing mature street trees) in part to achieve traffic calming on Norton Avenue; and a pedestrian entrance to the site aligned with Clinton Place (achieves a landscaped pedestrian 'avenue' and view



corridor towards the east). Proposed amenities encourage community building with residents and neighbors.

C. Land Use Policies

2.5 Open Space Land Use Policies

Policy 2.5.1 The City shall continue to acquire and develop public park lands to serve the population of the Everett Planning Area, within the financial capabilities of the City, in accordance with the Parks, Recreation and Open Space (PROS) Plan.

Policy 2.5.2 The City shall coordinate with the Port of Everett, school districts, Snohomish County, and neighboring cities to assure an adequate supply of open space lands to be used for active recreation purposes, passive aesthetic values, and to serve as either focal points for or buffers between land uses, neighborhoods, and communities.

Applicant Response: Prior to moving forward with a lease on the property, Housing Hope met with City staff to discuss the Subject Site. Inquiries were made regarding the potential interest the City might have to purchase the property. The City indicated that they were not interested in purchasing the property.

While the leased property is owned by the Everett School District and would no longer be an informal grass field for neighbors use, it should be noted that the Everett School District owns several other parcels in the immediate vicinity that would remain available to the community, along with area City parks and trails. Housing Hope proposes amenities to neighbors that include a public pocket park with picnic table and benches; accessible public pedestrian path and stair/ramp system providing safe connection along the north property line between Norton and Grand Avenues; four proposed on-street public parking spaces along the east side of Norton (which preserve existing mature street trees) in part to achieve traffic calming on Norton Avenue; and a pedestrian entrance to the site aligned with Clinton Place (achieves a landscaped pedestrian 'avenue' and view corridor towards the east). Proposed amenities encourage community building with residents and neighbors.

Policy 2.5.4 The City shall provide incentives for developers to incorporate public open space and recreation facilities within development proposals.

Applicant Response: The Applicant has worked with both the City and community [including the Port Gardner Neighborhood Association, and the Neighborhood Advisory Committee (created by Housing Hope to facilitate public outreach and communication within the neighborhood)] to better understand needs for local neighbors in replacing the existing informal field with low-income family housing with the focus on homeless families of students within the Everett School District as a priority. Housing Hope proposes amenities to neighbors such as a public pocket park and pedestrian connections through the site that encourage community building with its residents and neighbors.

2.8 "Other Land Uses" or "Hard to Site Facilities" Land Use Policies

The following policies apply to the siting of "other land uses" or "hard to site facilities" which are necessary to support urban development, such as colleges, hospitals, solid waste handling facilities, correctional facilities, government buildings and facilities, and social services.

Policy 2.8.1 The City shall coordinate with the State of Washington, Snohomish County, and other likely proponents of "hard to site facilities" to the



extent possible in order to understand the types of facilities needed or planned for the Everett area, the land use requirements, and potential impacts of such facilities so potential sites can be identified by both the Land Use Element and Capital Facilities Element. Policy

Policy 2.8.2 "Hard to site" facilities shall be located so as to provide the necessary service to the intended users of the facility with the least impact on surrounding land uses. Only sites that are located so as to promote compatibility with other existing or planned land uses shall be allowed for such uses.

Applicant Response: As a social service agency, Housing Hope experienced the difficulties of a "hard to site facility". Project delays created a significant opportunity for dialogue regarding the proposal with various community members [including the Port Gardner Neighborhood, Neighborhood Advisory Committee (NAC)], and staff and representatives of the City of Everett, as well as the Everett School Board. Since the application in 2019, Housing Hope has also presented the proposal to the City of Everett Planning Commission and City Council, as well to the Port Gardner Neighborhood Association, Neighborhood Advisory Committee (NAC) (created by Housing Hope to facilitate public outreach and communication within the neighborhood), and in public hearings. With three meetings with the NAC, Housing Hope intends to continue the neighborhood outreach meetings on a regular basis throughout the course of this current comprehensive plan amendment and concurrent rezone / historic overlay removal and project development effort. It is hoped that these community members would remain engaged with Housing Hope regarding this and other Housing Hope locations in this neighborhood.

2.13 Critical Area Goals, Objectives and Policies

Policy 2.13.1 Critical area maps provide general information regarding the location and classification of specific critical areas. Require that site specific review be completed and that critical areas be classified and delineated in conjunction with any development proposal on or adjacent to any critical area.

Policy 2.13.2 Geologically Hazardous Areas.

b) Require geotechnical analysis for land use activities (development proposals) within or adjacent to such areas to determine the extent of hazard, identify potential impacts of the proposal, and identify necessary mitigation measures to eliminate significant hazards.

e) Establish seasonal limitations on land use activities, including clearing and grading, adjacent to critical areas as necessary to protect those areas.

Policy 2.13.3 Steep Slopes. The City shall adopt regulations for development of steep slopes which lessen the risk and prevent the occurrence of such problems.

Policy 2.13.4 Erosion. The City should require careful and effective erosion control measures during and after construction. Best Management Practices (BMP's) to control erosion should be required. Development shall not be permitted on high or severe erosion hazard areas when such development would significantly increase the risk of slope failure.

Policy 2.13.5 Vegetation. The City shall prohibit or restrict clearing of vegetation in areas that are susceptible to landslide and erosion and encourage the revegetation of cleared areas.



Policy 2.13.8 Clearing. The City should allow clearing, grading and land alteration on sites containing or abutting critical areas only for approved development proposals. The City should establish seasonal limitations to clearing on or adjacent to critical areas as necessary to protect and maintain critical area functions and values. Cleared and/or graded areas should be stabilized and revegetated as soon after construction as practicable, and on slopes, immediately after construction.

Applicant Response: There are critical areas (steep slopes, erosion/landslide potentials) mapped on the Subject Site. It was necessary to confirm site-specific soils conditions to further the conceptual site plan design process. The Geotechnical Engineering Report, February 28, 2020, was prepared by The Riley Group, Inc. and confirms the soil types and existence of the steep slopes along a portion of the east side of the Subject Site. The study identified an area of steep slopes and erosion/landslide potential. The study also provides recommendations for Best Management Practices (BMPs) to address potential mitigation measures to eliminate significant hazards, as well as steep slopes, erosion, vegetation and clearing of the areas. A future development would comply with all applicable development codes and regulations in regard to the critical area/geologically hazardous areas policies.

2.14 Air Quality and Other Environmental Issues Policies

Air Quality

Policy 2.14.4 Consider incentives to promote car sharing by businesses and residents.

Applicant Response: Housing Hope residents are actively encouraged to practice communal ride/car sharing. Housing Hope's research has concluded that these affordable housing developments generate fewer resident vehicles, which reduces impact to air quality. Further, car/ride sharing permits fewer parking stalls than would be required by code for typical multi-family development. The Concept Plan (see *Figure 4*) provides 53 on-site stalls and four proposed on-street spaces where the code requires only 34 parking stalls. This generous on-site parking provision is intended to minimize parking impacts along Norton Avenue.

Chapter 4. Housing Element

II. Laws and Guidelines Influencing Everett's Housing Element

A. GROWTH MANAGEMENT ACT:

3. Identification of sufficient land for housing, including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group homes and foster care facilities.

B. PSRC VISION 2040 REGIONAL GROWTH STRATEGY; MULTI-COUNTY PLANNING POLICIES

Housing Diversity and Affordability

- MPP-H-1:** Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.
- MPP-H-2:** Achieve and sustain - through preservation, rehabilitation, and new development - a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.



MPP-H-3: Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals.

Jobs-housing balance:

MPP-H-4: Develop and provide a range of housing choices for workers at all income levels throughout the region in a manner that promotes accessibility to jobs and provides opportunities to live in proximity to work.

Best housing practices:

MPP-H-7: Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.

MPP-H-8: Encourage the use of innovative techniques to provide a broader range of housing types for all income levels and housing needs.

MPP-H-9: Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the provision of affordable and special needs housing.

C. SNOHOMISH COUNTYWIDE PLANNING POLICIES

Housing Goal

Snohomish County and its cities will promote an affordable lifestyle where residents have access to safe, affordable, and diverse housing options near their jobs and transportation options.

HO-1 The county and cities shall support the principle that fair and equal access to housing is available to all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability.

HO-2 The county and cities shall make provisions in their comprehensive plans to accommodate existing and projected housing needs, including a specific assessment of housing needs by economic segment within the community as indicated in the housing report prescribed in CPP

HO-5. Those provisions should consider the following factors:

- c. Increasing opportunities and capacity for affordable housing close to employment, education, shopping, public services, and public transit.
- d. Increasing opportunities and capacity for affordable and special needs housing in areas where affordable housing is currently lacking.

HO-8 Each jurisdiction's comprehensive plan should reconcile the need to encourage and respect the vitality of established residential neighborhoods with the need to identify and site essential public residential facilities for special needs populations, including those mandated under RCW 36.70A.200.

D. EVERETT VISIONING EFFORTS

Among the often repeated priorities are the following directives:

- Expand and improve parks in Everett
- Encourage improvement and extension of sidewalks, trails and bike lanes in the City
- Encourage a diverse range of affordable housing opportunities
- Maintain and improve the quality of housing and neighborhoods



- Encourage active citizen participation in City government and planning efforts
- Provide educational excellence for children in school districts serving Everett
- Support programs to serve special needs populations

Additional concerns identified through a community questionnaire and public visioning workshops include a need to address:

- public safety concerns,
- homelessness, and
- services for individuals with mental illness.

E. CONSOLIDATED PLAN

1. Preserve and expand decent, safe, and affordable housing opportunities for low-income renters, particularly those with incomes of less than 50% of median income, and less than 30% of median income.
2. Support the development of facilities and services for homeless people, particularly families with children, homeless youth, and single women.
3. Address the needs of those who are at-risk of becoming homeless as well as those who are chronically homeless in order to achieve real progress in ending homelessness.

Applicant Response: The laws and guidelines influencing Everett’s Housing Element, are well served with the proposal. The proposed project incorporates a range of residential housing types [detached single-family residences (SFRs), townhomes, multi-family flats]. Further it promotes infill on the Subject Site, and through the use of historic features would successfully integrate with the existing historic transitional neighborhood.

The required housing element of the Comprehensive Plan states the need to provide housing for homeless and low-income families, which this partnership with the Everett School District and Housing Hope addresses. The availability of public land to address this need is unique and is consistent with housing of this nature.

IV. Goal, Objectives and Policies

Goal 4.0 The goal of the Housing Element is to provide sufficient housing opportunities to meet the needs of present and future residents of Everett for housing that is decent, safe, accessible, attractive and affordable.

A. HOUSING TYPES AND OPPORTUNITIES

Objective 4.1 The City shall promote a wide variety of choices for safe and decent housing for all citizens through a variety of housing types within the Everett Planning Area.

Policy 4.1.1 Consider changes to the Land Use Map designations and Policies of the Land Use Element as needed to provide for a wide range of housing types in the city including, but not limited to: single family housing, housing to provide an alternative to single family ownership, and moderate and high density multifamily dwellings in order to accommodate the projected population and household income levels for the city and within the Everett Planning Area.

Policy 4.1.2 Promote housing alternatives to the large lot single family detached dwelling and large footprint apartment complexes.



- Policy 4.1.4** Support the principle that fair and equal access to housing is available for all citizens.
- Policy 4.1.5** Encourage housing that connects with, and contributes to the vibrancy and livability of the local neighborhood and community.
- Policy 4.1.6** Encourage or incentivize housing with amenities and attributes that are attractive to all income groups, ages and household types in the urban center, near the manufacturing and industrial center, and in transit oriented corridors.
- Policy 4.1.8** Encourage housing that is attractive and affordable with amenities for households with children.
- Policy 4.1.11** Support reasonable housing accommodation for people with special needs in all areas, and avoid concentrations of such housing while protecting residential neighborhoods from adverse impacts. See policies 4.8.1 – 4.8.10.

B. HOUSING PRESERVATION AND NEIGHBORHOOD CHARACTER

- Objective 4.2** The City shall preserve and enhance the value and character of its neighborhoods by improving and extending the life of existing housing stock.
- Policy 4.2.1** Protect existing single family neighborhoods from substantial changes such as rezoning to multiple family zones, but consider measures to increase housing capacity through strategies that accommodate well designed infill housing that protect the character of the neighborhoods.

C. HOUSING AFFORDABILITY

- Objective 4.3** The City shall increase access to affordable housing by instituting a variety of programs increasing the supply of housing while maintaining the character of existing neighborhoods.
- Policy 4.3.1** Consider providing additional incentives to housing developers and homebuilders in return for providing housing that is affordable to lower and moderate income households.
- Policy 4.3.2** Consider inclusionary housing measures, as appropriate, along with affordable housing incentives as necessary to promote affordable housing in the Everett Planning Area.
- Policy 4.3.3** Evaluate existing land use regulations to identify measures that could increase the supply of affordable housing as identified in the 2013 Potential Residential Infill Measures Report, or other reasonable measures not listed in that report.
- Policy 4.3.13** Develop and implement lower offstreet parking requirements in locations where car ownership rates are low for resident populations, such as multifamily units, student housing, and mixed use developments near transit serviced areas, to help reduce housing costs and increase affordability

E. RESIDENTIAL INFILL DEVELOPMENT

- Objective 4.5** In order to maximize the public investment that has already been made in public infrastructure, the City shall support the compact land use strategy of the comprehensive plan with housing measures that increase the City's residential capacity and that maintain the quality and character of existing neighborhoods.



Policy 4.5.1 Update design standards for higher density housing types to protect and enhance the character of existing neighborhoods.

F. HOME OWNERSHIP

Policy 4.6.3 Promote efforts that help to change the incorrect public perception that tenants of rental housing are less responsible citizens than homeowners.

G. MULTIPLE FAMILY HOUSING - LOCATION AND COMPATIBILITY

Objective 4.7 The City shall encourage new multiple family housing development in locations that have the least impact to existing single-family neighborhoods, designed to be compatible with and complementary to surrounding land uses.

Policy 4.7.2 Update design guidelines to ensure that new multiple family housing enhances and is compatible with surrounding uses, yet respects the needs of consumers for affordable housing.

H. SUBSIDIZED HOUSING - LOW INCOME AND SPECIAL NEEDS POPULATIONS

Objective 4.8 The City shall continue to support housing programs that increase the supply of housing for low-income households and special needs populations. For purposes of developing housing programs to implement these policies, the City shall use the definitions established by the Department of Housing and Urban Development for "affordable housing," "extremely low income," "very low-income housing," "low-income housing," "moderate income housing" and "middle-income housing." For purposes of developing housing programs to implement these policies, housing for special needs populations shall be defined as: Affordable housing for persons that require special assistance for supportive care to subsist or achieve independent living, including but not limited to persons that are elderly and frail elderly, developmentally disabled, mentally ill, physically disabled, homeless, people in recovery from chemical dependency, persons living with HIV/AIDS, survivors of domestic violence, and youth at risk.

Policy 4.8.1 Coordinate with the Everett Housing Authority, Snohomish County Housing Authority, non-profit housing providers, and other public and private housing interests to increase the supply of housing for low income and special needs populations within the Everett Planning Area.

Policy 4.8.2 Continue to make use of available public and private resources to subsidize housing costs for low income households and special needs populations within the Everett Planning Area, within the financial capabilities of the city.

Policy 4.8.3 Develop strategies to disperse subsidized rental housing equitably throughout the Everett Planning Area and to expand geographic housing choices for low- and moderate-income households.

Policy 4.8.5 Work with social service and nonprofit agencies to effectively provide the services required for low-income households and special needs populations, within the financial capabilities of the city.



- Policy 4.8.6** Review existing programs and/or establish new programs for assisting low income households and special needs populations to afford safe and decent housing, within the financial capabilities of the city.
- Policy 4.8.7** Cooperate with other local governments, non-profit housing providers, and housing authorities to develop a 10-year plan to assist homeless persons find permanent housing, within the financial capabilities of the city.
- Policy 4.8.8** Support local and regional efforts to prevent homelessness, and provide a range of housing options and support efforts to move homeless persons and families to long term financial independence.
- Policy 4.8.10** Promote awareness of universal design improvements that increase housing accessibility.
- Policy 4.8.12** Ensure the zoning code provides opportunities for specific types of special needs housing such as, but not limited to, adult family homes, assisted living facilities, senior citizen housing, supportive housing and temporary shelter housing. Continually monitor and update definitions of existing housing types and add new types of housing for the special needs population as necessary.

Applicant Response: The goals, objectives and policies of Everett Housing Element are met and adhered to with the proposed project. There a variety of housing types and opportunities are presented on-site, which addresses affordability with subsidized/low-income housing and the needs of the special population (homeless students and families). The proposal promotes preservation with the Norton-Grand Historic Overlay zone design standards, furthering development of neighborhood character with infill development. Housing Hope continues to work with developing community connections with the neighbors and breaking down barriers for residents of subsidized housing.

The required housing element of the Comprehensive Plan states the need to provide housing for homeless students/youth (at-risk youth) and low-income families, which this partnership with the Everett School District and Housing Hope addresses. The availability of a public land to address this need is unique and is consistent with policies in the comprehensive plan.

The existing site is transitional by nature – it is the southern-most portion of the existing Norton-Grand Historic Neighborhood, grades extend from Norton Ave. and slope down towards Grand Ave., and it is a catalyst between various housing types. Allowance of the east portion of the site to be rezoned and historic overlay removed, would allow the proposed multi-family structures to achieve a transitional zone between the single-family residential to the west and the multi-family to the southeast.

While the request is to remove the Historic Overlay (HO) zone on the proposed eastern multi-family area, the design elements of the HO would be carried throughout the site and enforced through the Development Agreement. The height limit set by the Historic Overlay zone would be removed, so that a viable unit density can be achieved for the multi-family buildings, in order to provide generous on-site parking at the request of the NAC. Multi-family structures would incorporate design elements of the proposed single-family residences along Norton Ave., with historic features such as front stoops or porches, pitched roofs and decorative eaves emphasized. Other historic overlay zone criteria such as steep sloping roofs, vertically proportioned fenestration, traditional siding materials and historic building colors would be accommodated in the design and included as project requirements in the Development Agreement.



The proposed project incorporates a range of residential types (detached single-family residences, townhomes, multi-family flats) on an infill site, and through the use of historic features would successfully integrate with the existing historic transitional neighborhood.

V. Land Use Map

D. Land Use Designation - Locational Criteria

Residential, Multifamily

The multifamily designation is applied to areas near public transit facilities or along transit corridors, near employment areas, or between higher intensity uses, such as commercial or industrial development to provide a buffer for single family neighborhoods. This designation is applied to areas that are not disruptive of existing single family neighborhoods and are already developed with a significant amount of multifamily housing. Multifamily areas are supported by a full range of public facilities and services, including transit, pedestrian and bicycle routes, utilities (water, sewer, stormwater), fire, and police. Areas designated for multifamily use will be located so as to avoid or minimize traffic impacts on single-family neighborhoods. Open space and public parks are generally available within walking distance to help meet the needs of the residents of multifamily developments. Building heights can range from townhouse development to taller apartment buildings. Multifamily development should be compatible with, and transition to adjacent single-family neighborhoods using design features to ensure compatibility.

Applicant Response: There are neighboring areas to the north, south and east that are designated as Residential, Multifamily. Urban infrastructure is located adjacent to the Subject Site and the property is well-served by public facilities. Open space areas are located nearby, as is public transportation (along Rucker Avenue). Sequoia High School is located adjacent to the site and includes a large maintained playfield and basketball hoops. Doyle Park is one block north of the site and includes a playground and lawn. Jackson Elementary School is 0.3 miles southwest of the site and includes public access to a playfield, playground equipment and a large grass playfield. Sequoia High School is one of the schools identified as having homeless students (and their families), as well as nearby Jackson Elementary School. While the Comprehensive Plan Amendment process is a non-project action, there are conceptual design opportunities with the Subject Site that would allow transition and sensitivity to single-family areas adjacent to the site as depicted in the Concept Plan.

The Subject Site is located within the Norton-Grand Historic Overlay Zone. Future compatibility with the surrounding uses would be part of the consideration in plan development and site layout. A Development Agreement is proposed on the entire Subject Site, which would further the consistency and compatibility of the proposal with the abutting properties and the neighborhood. The agreement would provide enhancement of the entire site through a design such as the Concept Plan that balances the development density and historic overlay design features and enhances the neighborhood with its sensitive and beneficial design. The revised 2020 design proposes detached single-family houses on Norton (R-1), and multi-family (R-3) to the east along Grand. The proposal is sensitive to the historic overlay, existing single-family houses along Norton and input from significant neighborhood outreach. Providing for the



removal of the historic overlay on the eastern portion of Subject Site (in area of proposed multi-family rezone to R-3) is a necessary part of the flexibility that is afforded by a Development Agreement, and allows requisite heights for the multi-family units and addresses constraints including easements, topography, parking and open space.

Compatibility of the Concept Plan includes continuity of historic overlay design features throughout the entire site design, with the exception of height where multi-family units are proposed. A Development Agreement is proposed for the entire site to ensure that historic design features and project components enhance and compliment the neighborhood.

In addition to these detailed comprehensive plan policies, future development of the Subject Site would meet the requirements for traffic concurrency/mitigation, comply with stormwater regulations and provide street frontage improvements where required. The proposed density is consistent with the comprehensive plan policies and objectives and the proposed designation implements better use of the site for the School District's and Housing Hope's objectives.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable as there are no agricultural or forest lands in the vicinity.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Housing* (including provision of units) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

The future development plan for the property is the construction of 1-, 2- and 3-bedroom low-income housing units with the priority of serving families experiencing homelessness, which includes students attending Sequoia High School, and other homeless students within the Everett School District (District).

The R-3 zone (with removed HO) does allow up to 60 units and the existing R-1 along Norton proposes seven SFRs. Housing Hope's 2020 proposal is for the combined R-1 and R-3 zones at the Subject Site, which would accommodate a medium density range of 40-50 dwelling units. This would create a transition as it is below the allowed R-3 and R-4 densities that abut the site, and allow continuity of single-family residential (SFR) on the Norton-fronting lots. Zoning limitations related to the proposal are part of the 2020 revisions, with the reduction of the rezone request to only the eastern (Grand Avenue) parcels and removal of the Historic Overlay (HO) zone on



the same lots; and a request for the Development Agreement for the entire site. This would allow inclusion of single-family and multi-family units wherein it is anticipated that the structures would not be more than two-story buildings (in the SFR R-1 zone), with design reflective of the historic character of the neighborhood and requirements of the historic overlay - with the exception of height in the R-3/removed HO zone, which would be 3-story multi-family buildings designed to honor the spirit of the historic neighborhood. The current conceptual site plan (see *Figure 4*) contains seven single-family residences and four multi-family buildings (44 dwelling units and 96 sleeping rooms total).

Residents would be supported by Housing Hope programs/staff, which would assist them in removing barriers to employment and increased income. The program goal is for the family to achieve self-sufficiency and to escape poverty and homelessness. Students would also be supported by Housing Hope staff to achieve success in school and break the cycle of intergenerational poverty. The program as designed does meet the definition of supportive housing; however, due to a recent moratorium issued by the Everett City Council, it is unclear if this site would meet the definition in the future.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

There are no housing units on the Subject Site.

c. Proposed measures to reduce or control housing impacts, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Housing* (including housing impacts/reduction) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Any future development of the site would have to go through various permits from the City. At that time, there would be a review of potential impacts related to traffic, drainage, and other site development impacts. Any future development must address Neighborhood Conservation Guidelines and Historic Overlay Zone Standards for the Norton-Grand Historic Overlay (HO) zone. The proposal is to remove the HO on the requested R-3 zoned lots (eastern two-thirds of the site), with a Development Agreement proposed to require consistency with the HO design intent on the entire site. Multi-family structures require greater height, which is restricted by the HO. A Development Agreement is proposed for the entire site to ensure that historic design features and project components enhance and compliment the neighborhood.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?



The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Aesthetics* (including height/building material) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Future building heights would have to be within code requirements. The current site designation (R-1 with HO zoning) limits building heights to 28 feet. The requested R-3 zoning, for the eastern portion of the site, would allow building heights up to 45 feet. The property is also located within the Norton-Grand Historic Overlay (HO) zone, and an R-3 zone with HO zone limits the height to 35 feet and 24 feet at the eaves. The Norton-Grand Historic Overlay (HO) zone also allows a 10% increase when in an R-3 zone. Housing Hope proposes the multi-family buildings would not exceed the 45' height limit, which would accommodate the three-story buildings. The 2020 proposal allows continuation of the R-1 zoning with the HO on the Norton-facing parcels, and removing the HO on the requested R-3 rezone parcels, with a Development Agreement proposed to require consistency with the HO design intent on the entire site. This allows for the necessary height exception in the multi-family buildings along Grand Avenue and promotes a transition area to the neighboring properties.

Future single- and multi-family buildings would be designed to include exterior details and materials that honor the aesthetic criteria of the *Neighborhood Conservation Guidelines and Historic Overlay Zone Standards for Historic Overlay Neighborhoods* issued by the Everett Historical Commission. The Development Agreement would require review by the Everett Historical Commission for any proposal at the site.

b. What views in the immediate vicinity would be altered or obstructed?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO).

Future development would change the views on and to the site from field areas to developed housing.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on any aspect of *Aesthetics* (including impact mitigation measures) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. Under the proposed Comprehensive Plan Amendment request and concurrent rezone (with removal of the HO), a 45' height limit at the multi-family housing would be allowed and could be mitigated by the placement of single-family buildings along Norton Ave. (see *Figure 4 – Concept Plan*).



The proposal would develop single-family residences along Norton Ave., multi-family along Grand Ave., and design the entire site to the standards of the historic context. This would be compatible with the historic character of the neighborhood. Housing Hope intends to respect the existing historic context of the Norton-Grand neighborhood through continuing community inclusion in the design process and collaborating with the Historic Commission to design a project that meets the spirit of the historic neighborhood. It is anticipated that the proposed development could be an example of successful use and adaptation of the Norton-Grand Historic Overlay zone in an area where newer development and/or multi-family housing often lacked integration with the historic neighborhood.

The conceptual site plan depicts seven detached single-family residences along Norton Avenue, which would include historic characteristics such as front porches, pitched roofs with decorative eaves, and cottage or story-and-a-half massing. The four multi-family structures are proposed as three stories, with the third story at multi-family townhomes building as a daylight basement open parking garage where existing site grades allow. Similar to the proposed SFR along Norton Ave., historic features such as front stoops or porches, pitched roofs and decorative eaves would be emphasized. Other historic overlay zone criteria such as steep sloping roofs, vertically proportioned fenestration, traditional siding materials and historic building colors would be accommodated in the design and included as project requirements in the Development Agreement. A Development Agreement is proposed for the entire site to ensure that historic design features and project components enhance and compliment the neighborhood.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Light and Glare* (including types/times of occurrence) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Any future development would contain lighting associated with a housing development including lighting from units, parking areas and security lighting.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and a concurrent rezone (with removal of the HO). Impacts on *Light and Glare* (including safety hazard/view interference) would



be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

c. What existing off-site sources of light or glare may affect your proposal?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and a concurrent rezone (with removal of the HO).

Off-site sources of light and glare would not impact the site or its potential to develop.

d. Proposed measures to reduce or control light and glare impacts, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and a concurrent rezone (with removal of the HO). Impacts on *Light and Glare* (including impact mitigation/reduction measures) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Buildings on the eastern lots along Grand Avenue (proposed R-3), would be limited to not more than 45' and three stories. The single-family residences (R-1 with HO) along Norton Ave. could be up to 28' in height. Potential light and glare mitigation could include placement of multi-family buildings more internal to the site (which places them at a lower elevation from Norton views), beyond the proposed single-family residences along Norton and away from the site perimeter (see **Figure 4 – Concept Plan**). Site lighting fixture placement could optimize lighting to desired areas, and minimize light trespass to areas off-site. A Development Agreement is proposed for the entire site to ensure that historic design features and project components enhance and compliment the neighborhood. Future street lighting would be installed in a manner that directs the lighting downward and in accordance with the City of Everett street lighting standards.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

The site contains an informal grass field. The site is used by the adjacent community as a play area. The City of Everett Parks and Recreation Department maintains numerous parks and trails, which are available to the public in the area of the Subject Site. A neighborhood-style smaller park is within the immediate area - Doyle Park (one block north of the site), which contains a playground and open space (allows dogs). Larger City parks include Forest Park (with an Animal Farm, Horseshoes, Picnic Shelter, Playground, Restrooms, Street Hockey, Trails, Basketball Court, Barbeque, Field, Meeting Rooms, Pool, Tennis Court, Trail Access, Water Playground, and Restrooms) and Howarth Park (with Trails, Viewpoint, Picnic Tables,



Playground, Tennis Court and Restroom). Immediately to the north/northeast is Sequoia High School, which includes a large maintained playfield and allows community use after school-hours, as do many schools in the area. Jackson Elementary School is 0.3 miles southwest of the subject site and includes public access to a playfield, playground equipment and a large grass playfield.

b. Would the proposed project displace any existing recreational uses? If so, describe.

As a non-project action, no construction/development is proposed. Future site-specific development proposals would be subject to a separate development regulation review. With the approval of the docket request and potential future development, the informal field area would be replaced with housing, and outdoor recreation areas. On-site amenities available to the residents are planned to include picnic plaza with table, bar-b-que and raised garden planters, toddler and youth play structures, sport court (removable bollards to accommodate fire access turnaround), and a companion animal run.

Proposed site amenities available to the neighborhood community may include a public pocket park with picnic table and benches, and the accessible public pedestrian path and stair/ramp system providing safe connection along the north property line between Norton and Grand Avenues and potential passive recreational opportunities.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Recreation* (including impact mitigation measures) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Future development of the site would eliminate the use of the field area that currently exists; however, there are some opportunities within the vicinity for field uses. The 2020 proposal includes potential amenities to the neighboring community that include a public pocket park with picnic table and benches, accessible public pedestrian path and stair/ramp system providing safe connection along the north property line between Norton and Grand Avenues, proposed four on-street public parking spaces along the east side of Norton (which preserve existing mature street trees), and a pedestrian entrance to the site aligned with Clinton Place (achieves a landscaped pedestrian 'avenue' and view corridor towards the east).



13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The site is located within the City's Norton-Grand Historic Overlay zone, at its southernmost point (see inset map). The Subject Site was the location of the former Jackson Elementary School (1902-1955). It now contains an informal play field with no structures existing. Many houses and structures within this area of the City are greater than 45 years old. A house at 3501 Norton (ca. 1934) was determined ineligible for the historic register. A house at 3515 Norton was documented as constructed in 1904 and detailed through the historic property inventory (HPI) with the State Department of Archaeology and Historic Preservation online system; however, no determination was made for the house. Nearby Sequoia High School is a historic structure, which is utilized and maintained by the Everett School District.



- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no historic or cultural structures on the site. The previous school on-site was torn down in 1955.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Research was conducted online with the Washington Department of Archaeology and Historic Preservations' WISSARD system, as well as the City of Everett's website. Additional information is available about the Norton-Grand Historic Overlay zone and the history of this site from the City of Everett and the Northwest Room.

Neighborhood Outreach: Housing Hope intends to respect the existing historic context of the Norton-Grand neighborhood through community inclusion in the design process and collaborating with the Historic Commission to design a project that meets the spirit of the historic neighborhood. Housing Hope has been hosting a series of meetings with the Neighborhood Advisory Committee, to solicit neighbor preferences of historic design and massing through voting exercises and design charrettes. This has created opportunity for nearby residents to understand Housing Hope's mission and on-site support systems provided to its residents. As invested stakeholders, Housing Hope and the Neighborhood Advisory Committee have established



neighborhood and project goals, discussed design features, and generated refinements of the conceptual site plan in response to the neighbors' feedback. Housing Hope is including the community in this design process to foster a sense of partnership with the neighborhood, and the resulting conceptual site plan (see *Figure 4*) represents these collaborative efforts.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Historic/Cultural Preservation* (including impact avoidance/minimization measures) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

The 2020 Docket proposal allows continuation of the R-1 zoning with the Historic Overlay (HO) on the Norton-fronting parcels, and removing the HO on the requested R-3 rezone parcels, with a Development Agreement proposed to require consistency with the HO design intent on the entire site. This allows for the necessary height exception in the multi-family buildings along Grand Avenue and promotes a transition area to the neighboring properties. The Development Agreement is proposed to ensure that historic design features and project components enhance and compliment the neighborhood.

Housing Hope intends to continue the neighborhood outreach meetings on a regular basis throughout the course of this comprehensive plan amendment and concurrent rezone / historic overlay removal and project development effort. It is hoped that these community members would remain engaged with Housing Hope regarding this and other Housing Hope locations in this neighborhood.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on-site plans, if any.**

The site is located on the east side of Norton Avenue opposite Clinton Place. It is anticipated that vehicular and fire apparatus access to the site would be from Grand Avenue on the east side of the site. Single-family houses along Norton Avenue would have parking located behind the houses. The frontage along Grand Avenue would need to be improved with curb, gutter and sidewalk according to City of Everett standards and subject to Public Works review. The Subject Site is currently vacant and is used as a local park/field by the neighborhood, but is not part of Everett Parks Department.



- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Everett Transit does provide public transit service to the residents of Everett. Additional regional service is provided by Community Transit. The site is served with an open-shelter bus stop located on Rucker Avenue (in front of Sequoia High School) and a seated bus stop located nearby on Rucker at 37th Street. There are a number of busses serving Everett Station and Park-and-Rides with routes to Seattle, Bellevue, Marysville and Lynnwood (as well as throughout the region). Amtrak and Sounder provide train service from the Everett Station, and Greyhound (bus lines) operate there, too.

- c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Transportation* (including parking additions/elimination) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Any future development of the site would have to provide new parking as required by Everett Municipal Code. The conceptual site plan (see *Figure 4*) provides 53 parking spaces on-site and 4 on-street spaces; the required parking spaces by City code would be 34 stalls. The proposed on-site parking is in excess of code requirements. The proposed street parking would accommodate the general public, and also creates a traffic calming opportunity (streets with parking on both sides naturally slow the traffic flow), which addresses significant neighborhood concerns regarding existing speeding traffic along Norton Ave.

- d. Will the proposal require any new improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Transportation* (including new improvements) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Future development is anticipated to access to the site from Grand Avenue on the east side of the site. The frontage along Grand Avenue would need to be improved with curb, gutter and sidewalk according to City of Everett standards and subject to Public Works review. Potential traffic calming opportunities on Norton Avenue, where collisions have occurred, may include proposed street parking spaces and restriping to narrower traffic lanes, which would be subject to approval of the City.



e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This site is not in the immediate vicinity of water, rail, or air transportation facilities. The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Transportation* (including use/types) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation modes were used to make these estimates?

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO); however, the change in zoning would allow additional units to be built on the site. Impacts on *Transportation* (including vehicle trip generation) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Housing Hope retained Gibson Traffic Consultants (GTC) to provide a comparison of the existing trip generation under current zoning R-1 and the potential trip generation if the site was rezoned R-2 or R-3. [See submitted Sequoia Field Zoning Trip Generation (June 2019) for additional details.]

Housing Hope anticipates a future proposal for a multi-family development, consistent with their lease. For comparison purposes trip generation calculations for a future proposal (Sequoia Field) were provided based on data in the Institute of Transportation Engineer (ITE) *Trip Generation* and observational data collected by GTC staff at Oakes Commons, located at 3125 Oakes Avenue in Everett. The Oakes Commons was counted from 4-6 PM on Tuesday June 25, 2019 to determine if the low-income units generated significantly fewer trips than typical multi-family low-rise units.

Trip generation calculations for the comparison of zoning for the Sequoia Field site are based on national statistics contained in the Institute of Transportation Engineers' (ITE) *Trip Generation, 10th Edition (2017)*. Although there is the potential for greater number of SFD units, GTC has utilized the lowest density likely (17 detached houses) for the existing zoning potential. The average trip generation rates for the following ITE Land Uses were utilized:

- Land Use Code 210, Single-family Detached – 17 units
- Land Use Code 220, Multifamily Low-Rise – 45 units (R-2) & 80 units (R-3) (for this comparison 80 units were used; however, based on comments from the City, up to 87 units could be placed on the site.)



Table 1 – Existing R-1 Zoning Trip Generation Summary

Land Use	Size	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Single Family (R-1), LUC 210	17 Units	160	3	10	13	11	6	17

Table 2 – Possible R-2 Zoning Trip Generation Difference Summary

Land Use	Size	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Multifamily Low-rise (R-2), LUC 220	45 Units	329	5	16	21	16	9	25
Single Family (R-1), LUC 210	-17 Units	-160	-3	-10	-3	-11	-6	-17
Trip Difference from R-1 to R-2		169	2	6	8	5	3	8

Table 3 – Possible R-3 Zoning Trip Generation Difference Summary

Land Use	Size	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Multifamily Low-rise (R-3), LUC 220	80 Units	586	9	28	37	28	17	45
Single Family (R-1), LUC 210	-17 Units	-160	-3	-10	-3	-11	-6	-17
Trip Difference from R-1 to R-3		426	6	18	24	17	11	28

The trip generation calculations are included in the GTC report attachments.

Additionally, a count at the 20-unit Oakes Commons site in the City of Everett was conducted since there is not a low-income use in the Institute of Transportation Engineer (ITE) *Trip Generation Manual, 10th Edition (2017)*. Oakes Commons is similar in nature and surrounding features to the proposed units. Both sites are urban in nature with pedestrian facilities, including curb, gutter and sidewalk in mixed-use neighborhoods. The trip generation per residential unit between the Oakes Commons and Sequoia Field proposal is not anticipated to be significantly different.

The count at Oakes Commons in Everett was completed on Tuesday June 25, 2019 during a normal day when the site was fully occupied. The count was completed by GTC staff and showed a total of 10 trips (7 inbound/3 outbound) during the PM peak-hour between (4:00 PM to 6:00 PM). These trips included one drop-off which was counted as both an inbound and outbound trip and three trips associated with one vehicle that was an inbound/outbound/inbound. This equates to a trip generation rate of 0.50 PM peak-hour trips per unit. The ITE multifamily low-rise rate is 0.56 PM peak-hour trips per unit; therefore, the possible trip generation for the low-income units with R-2 and R-3 zoning could be reduced by approximately 10%. This would



reduce the trip difference between the different zoning by between 2 and 5 PM peak-hour trips.

GTC Conclusions: The possible zoning change for the Sequoia Field site is anticipated to generate a range of 17 to 45 PM peak-hour trips depending on the zoning. The maximum number of trips wouldn't meet the City's threshold for requiring level of service analysis at off-site intersection. Regardless of the zoning any development would be required to pay traffic impact fees [unless waived] and provide sight distance at the accesses to meet City of Everett standards.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

There are no working farms or forest land in the immediate area of the site. The site and surrounding area are urban in nature.

h. Proposed measures to reduce or control transportation impacts, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Transportation* (including impact mitigation/reduction/control measures) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

The potential rezone, with a future development, would add vehicle trips to the site and surrounding road system. Any future development of the site would be required to provide a traffic study based on the number of units to be developed. The study would review impacts and potential mitigation that may be necessary. Frontage and pedestrian walkway improvements would be required to be consistent with City code requirements. Sight distance at the accesses would be required to meet City of Everett standards.

The City of Everett currently has a traffic impact fee of \$2,400 per PM peak-hour trip. EMC 18.40.145 allows fee exemptions and reductions for new low-income housing units, which is in accordance with State requirements. Housing Hope anticipates seeking a waiver of traffic mitigation fees with a future project; and would be responsible for paying any mitigation fee not waived at the time of building permits being issued by the City.

A Development Agreement is proposed for the entire site to ensure that historic design features and project components enhance and compliment the neighborhood. The proposed street parking would accommodate the general public, and also creates a traffic calming opportunity (streets parked on both sides naturally slow the traffic flow), which addresses significant neighborhood concerns regarding existing speeding traffic along Norton Avenue. Additionally, restriping to narrower traffic lanes could also provide traffic calming on this road where collisions have occurred; however, all methods of mitigation would be subject to approval of the City.



15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). Impacts on *Public Services* (including increased needs) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Any future development would increase the need for public services to the property. The need would be evaluated based a land use proposal that would incorporate provisions for adequate fire suppression, hydrants, proper emergency access and other provisions for a single- and multi-family development. Proximity of this low-income housing for homeless families with students in the Everett School District would potentially reduce public transit, by providing in-district housing in lieu of bussing students from outside the school district.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone (with removal of the HO). A Development Agreement is proposed for the entire site to ensure that historic design features and project components enhance and compliment the neighborhood. Impacts on *Public Services* (including impact mitigation/reduction/control measures) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. Service providers would be given information related to a future land use proposal as part of the City’s review process.

16. UTILITIES

- a. Circle utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Utility providers include the following:

Electricity Public Utility District No. 1 of Snohomish County
 Natural Gas Puget Sound Energy
 Refuse Service Rubatino Refuse Removal, Inc.
 Sewer/Water/Stormwater City of Everett
 Telephone, Video, Data Zippy Fiber

The following provides details regarding utilities (sanitary sewer, water, storm water) for the site area.



Sanitary Sewer

According to the City GIS, there is sanitary sewer in Norton Avenue that is an 8” clay tile pipe with a depth of approximately 10 feet. There is also a 36” brick main in Grand Avenue that has a depth of approximately 12 feet. A review of the Comprehensive Plan indicates no capacity issues in the local area.

Water

According to the City GIS, there is an 8” ductile iron water main in Norton Avenue and an 8” ductile iron water main in Grand Avenue that terminates in a fire hydrant about halfway down the frontage from the south. There is also a fire hydrant located across from Clinton Place along the Norton frontage. Both mains are listed as being in the Intermediate Pressure Zone – Elevation 361.

The GIS indicates that the site is crossed by a 48” steel water transmission line contained in a 30-foot easement. The presence of this transmission line would impact the layout of any future site development.

Stormwater

The City GIS indicates no storm system in Norton Avenue. The storm system in Grand Avenue is combined with the sewer system. The soils have a hard pan so infiltration would be limited. Any development would need to meet the requirements of the Washington State Department of Ecology Stormwater Management Manual for Western Washington as adopted by the City of Everett. This would involve low impact development stormwater measures as well as runoff treatment and flow control. As the downstream system is a combined sewer, there are special conditions from the City of Everett for treatment and flow control that would need to be followed.

Surface Water Pollution Prevention / Grading

All projects need to control construction stormwater and protect it from pollutants and sediment. This would involve the use of standard Best Management Practices provide for source control and treatment of construction runoff. As the site disturbance would be over 1-acre in extent, a Department of Ecology Construction Stormwater Permit would be required and a Certified Erosion and Sediment Control Lead would be required to monitor construction activities.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Utilities* (including type/provider) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. Additional utilities and



extensions would be needed and the ability to serve the site would need to be demonstrated.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Reviewed by Housing Hope
and Brent Planning Solutions

Signature: 

Paula Townsell, E.P. - Author
Environmental/Permitting Consultant
Townsell Consulting LLC

Date submitted: June 28, 2019; revised August 29, 2019, July 20, 2020 and August 10, 2020



D. Supplemental sheet for non-project actions

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

There would be no increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise as a result of an amendment request for a change in the Comprehensive Plan land use map and rezone to a consistent implementing zone on the eastern portion of the site. This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. There would be impacts associated with the increased density allowed by the rezone.

Proposed measures to avoid or reduce such increases are:

There would be no impact related to the non-project action; therefore, there are no mitigation measures being proposed. At the project level stage, review would be conducted by the City related to development regulations and potential mitigation requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed Docketing Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. A consistency determination would be required as part of the docketing process and City Council action.

The site was developed with Jackson Elementary School (1902-1955). It contains a maintained field area and provides limited vegetation and habitat on much of the site with the exception of the treed area along the south/east. This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on plants, animals, fish, or marine life would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

There would be no impact related to the non-project action; therefore, there are no mitigation measures being proposed. At the project-level stage, review would be conducted by the City related to development regulations and potential mitigation requirements related to plant and animals. There would be a loss of minimal habitat with future development. Landscaping of the site would need to meet City code requirements.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is unlikely to deplete energy or natural resources. The proposed Docketing Application is to amend the Comprehensive Plan Map to allow future development consistent with



the Land Use Map and provide a consistent implementing zone on the eastern portion of the site. The application request requires action and approval by the City Council related to consistency.

This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on energy or natural resources would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. Based on funding criteria of the future proposed affordable housing development (single- and multi-family development), the “*Evergreen Sustainable Development Criteria*” may apply to the project, which would contribute to conservation of energy and natural resources through sustainable site and building design and construction criteria.

Proposed measures to protect or conserve energy and natural resources are:

There would be no impact to the non-project action; therefore, there are no mitigation measures being proposed. Energy and natural resource use impacts would be evaluated at the time of development permit application.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Research was conducted for the Docket Request proposal. There were no environmentally sensitive areas (except steep slopes) or areas designated (or eligible or under study) for governmental protection discovered on the Subject Site. This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on areas designated (or eligible or under study) for governmental protection (such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands (including the likelihood to use or affect environmentally sensitive areas) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

The site is being used as an informal play field area by the surrounding community. Future development of the site would remove this use. The site was the location of Jackson Elementary School, built in 1902 and torn down in 1955.

Proposed measures to protect such resources or to avoid or reduce impacts are:

There would be no impact related to the non-project action; therefore, there are no additional mitigation measures being proposed. A Development Agreement is proposed for the entire site to ensure that historic design features and project components enhance and compliment the neighborhood. There are no sensitive areas on site except for steep slopes. Sensitive areas would be evaluated at the time of a development permit application.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?



The proposal is likely to have a positive impact on land use by allowing and/or encouraging future development compatible with existing plans. The proposal is not anticipated to have any effect on shoreline use; nor would it create any incompatibility with existing shoreline plans.

The proposed Docketing Application is to amend the Comprehensive Plan Map to allow future development consistent with the Land Use Map and provide a consistent implementing zone on the eastern portion of the site. The Everett School District prepared a Property Management Plan in 2011 with significant community outreach and engagement. The property went through a formal process with the Everett School Board. The board approved a 75-year Ground Lease with Housing Hope for use of the site consistent with District goals in support of homeless students.

As part of the Docket Request process, site information was analyzed for potential impacts associated with future development if the request were to be approved. This research was conducted to address consistency of the proposal with the existing plans and regulations of the City. This is an application to amend the land use plans and zoning map of the City. The determination of consistency must be made by the City Council after public input and hearings. Information provided is to assist in the determination of consistency with plans and regulations.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Housing Hope's 2019 proposal has evolved through discussions with the community, staff and representatives of the City of Everett, and Neighborhood Advisory Committee, and work with the design team. The revised 2020 proposal allows a holistic approach to development of the Subject Site (see Concept Plan) to include honoring the design intent of the Norton-Grand Historic Overlay zone across the entire site, but provides necessary relief from the height restrictions to allow the multi-family buildings. This would create a transition for surrounding zones and ensure compatibility measures through the establishment of a Development Agreement. The proposed project refinements and rezone meets the goals of the Everett School District/Housing Hope lease agreement and honors the neighboring community needs and historic context.

There would be no adverse impacts to shoreline and land use as a result of the proposal; therefore, there are no mitigation measures being proposed. Land use impacts would be evaluated at the time of a development permit application.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed Docketing Application is to amend the Comprehensive Plan Map to allow future development consistent with the Land Use Map and provide a consistent implementing zone on the eastern portion of the site. The District approved a 75-year Ground Lease with Housing Hope for development of the site as previously detailed.



As part of the Docket Request process, site information was analyzed for potential impacts associated with future development if the request were to be approved. Utility and transportation information was also completed on the potential of a future site development. Research for this application determined that a future subsequent multi-family development proposal would increase demands on transportation and/or public services and utilities. Those results were studied and are detailed within this Environmental Checklist. Zoning Trip Generation information on transportation impacts was conducted to provide additional information for this non-project action.

Proposed measures to reduce or respond to such demand(s) are:

There are no proposed measures to reduce or respond to such demands as a part of this Docket Request application. A Development Agreement is proposed for the entire site to ensure that historic design features and project components enhance and compliment the neighborhood. A future development proposal would be subject to required studies and potential mitigation of impacts in accordance with the rules and regulations at the time of the proposal. Transportation information was provided as a gauge for potential impacts related to a future development application. As indicated in the Environmental Checklist, Housing Hope does not intend to build out the site as allowed by the R-3 zoning, but instead there would be no more than 50 units. This allows transition from the higher adjacent densities (R-3 and R-4) allowed to the north, east and south of the property.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed Docket Request is to amend the Comprehensive Plan – Land Use Map and provide a consistent implementing zone on the eastern portion of the Subject Site (and remove the Historic Overlay on the rezoned area). There would be no conflict with local, state or federal laws or requirements for the protection of the environment as a result of the amendment request for a change to the map and rezone. The site is already developed with an informal field and the request provides consistency with the regulations and laws with a future permit application review. A Development Agreement is proposed for the entire site to ensure that historic design features and project components enhance and compliment the neighborhood. A future development proposal would be subject to requirements for the protection of the environment in accordance with the rules and development regulations at the time of the proposal as well as the proposed Development Agreement.



Appendix A Legal Description

FRIDAYS 2ND ADD TO EVERETT BLK 003 D-00 - BEG 37.5FT S OF NE COR OF LOT 2 TH W264.61FT TH N 34.0FT TH W 15FT TH S 96.5FT THE TOW SIDE OF GRAND AVE TH N ALG W SIDE OF GRAND AVE TO POB & LOTS 3 & 4 BLK 3 PLUS VAC 10FT GRAND AVE LY ADJLOT 4 TGW LOTS 7-8-9-10-11&12 & BEG SE COR LOT 13 BLK 3 TH N 12.5FT TH W 128.81FT TH S 12.5FT THE TO POB

Source: Snohomish County Assessor 6/2019



Narrative Statement Evaluation Criteria

NARRATIVE STATEMENT – EVALUATION CRITERIA

All applications must be accompanied by a separate narrative statement describing how the proposal is consistent with the following criteria and applicable rezone type. Please note that this information is important for the City's evaluation of your Comprehensive Plan map amendment and rezone application.

Comprehensive Plan Policies

Everett's Comprehensive Plan contains the following criteria that provide guidance to decision makers in their review of applications to amend land use designations. Please consider each of the following review criteria and respond to them on a separate piece of paper. The response should identify which of the criteria is being addressed. Where the criteria spells out relevant policies or criteria, found in either the City's Comprehensive Plan or Zoning Code, please reference the relevant section when noting such support for your application. City staff will help with any questions you may have in regard to completing this work.

1) The proposed land use designation must be supported by or be consistent with the existing policies of the various elements of the Comprehensive Plan. NOTE: Please refer to the location criteria beginning on page LU-65 (*Applicant noted - this is an outdated reference; the correct section has been used by the Applicant*). Please refer to specific policies, especially those in the Land Use and Housing sections.

Applicant Response: The City of Everett Comprehensive Plan is the policy document that will guide the growth of the City until 2035. In order to approve a change of a comprehensive plan designation consistency with the plan needs to be demonstrated. The request is to change the current designation of Residential, Single Family to Residential, Multifamily for the eastern portion of the Subject Site; remove the Norton-Grand Historic Overlay zone on the eastern portion of the Subject Site; and establish a Development Agreement for the entire site to ensure that historic design features and project components enhance and compliment the neighborhood. This designation change would allow the future development of single- and multi-family units to serve homeless students and their families.

The Everett School District (District) owns the property located south of 36th Street, between Norton and Grand Avenues referred to as its Sequoia "Upper Field". The neighboring community commonly refers to the Subject Site as the Norton Playfield. Housing Hope and Everett School District has concluded a 75-year Ground Lease Agreement for this site. Housing Hope, founded in 1987, recognizes that safe, secure and affordable housing is only the first step in solving poverty for struggling families. The innovative concept to provide a full-range of housing, with housing-related support services, is a hallmark of the Housing Hope mission. Housing Hope combines affordable housing with tailored services such as life-skills training, childcare, case management, and employment services. Housing Hope also offers homeownership opportunities for low-income individuals of Snohomish County and Camano Island. The project vision is to provide housing on the site to serve families experiencing homelessness that include students attending Sequoia High School and other homeless students within the District.

The conditions of the Everett School District (ESD) Ground Lease agreement with Housing Hope are as follows:

Housing Hope Properties shall be responsible for creating a plan to prioritize serving homeless households with students in the school district.

Priority for residency in the apartments shall be as follows:

1. Households with McKinney Vento student(s) enrolled at Sequoia HS (as identified by ESD).
2. Households with McKinney Vento student(s) enrolled at other ESD schools (as identified by ESD).
3. Households with McKinney Vento student(s) enrolled at public schools in other school districts (as identified by ESD).
4. Households with students meeting low income and other requirements to which the development is subject.

For those households with student(s) currently enrolled in ESD and meeting the above requirements, preference would be given for students that have a two-year attendance history in ESD.

Housing Hope's 2019 Docket proposal has evolved through discussions with the community, staff and representatives of the City of Everett, and the Neighborhood Advisory Committee (created by Housing Hope to facilitate public outreach and communication within the neighborhood), as well as through work with the design team. As a result of the significant ongoing community outreach, the revised 2020 proposal request affords a holistic approach to development of the Subject Site as it provides a thoughtful solution to site and neighborhood interests at this location, while providing a transition zone for neighboring properties and meeting the goals of the Everett School District/Housing Hope lease agreement – housing of homeless students and their families. As detailed within the SEPA Environmental Checklist, Housing Hope proposes:

- retaining the single-family (R-1) zone for those lots along Norton Avenue with the Norton-Grand Historic Overlay (HO) zone within the western-third of the site;
- requesting the comprehensive plan amendment to Residential, Multifamily (with the R-3 implementing zone) for those lots along Grand Avenue – the eastern two-thirds of the site;
- adding an amendment to remove the Historic Overlay (HO) from lots on the east along Grand Avenue – the eastern two-thirds of the site – proposed for concurrent rezone to R-3, which allows adequate multi-family building heights to accommodate parking below buildings and achieve unit density for project viability; and
- establishing a Development Agreement for the entire Subject Site to ensure that historic features and project components enhance and compliment the neighborhood.

Housing Hope proposes a Development Agreement that would be consistent with applicable development regulations. The Development Agreement is being prepared by the City with the components provided by Housing Hope. The agreement will include conditions of approval. Conditions of City approval of the comprehensive plan and zoning code amendments include:

1. Plan Approval. Development of the property is allowed only upon review and approval of a site plan and design standards by the City Council. Exhibit ___ is a conceptual site plan and exterior elevation plans. The development may proceed as a Planned Development Overlay, Planned Residential Development Overlay or other mechanism approved by City Council. This review is subject to additional public notice and comment.

2. Uses. The uses allowed on the property are limited to single-family and multi-family residential dwellings, which include administration and community spaces that accommodate staff offices, support services to the residents, multi-purpose gathering space and laundry facilities, plus on-site recreation and open space for the benefit of residents and the neighborhood. Any other uses would require a modification to the Development Agreement consistent with the zoning in effect at the time of modification.
3. Density. The number of dwelling units per acre is limited to twenty-nine (29) within the R-3 zone.
4. Historic Design Review. The dwellings to be constructed on the property removed from the Norton-Grand Historic Overlay shall be reviewed by the Everett Historical Commission for compatibility with the adjacent historic neighborhood. The Historical Commission's recommendations will be forwarded to the Review Authority set forth in Section #1 (Plan Approval) above.
5. Street Access. Access to the property designated for multi-family housing shall not access through Norton Avenue, except for emergency vehicles.

There are policies in the City's Comprehensive Plan that do support this request and include the following:

Chapter 2 Land Use Element
IV. Land Use Goals, Objective and Policies

B. Objectives

- Objective 2.1** Provide for the public health, safety and welfare of the Everett community.
- Objective 2.2** Provide sufficient land and development standards to allow the community to grow in a desirable manner.
- Objective 2.3** Establish land use patterns that encourage the efficient utilization of land, energy resources, transportation facilities, public infrastructure, and the economic provision of public services, and that further the goals of the other elements of the comprehensive plan.
- Objective 2.4** Reinforce, maintain and enhance the desirable qualities of Everett's neighborhoods.

Applicant Response: Addressing student/family homelessness is a direct response to providing for public health, safety and welfare. The proposal provides preference for those households whose student(s) have a two-year attendance history in Everett School District, and meet stated requirements. It also furthers other goals in the plan related to housing needs, homelessness and student housing.

The multi-family designation is consistent with adjacent designations/uses and provides efficient utilization of resources and the existing infrastructure. It also furthers other goals in the plan related to housing needs and student housing.

The Concept Plan provides an innovative site plan, which enhances the neighborhood with its sensitive and beneficial design. By placing detached single-family houses on Norton, and multi-family to the east along Grand, the proposal is sensitive to the historic overlay, existing single-family houses along the west and reflects input from significant neighborhood outreach. A Development Agreement would be established for the entire Subject Site to ensure that historic features and project components

enhance and compliment the neighborhood. The Concept Plan addresses site constraints including easements, topography, and parking/open space needs. Compatibility of the design includes continuity of historic overlay design features throughout the entire site design, with the exception of height where multi-family units are proposed.

2.1 Residential Land Use Policies The Land Use Element must designate enough land at sufficient densities to accommodate the population allocated to the Everett Planning Area, and to provide housing opportunities for all economic segments of the community.

Policy 2.1.1 Assure a wide range of housing opportunities throughout the entire community, while preserving and creating distinct residential neighborhoods. Designate on the Land Use Map areas appropriate for various types of housing at specified density ranges, but without major changes in most residential areas to the existing land use designations.

Policy 2.1.2 Promote increased densities and infill housing types in all residential neighborhoods through appropriate design standards that reinforce the single family character of areas zoned single family, and which assure that multiple family developments integrate with and enhance the neighborhoods in which they are permitted.

Policy 2.1.5 Promote development of neighborhood parks and use of existing public school recreational facilities for year round use by the residents of Everett's neighborhoods.

Applicant Response: The proposal supports housing of homeless students and their families. It would provide low-income housing opportunities with on-site support services, a large component of Housing Hope's service model. The proposal would promote increased densities and infill housing sensitive to the historic neighborhood through appropriate design standards that reinforce the single-family character of area along Norton, and assure that the proposed multi-family area along Grand (R-3 rezone) integrates with and enhances the neighborhood. A proposed Development Agreement (for the entire Subject Site) would ensure that historic features and project components enhance and compliment the neighborhood.

While the leased property is owned by the Everett School District and would no longer be an informal grass field for neighbors use, it should be noted that the Everett School District owns several other parcels in the immediate vicinity that would remain available to the community, along with area City parks and trails. Housing Hope proposes amenities to neighbors that include a public pocket park with picnic table and benches; accessible public pedestrian path and stair/ramp system providing safe connection along the north property line between Norton and Grand Avenues; four proposed on-street public parking spaces along the east side of Norton (which preserve existing mature street trees) in part to achieve traffic calming on Norton Avenue; and a pedestrian entrance to the site aligned with Clinton Place (achieves a landscaped pedestrian 'avenue' and view corridor towards the east). Proposed amenities encourage community building with residents and neighbors.

C. Land Use Policies

2.5 Open Space Land Use Policies

Policy 2.5.1 The City shall continue to acquire and develop public park lands to serve the population of the Everett Planning Area, within the financial capabilities of the City, in accordance with the Parks, Recreation and Open Space (PROS) Plan.

Policy 2.5.2 The City shall coordinate with the Port of Everett, school districts, Snohomish County, and neighboring cities to assure an adequate supply of open space lands to be used for active recreation purposes, passive aesthetic values, and to serve as either focal points for or buffers between land uses, neighborhoods, and communities.

Applicant Response: Prior to moving forward with a lease on the property, Housing Hope met with City staff to discuss the Subject Site. Inquiries were made regarding the potential interest the City might have to purchase the property. The City indicated that they were not interested in purchasing the property.

While the leased property is owned by the Everett School District and would no longer be an informal grass field for neighbors use, it should be noted that the Everett School District owns several other parcels in the immediate vicinity that would remain available to the community, along with area City parks and trails. Housing Hope proposes amenities to neighbors that may include a public pocket park with picnic table and benches; accessible public pedestrian path and stair/ramp system providing safe connection along the north property line between Norton and Grand Avenues; four proposed on-street public parking spaces along the east side of Norton (which preserve existing mature street trees) in part to achieve traffic calming on Norton Avenue; and a pedestrian entrance to the site aligned with Clinton Place (achieves a landscaped pedestrian 'avenue' and view corridor towards the east). Proposed amenities encourage community building with residents and neighbors.

Policy 2.5.4 The City shall provide incentives for developers to incorporate public open space and recreation facilities within development proposals.

Applicant Response: The Applicant has worked with both the City and community [including the Port Gardner Neighborhood Association, and the Neighborhood Advisory Committee (created by Housing Hope to facilitate public outreach and communication within the neighborhood)] to better understand needs for local neighbors in replacing the existing informal field with low-income family housing with the focus on homeless families of students within the Everett School District as a priority. Housing Hope proposes amenities to neighbors such as a public pocket park and pedestrian connections through the site that encourage community building with its residents and neighbors.

2.8 "Other Land Uses" or "Hard to Site Facilities" Land Use Policies

The following policies apply to the siting of "other land uses" or "hard to site facilities" which are necessary to support urban development, such as colleges, hospitals, solid waste handling facilities, correctional facilities, government buildings and facilities, and social services.

Policy 2.8.1 The City shall coordinate with the State of Washington, Snohomish County, and other likely proponents of "hard to site facilities" to the extent possible in order to understand the types of facilities needed or planned for the Everett area, the land use requirements, and potential impacts of such facilities so potential sites can be identified by both the Land Use Element and Capital Facilities Element. Policy

Policy 2.8.2 "Hard to site" facilities shall be located so as to provide the necessary service to the intended users of the facility with the least impact on surrounding land uses. Only sites that are located so as to promote compatibility with other existing or planned land uses shall be allowed for such uses.

Applicant Response: As a social service agency, Housing Hope experienced the difficulties of a “hard to site facility”. Project delays created a significant opportunity for dialogue regarding the proposal with various community members [including the Port Gardner Neighborhood, Neighborhood Advisory Committee (NAC)], and staff and representatives of the City of Everett, as well as the Everett School Board. Since the application in 2019, Housing Hope has also presented the proposal to the City of Everett Planning Commission and City Council, as well to the Port Gardner Neighborhood Association, Neighborhood Advisory Committee (NAC) (created by Housing Hope to facilitate public outreach and communication within the neighborhood), and in public hearings. With three meetings with the NAC, Housing Hope intends to continue the neighborhood outreach meetings on a regular basis throughout the course of this current comprehensive plan amendment and concurrent rezone / historic overlay removal / PRD overlay and project development effort. It is hoped that these community members would remain engaged with Housing Hope regarding this and other Housing Hope locations in this neighborhood.

2.13 Critical Area Goals, Objectives and Policies

Policy 2.13.1 Critical area maps provide general information regarding the location and classification of specific critical areas. Require that site specific review be completed and that critical areas be classified and delineated in conjunction with any development proposal on or adjacent to any critical area.

Policy 2.13.2 Geologically Hazardous Areas.

- b) Require geotechnical analysis for land use activities (development proposals) within or adjacent to such areas to determine the extent of hazard, identify potential impacts of the proposal, and identify necessary mitigation measures to eliminate significant hazards.
- e) Establish seasonal limitations on land use activities, including clearing and grading, adjacent to critical areas as necessary to protect those areas.

Policy 2.13.3 Steep Slopes. The City shall adopt regulations for development of steep slopes which lessen the risk and prevent the occurrence of such problems.

Policy 2.13.4 Erosion. The City should require careful and effective erosion control measures during and after construction. Best Management Practices (BMP’s) to control erosion should be required. Development shall not be permitted on high or severe erosion hazard areas when such development would significantly increase the risk of slope failure.

Policy 2.13.5 Vegetation. The City shall prohibit or restrict clearing of vegetation in areas that are susceptible to landslide and erosion and encourage the revegetation of cleared areas.

Policy 2.13.8 Clearing. The City should allow clearing, grading and land alteration on sites containing or abutting critical areas only for approved development proposals. The City should establish seasonal limitations to clearing on or adjacent to critical areas as necessary to protect and maintain critical area functions and values. Cleared and/or graded areas should be stabilized and revegetated as soon after construction as practicable, and on slopes, immediately after construction.

Applicant Response: There are critical areas (steep slopes, erosion/landslide potentials) mapped on the Subject Site. It was necessary to confirm site-specific soils conditions to further the conceptual site plan design process. The Geotechnical Engineering Report, February 28, 2020, was prepared by The Riley Group, Inc. and confirms the soil types and existence of the steep slopes along a portion of

the east side of the Subject Site. The study identified an area of steep slopes and erosion/landslide potential. The study also provides recommendations for Best Management Practices (BMPs) to address potential mitigation measures to eliminate significant hazards, as well as steep slopes, erosion, vegetation and clearing of the areas. The PRD would require a Development Agreement, which would comply with all applicable development codes and regulations in regard to the critical area/geologically hazardous areas policies.

2.14 Air Quality and Other Environmental Issues Policies

Air Quality

Policy 2.14.4 Consider incentives to promote car sharing by businesses and residents.

Applicant Response: Housing Hope residents are actively encouraged to practice communal ride/car sharing. Housing Hope's research has concluded that these affordable housing developments generate fewer resident vehicles, which reduces impact to air quality. Further, car/ride sharing permits fewer parking stalls than would be required by code for typical multi-family development. The submitted Concept Plan provides 53 on-site stalls and four proposed on-street spaces where the code requires only 34 parking stalls. This generous on-site parking provision is intended to minimize parking impacts along Norton Avenue.

Chapter 4. Housing Element

II. Laws and Guidelines Influencing Everett's Housing Element

A. GROWTH MANAGEMENT ACT:

3. Identification of sufficient land for housing, including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group homes and foster care facilities.

B. PSRC VISION 2040 REGIONAL GROWTH STRATEGY; MULTI-COUNTY PLANNING POLICIES

Housing Diversity and Affordability

- MPP-H-1:** Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.
- MPP-H-2:** Achieve and sustain - through preservation, rehabilitation, and new development - a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.
- MPP-H-3:** Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals.

Jobs-housing balance:

- MPP-H-4:** Develop and provide a range of housing choices for workers at all income levels throughout the region in a manner that promotes accessibility to jobs and provides opportunities to live in proximity to work.

Best housing practices:

- MPP-H-7:** Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.
- MPP-H-8:** Encourage the use of innovative techniques to provide a broader range of housing types for all income levels and housing needs.
- MPP-H-9:** Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the provision of affordable and special needs housing.

C. SNOHOMISH COUNTYWIDE PLANNING POLICIES

Housing Goal

Snohomish County and its cities will promote an affordable lifestyle where residents have access to safe, affordable, and diverse housing options near their jobs and transportation options.

- HO-1** The county and cities shall support the principle that fair and equal access to housing is available to all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability.
- HO-2** The county and cities shall make provisions in their comprehensive plans to accommodate existing and projected housing needs, including a specific assessment of housing needs by economic segment within the community as indicated in the housing report prescribed in CPP
- HO-5.** Those provisions should consider the following factors:
- c. Increasing opportunities and capacity for affordable housing close to employment, education, shopping, public services, and public transit.
 - d. Increasing opportunities and capacity for affordable and special needs housing in areas where affordable housing is currently lacking.
- HO-8** Each jurisdiction's comprehensive plan should reconcile the need to encourage and respect the vitality of established residential neighborhoods with the need to identify and site essential public residential facilities for special needs populations, including those mandated under RCW 36.70A.200.

D. EVERETT VISIONING EFFORTS

Among the often repeated priorities are the following directives:

- Expand and improve parks in Everett
- Encourage improvement and extension of sidewalks, trails and bike lanes in the City
- Encourage a diverse range of affordable housing opportunities
- Maintain and improve the quality of housing and neighborhoods
- Encourage active citizen participation in City government and planning efforts
- Provide educational excellence for children in school districts serving Everett
- Support programs to serve special needs populations

Additional concerns identified through a community questionnaire and public visioning workshops include a need to address:

- public safety concerns,
- homelessness, and
- services for individuals with mental illness.

E. CONSOLIDATED PLAN

1. Preserve and expand decent, safe, and affordable housing opportunities for low-income renters, particularly those with incomes of less than 50% of median income, and less than 30% of median income.
2. Support the development of facilities and services for homeless people, particularly families with children, homeless youth, and single women.
3. Address the needs of those who are at-risk of becoming homeless as well as those who are chronically homeless in order to achieve real progress in ending homelessness.

Applicant Response: The laws and guidelines influencing Everett’s Housing Element, are well served with the proposal. The proposed project incorporates a range of residential housing types [detached single-family residences (SFRs), townhomes, multi-family flats]. Further it promotes infill on the Subject Site, and through the use of historic features would successfully integrate with the existing historic transitional neighborhood.

The required housing element of the Comprehensive Plan states the need to provide housing for homeless and low-income families, which this partnership with the Everett School District and Housing Hope addresses. The availability of public land to address this need is unique and is consistent with supportive housing of this nature.

IV. Goal, Objectives and Policies

Goal 4.0 The goal of the Housing Element is to provide sufficient housing opportunities to meet the needs of present and future residents of Everett for housing that is decent, safe, accessible, attractive and affordable.

A. HOUSING TYPES AND OPPORTUNITIES

Objective 4.1 The City shall promote a wide variety of choices for safe and decent housing for all citizens through a variety of housing types within the Everett Planning Area.

Policy 4.1.1 Consider changes to the Land Use Map designations and Policies of the Land Use Element as needed to provide for a wide range of housing types in the city including, but not limited to: single family housing, housing to provide an alternative to single family ownership, and moderate and high density multifamily dwellings in order to accommodate the projected population and household income levels for the city and within the Everett Planning Area.

Policy 4.1.2 Promote housing alternatives to the large lot single family detached dwelling and large footprint apartment complexes.

Policy 4.1.4 Support the principle that fair and equal access to housing is available for all citizens.

Policy 4.1.5 Encourage housing that connects with, and contributes to the vibrancy and livability of the local neighborhood and community.

Policy 4.1.6 Encourage or incentivize housing with amenities and attributes that are attractive to all income groups, ages and household types in the urban center, near the manufacturing and industrial center, and in transit oriented corridors.

Policy 4.1.8 Encourage housing that is attractive and affordable with amenities for households with children.

Policy 4.1.11 Support reasonable housing accommodation for people with special needs in all areas, and avoid concentrations of such housing while protecting residential neighborhoods from adverse impacts. See policies 4.8.1 – 4.8.10.

B. HOUSING PRESERVATION AND NEIGHBORHOOD CHARACTER

Objective 4.2 The City shall preserve and enhance the value and character of its neighborhoods by improving and extending the life of existing housing stock.

Policy 4.2.1 Protect existing single family neighborhoods from substantial changes such as rezoning to multiple family zones, but consider measures to increase housing capacity through strategies that accommodate well designed infill housing that protect the character of the neighborhoods.

C. HOUSING AFFORDABILITY

Objective 4.3 The City shall increase access to affordable housing by instituting a variety of programs increasing the supply of housing while maintaining the character of existing neighborhoods.

Policy 4.3.1 Consider providing additional incentives to housing developers and homebuilders in return for providing housing that is affordable to lower and moderate income households.

Policy 4.3.2 Consider inclusionary housing measures, as appropriate, along with affordable housing incentives as necessary to promote affordable housing in the Everett Planning Area.

Policy 4.3.3 Evaluate existing land use regulations to identify measures that could increase the supply of affordable housing as identified in the 2013 Potential Residential Infill Measures Report, or other reasonable measures not listed in that report.

Policy 4.3.13 Develop and implement lower offstreet parking requirements in locations where car ownership rates are low for resident populations, such as multifamily units, student housing, and mixed use developments near transit serviced areas, to help reduce housing costs and increase affordability

E. RESIDENTIAL INFILL DEVELOPMENT

Objective 4.5 In order to maximize the public investment that has already been made in public infrastructure, the City shall support the compact land use strategy of the comprehensive plan with housing measures that increase the City's residential capacity and that maintain the quality and character of existing neighborhoods.

Policy 4.5.1 Update design standards for higher density housing types to protect and enhance the character of existing neighborhoods.

F. HOME OWNERSHIP

Policy 4.6.3 Promote efforts that help to change the incorrect public perception that tenants of rental housing are less responsible citizens than homeowners.

G. MULTIPLE FAMILY HOUSING - LOCATION AND COMPATIBILITY

Objective 4.7 The City shall encourage new multiple family housing development in locations that have the least impact to existing single-family neighborhoods, designed to be compatible with and complementary to surrounding land uses.

Policy 4.7.2 Update design guidelines to ensure that new multiple family housing enhances and is compatible with surrounding uses, yet respects the needs of consumers for affordable housing.

H. SUBSIDIZED HOUSING - LOW INCOME AND SPECIAL NEEDS POPULATIONS

Objective 4.8 The City shall continue to support housing programs that increase the supply of housing for low-income households and special needs populations. For purposes of developing housing programs to implement these policies, the City shall use the definitions established by the Department of Housing and Urban Development for "affordable housing," "extremely low income," "very low-income housing," "low-income housing," "moderate income housing" and "middle-income housing." For purposes of developing housing programs to implement these policies, housing for special needs populations shall be defined as: Affordable housing for persons that require special assistance for supportive care to subsist or achieve independent living, including but not limited to persons that are elderly and frail elderly, developmentally disabled, mentally ill, physically disabled, homeless, people in recovery from chemical dependency, persons living with HIV/AIDS, survivors of domestic violence, and youth at risk.

Policy 4.8.1 Coordinate with the Everett Housing Authority, Snohomish County Housing Authority, non-profit housing providers, and other public and private housing interests to increase the supply of housing for low income and special needs populations within the Everett Planning Area.

Policy 4.8.2 Continue to make use of available public and private resources to subsidize housing costs for low income households and special needs populations within the Everett Planning Area, within the financial capabilities of the city.

Policy 4.8.3 Develop strategies to disperse subsidized rental housing equitably throughout the Everett Planning Area and to expand geographic housing choices for low- and moderate-income households.

Policy 4.8.5 Work with social service and nonprofit agencies to effectively provide the services required for low-income households and special needs populations, within the financial capabilities of the city.

Policy 4.8.6 Review existing programs and/or establish new programs for assisting low income households and special needs populations to afford safe and decent housing, within the financial capabilities of the city.

Policy 4.8.7 Cooperate with other local governments, non-profit housing providers, and housing authorities to develop a 10-year plan to assist homeless persons find permanent housing, within the financial capabilities of the city.

Policy 4.8.8 Support local and regional efforts to prevent homelessness, and provide a range of housing options and support efforts to move homeless persons and families to long term financial independence.

Policy 4.8.10 Promote awareness of universal design improvements that increase housing accessibility.

Policy 4.8.12 Ensure the zoning code provides opportunities for specific types of special needs housing such as, but not limited to, adult family homes, assisted living facilities, senior citizen housing, supportive housing and temporary shelter housing. Continually monitor and update definitions of existing housing types and add new types of housing for the special needs population as necessary.

Applicant Response: The goals, objectives and policies of Everett Housing Element are met and adhered to with the proposed project. There a variety of housing types and opportunities are presented on-site, which addresses affordability with subsidized/low-income housing and the needs of the special population (homeless students and families). The proposal promotes preservation with the Norton-Grand Historic Overlay zone design standards, furthering development of neighborhood character with infill development. Housing Hope continues to work with developing community connections with the neighbors and breaking down barriers for residents of subsidized housing.

The required housing element of the Comprehensive Plan states the need to provide housing for homeless students/youth (at-risk youth) and low-income families, which this partnership with the Everett School District and Housing Hope addresses. The availability of a public land to address this need is unique and is consistent with policies in the comprehensive plan.

The existing site is transitional by nature – it is the southern-most portion of the existing Norton-Grand Historic Neighborhood, grades extend from Norton Ave. and slope down towards Grand Ave, and it is a catalyst between various housing types. Allowance of the east portion of the site to be rezoned and historic overlay removed, would allow the proposed multi-family structures to achieve a transitional zone between the single-family residential to the west and the multi-family to the southeast.

While the request is to remove the Historic Overlay (HO) zone on the proposed eastern multi-family area, the design elements of the HO would be carried throughout the site and enforced through the Development Agreement. The height limit set by the Historic Overlay zone would be increased through the PRD, so that a viable unit density can be achieved for the multi-family buildings, and in order to provide generous on-site parking at the request of the NAC. Multifamily structures would incorporate design elements of the proposed single-family residences along Norton Ave., with historic features such as front stoops or porches, pitched roofs and decorative eaves emphasized. Other historic overlay zone criteria such as steep sloping roofs, vertically proportioned fenestration, traditional siding materials and historic building colors would be accommodated in the design and included as project requirements in the Development Agreement as part of the proposed PRD overlay zone.

The proposed project incorporates a range of residential types (detached single-family residences, townhomes, multi-family flats) on an infill site, and through the use of historic features would successfully integrate with the existing historic transitional neighborhood.

V. Land Use Map

D. Land Use Designation - Locational Criteria

Residential, Multifamily

The multifamily designation is applied to areas near public transit facilities or along transit corridors, near employment areas, or between higher intensity uses, such as

commercial or industrial development to provide a buffer for single family neighborhoods. This designation is applied to areas that are not disruptive of existing single family neighborhoods and are already developed with a significant amount of multifamily housing. Multifamily areas are supported by a full range of public facilities and services, including transit, pedestrian and bicycle routes, utilities (water, sewer, stormwater), fire, and police. Areas designated for multifamily use will be located so as to avoid or minimize traffic impacts on single-family neighborhoods. Open space and public parks are generally available within walking distance to help meet the needs of the residents of multifamily developments. Building heights can range from townhouse development to taller apartment buildings. Multifamily development should be compatible with, and transition to adjacent single-family neighborhoods using design features to ensure compatibility.

Applicant Response: There are neighboring areas to the north, south and east that are designated as Residential, Multifamily. Urban infrastructure is located adjacent to the Subject Site and the property is well-served by public facilities. Open space areas are located nearby, as is public transportation (along Rucker Avenue). Sequoia High School is located adjacent to the site and includes a large maintained playfield and basketball hoops. Doyle Park is one block north of the site and includes a playground and lawn. Jackson Elementary School is 0.3 miles southwest of the site and includes public access to a playfield, playground equipment and a large grass playfield. Sequoia High School is one of the schools identified as having homeless students (and their families), as well as nearby Jackson Elementary School. While the Comprehensive Plan Amendment process is a non-project action, there are conceptual design opportunities with the Subject Site that would allow transition and sensitivity to single-family areas adjacent to the site as depicted in the Concept Plan.

The Subject Site is located within the Norton-Grand Historic Overlay Zone. Future compatibility with the surrounding uses would be part of the consideration in plan development and site layout. A Development Agreement is proposed on the entire Subject Site, which would further the consistency and compatibility of the proposal with the abutting properties and the neighborhood. The agreement would provide enhancement of the entire site through a design such as the Concept Plan that balances the development density and historic overlay design features and enhances the neighborhood with its sensitive and beneficial design. The revised 2020 design proposes detached single-family houses on Norton (R-1), and multi-family (R-3) to the east along Grand. The proposal is sensitive to the historic overlay, existing single-family houses along Norton and input from significant neighborhood outreach. Providing for the removal of the historic overlay on the eastern portion of Subject Site (in area of proposed multi-family rezone to R-3) is a necessary part of the flexibility that is afforded by a Development Agreement, and allows requisite heights for the multi-family units and addresses constraints including easements, topography, parking and open space.

Compatibility of the Concept Plan includes continuity of historic overlay design features throughout the entire site design, with the exception of height where multi-family units are proposed. A Development Agreement is proposed for the entire site to ensure that historic design features and project components enhance and compliment the neighborhood.

In addition to these detailed comprehensive plan policies, future development of the Subject Site would meet the requirements for traffic concurrency/mitigation, comply with stormwater regulations and provide street frontage improvements where required. The proposed density is consistent with the

comprehensive plan policies and objectives and the proposed designation implements better use of the site for the School District's and Housing Hope's objectives.

2) Have circumstances related to the subject property and the area in which it is located changed sufficiently since the adoption of the Land Use Element to justify a change to the land use designation? If so, the circumstances which have changed should be described in detail to support findings that a different land use designation is appropriate.

Applicant Response: The Everett School District (District) went through a property management planning process some years ago. This was a community-wide process that involved numerous community open houses to discuss properties owned by the District. As stated on the District's website, "Property management planning is the process used to plan and manage the development, use, and disposition of real estate owned by the district. The implications of property management are evident in the District's strategic plan priorities to utilize and generate resources in support of student learning, and to support strategic partners whose work is aligned with our mission." Out of the process the Everett School Board approved a Property Use Matrix and a Property Use Framework. The site identified as Norton Avenue Playfield was shown as a future Sale/or Exchange to the City of Everett. Inquiries have been made to the City and interest was not shown for acquisition.

Both the District and Housing Hope have seen the increase in numbers in homeless students (1,266 in 2018) and their families. Homeless students move more often, and it has been estimated that with each move 4-6 months of learning is lost. Based on this recognized need, discussions began on how both parties could address this increasing need. While the site had been identified as a future sale through a public process, providing housing on the site is consistent with the District's commitment and mission to students and their families. The request to a Residential, Multifamily designation (with removal of the HO) for a portion of the site would allow for development of housing units to meet the need of these homeless students and their families in an area that has similar designations and as a transition from the adjacent single-family neighborhood.

There are policies in the City's Comprehensive Plan that do support this housing element of the request and include the following:

Chapter 4. Housing Element

II. Laws and Guidelines Influencing Everett's Housing Element

A. GROWTH MANAGEMENT ACT:

3. Identification of sufficient land for housing, including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities.

B. PSRC VISION 2040 REGIONAL GROWTH STRATEGY; MULTI-COUNTY PLANNING POLICIES

Housing Diversity and Affordability:

MPP-H-9: Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the provision of affordable and special needs housing.

E. CONSOLIDATED PLAN

2. Support the development of facilities and services for homeless people, particularly families with children, homeless youth, and single women.
3. Address the needs of those who are at-risk of becoming homeless as well as those who are chronically homeless in order to achieve real progress in ending homelessness.

Applicant Response: The required housing element of the Comprehensive Plan states the need to provide housing for low-income or homeless youth families, which this partnership with the Everett School District and Housing Hope addresses. The availability of a public land to address this need is unique and is consistent with supportive housing.

The revised 2020 proposal meets a greater number of goals and policies of the Comprehensive Plan, as detailed extensively in response to #1 Evaluation Criteria.

3) Are the assumptions on which the land use designation of the subject property is based erroneous, or is new information available which was not considered at the time the Land Use Element was adopted that justify a change to the land use designation? If so, the erroneous assumptions or new information should be described in detail to enable the Planning Commission and City Council to find that the land use designation should be changed.

Applicant Response: The Subject Site is surrounded on three sides by R-3 and R-4 zoning. With the large size of these platted lots and access now feasible from Grand Avenue, it is appropriate to change the land use to multi-family development. New information is also now available regarding the need for housing for homeless students and their families. This unique partnership between the Everett School District and Housing Hope allows this housing need to be addressed by the redevelopment of a public site in an area that supports the density and character of use, as well as provides a location with close proximity to schools (Sequoia High School and Jackson Elementary School) which would be served by the proposal. The new information was previously discussed (*see #2 Evaluation Criteria for additional details*).

4) Does the proposed land use designation promote a more desirable land use pattern for the community as a whole? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.

Applicant Response: The provision of this housing on the Subject Site does benefit the Everett community as a whole. The availability of public land with existing infrastructure adds to the desirability of the location. The existing patterns in the vicinity are a mixture of single-family and multi-family development, and the future development potential would provide a transition between

these densities. Through the partnerships of the Everett School District and Housing Hope, the housing needs of some of the 1,266 homeless students can be met. Housing Hope has an outstanding reputation and a solid track record of providing well designed housing that is efficiently managed, successful with residential support services, and well-maintained developments.

The updated 2020 request promotes a more desirable land use pattern for the community. As a result of additional work with the community, City and the Neighborhood Advisory Committee (created by Housing Hope to facilitate public outreach and communication within the neighborhood), the proposal has evolved and creates an effective and desirable transition to the neighboring properties. Highlights of the proposal's compatibility include the establishment of a Development Agreement for the entire parcel and a rezone to R-3 only on the eastern-portion of the site with removal of the Norton-Grand Historic Overlay (to allow necessary heights for multi-family buildings). Additionally, development along Norton would only be single-family houses (R-1 with existing Historic Overlay) on those western lots. The Development Agreement would reinforce the project goals of applying historic features and architectural components to the entire site, in order to achieve a cohesive design between the various proposed housing types. The request and description of the qualities of the proposed land use designation is detailed fully in the revised SEPA Environmental Checklist submitted with the 2020 revised request.

5) Should the proposed land use designation be applied to other properties in the vicinity? If so, the reasons supporting the change of several properties should be described in detail. If not the reasons for changing the land use designation of a single site, as requested by the proponent, should be provided in sufficient detail to enable the Planning Commission and City Council to find that approval as requested does not constitute a grant of special privilege to the proponent or a single owner of property.

Applicant Response: The Subject Site is unique because of its location between single-family and multi-family development, and it is an infill of an undeveloped site. The property is owned by a public agency and proposed to be developed by a non-profit agency through a unique partnership. These unique circumstances don't apply to other properties in the immediate vicinity.

6) What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to assure compatibility with the uses of other properties in the vicinity?

Applicant Response: The proposed code amendment is a non-project action; however, the designation and concurrent rezone could allow development with a density consistent with the R-3 zoning along Grand Ave., where a request has been made to remove the Norton-Grand Historic Overlay (HO) on the eastern portion of the site. Establishment of a Development Agreement for the entire site has also been proposed, which would ensure that historic design features and project components enhance and compliment the neighborhood and provide compatibility of the site design with surrounding properties. Leaving the development along Norton Ave. as single-family (R-1 HO) is part of the updated 2020 application. While a non-project action, the SEPA Environmental Checklist does

address ranges of impacts associated with the future development of the Subject Site. Housing Hope would work with the community to address any compatibility concerns with a future project design. A community outreach plan would continue to be implemented as part of any proposal on the site. Any future project would have to meet the requirements for traffic, stormwater regulations and other zoning code requirements.

The updated 2020 request [eastern portion of the Subject Site comprehensive plan map amendment to Residential, Medium Density with rezone to medium density residential (R-3 implementing zone) and removal of historic overlay, and Development Agreement for the entire site)] promotes a more desirable land use pattern for the neighborhood by achieving low-income and housing for homeless families and historically designed infill medium density housing on a transitional site, which is detailed in the SEPA Environmental Checklist. Housing Hope intends to respect the existing historic context of the Norton-Grand neighborhood through continuing community inclusion in the design process and honoring the historic commission guidelines where possible, which would be provided in a Development Agreement. Housing Hope has been hosting a series of meetings with the Neighborhood Advisory Committee (NAC) (created by Housing Hope to facilitate public outreach and communication within the neighborhood), to solicit neighbor preferences of historic design and massing through voting exercises and design charrettes. This has created opportunity for nearby residents to understand Housing Hope's mission and on-site support systems provided to its residents. As invested stakeholders, Housing Hope and the NAC have established neighborhood and project goals, discussed design features, and generated refinements of the conceptual site plan in response to the neighbors' feedback. Housing Hope is including the community in this design process to foster a sense of partnership with the neighborhood, and the resulting NAC-endorsed Concept Plan represents these collaborative efforts.

Housing Hope intends to continue these neighborhood outreach meetings on a regular basis throughout the course of this comprehensive plan amendment / concurrent rezone / historic overlay removal and project development effort, which includes a Development Agreement. It is hoped that the community members would remain engaged with Housing Hope regarding this and other Housing Hope locations in this neighborhood.

7) Would the change of the land use designation sought by the proponent create pressure to change the land use designations of other properties in the vicinity? If so, would the change of land use designation for other properties be in the best long term interests of the community in general?

Applicant Response: There would not be pressure for future changes to other properties in the vicinity based on this request. The unique nature of the Everett School District and Housing Hope partnership, and the housing provided for homeless students and their families, is geared to this particular piece of property and particular circumstances.

Rezone

Rezoning can be either non-project or performance agreement rezoning. In order to better understand the differences between the two rezoning processes, it is advised that you speak with Long Range Planning staff in advance of responding to this section.

1) Which rezoning type are you seeking?

Applicant Response: The request is for a non-project rezoning, although the proposed Development Agreement will address the development criterion for a future mixed single- and multi-family project (40-50 units) that would house homeless and low-income students and their families.

2) Address your vision for how the subject property or properties would be used if the rezoning were approved, and how the request, if granted, would benefit the City of Everett and its citizens.

Applicant Response: The future development plan for the property is the construction of housing units with the priority of serving low-income and families experiencing homelessness, which includes students attending Sequoia High School, and other homeless students within the Everett School District. Conceptual site design is underway that presently reflects 44 residential units. It is anticipated that the single-family detached structures would be a mixture of single and 1½ story buildings, while the multi-family structures would not be more than three stories, with design reflective of the historic character of the neighborhood and requirements of the historic overlay. Parents would be supported on-site by Housing Hope staff, which would assist them in removing barriers to employment and increased income. The program goal is for the family to achieve self-sufficiency and to escape poverty and homelessness. Students would also be supported on-site by Housing Hope staff to achieve success in school and break the cycle of intergenerational poverty.

Housing Hope's 2019 Docket proposal has evolved through discussions with the community, staff and representatives of the City of Everett, Port Gardner Neighborhood Association and Neighborhood Advisory Committee (created by Housing Hope to facilitate public outreach and communication within the neighborhood), as well as through work with the design team. As a result of the significant ongoing community outreach, the revised 2020 Docket proposal request affords a holistic approach to development of the Subject Site as it provides a thoughtful vision that is sensitive to site components, historic and neighborhood constraints, while providing a transition zone for neighboring properties and meeting the goals of the Everett School District/Housing Hope lease agreement – housing of homeless students and their families. As detailed within the SEPA Environmental Checklist, the 2020 Docket application proposes:

- retaining the single-family (R-1) zone along Norton Ave. with the Norton-Grand Historic Overlay (HO) zone;
- adding an amendment to remove a portion of the HO (from lots on the east along Grand Ave. proposed for a rezoning to R-3, which allows necessary multi-family building heights); and
- establishment of a Development Agreement for the entire site to ensure that historic features and project components enhance and compliment the neighborhood.

A conceptual site plan is provided for reviewers to better understand Housing Hope's vision for the proposal (this application request does not require a site plan; it has been provided to allow a better understanding of design options for the site). Housing Hope's vision provides that the ground floor of one of the multi-family structures would include Administration/Community spaces (3,400± SF), which would accommodate staff offices, support services to the residents, multi-purpose gathering space and laundry facilities. Further, the design vision proposes site amenities to the neighborhood community that include a public pocket park with picnic table and benches, accessible public pedestrian path and stair/ramp system providing safe connection along the north property line between Norton and Grand Avenues, proposed four on-street public parking spaces along the east side of Norton (which preserve existing mature street trees), a pedestrian pathway on the north border of the property running between Norton and Grand Avenues, and a pedestrian entrance to the site aligned with Clinton Place (achieves a landscaped pedestrian 'avenue' and visual connection towards the east). The proposed street parking would accommodate the general public, but also creates a traffic calming opportunity (streets parked on both sides naturally slow the traffic flow), which addresses significant neighborhood concerns regarding existing speeding traffic along Norton Ave.

Housing Hope intends to respect the existing historic context of the Norton-Grand neighborhood through community inclusion in the design process. It is anticipated that the proposed development would be an example of successful use and adaptation of the Norton-Grand Historic Overlay zone in an area where newer development often lacked integration with the historic neighborhood. The Concept Plan depicts seven detached single-family residences (SFRs) along Norton Ave., which would include historic characteristics such as front porches, pitched roofs with decorative eaves, and cottage or story-and-a-half massing. The four multi-family structures are proposed as three stories, with the third story at the multi-family townhomes building as a daylight basement open parking garage where existing site grades allow. Similar to the proposed SFRs along Norton, historic features such as front stoops or porches, pitched roofs and decorative eaves would be emphasized.

In addition to on-site support services for residents, the project vision includes developing a sense of community. Proposed on-site amenities available to the residents include picnic plaza with table, bar-b-que and raised garden planters, toddler and youth play structures, sport court (removable bollards to accommodate fire access turnaround), companion animal run, trash and recycle enclosures. A proposed public and accessible pedestrian pathway spanning from Norton to Grand Avenue along the northern border of the property would provide a safe pedestrian connection through the developed site.

Concept Site Plan

REVISIONS:

PROJECT DATA
 SITE AREA
 131,215 SF (3.012 ACRES)

UNIT TYPES
 7 SINGLE-FAMILY RESIDENCES, 17 SLEEPING ROOMS
 5 TOWN HOMES - 15 SLEEPING ROOMS
 32 FLATS - 64 SLEEPING ROOMS

OVERALL UNIT TOTAL: 44 UNITS, 66 SLEEPING RMS.
 2718 SF

PARKING (EMC TABLE 34-2 & TABLE 34-3)
 (R) 2-BEDROOM UNITS = 1.00 SPACE = 38 SPACES
 (R) 3-BEDROOM UNITS = 2.00 SPACES = 16 SPACES
 TOTAL PARKING = 52 SPACES
 X 0.65 REDUCTION FACTOR = 33.8 SPACES

TOTAL REQUIRED PARKING: 34 SPACES
 PARKING PROVIDED: 53 ON-SITE SPACES
 44 STALLS PER UNIT, 5 FOR STAFF, 4 FOR VISITORS (+4 OFF-SITE SPACES AT NORTON AVE.)

OPEN SPACE (EMC CH. 18.15.040)
 REQUIRED (150 SF/UNIT) 6,600 SF
 SPORT COURT 5,175 SF
 OPEN SPACE CORRIDOR, TODDLER PLAY AREA, PICNIC PLAZA, GARDEN: 7,361 SF
 TOTAL: 12,466 SF

RECREATION (EMC CH. 18.15.050)
 REQUIRED
 (R) 2 BDRM. 72 PEOPLE
 (R) 3 BDRM. 24 PEOPLE
 96 PEOPLE X .01 = 0.96 ACRES REC. IMPACT

CREDITS:
 TYPE OF REC. FACILITY: AREA: CREDITS:
 PUBLIC POCKET PARK 2,358 SF 0.25 ACRE MIN.
 PUBLIC PEDESTRIAN PATH 7,252 SF 0.25 ACRE MIN.
 SPORT COURT 5,175 SF 0.25 ACRE MIN.
 YOUTH PLAY AREA 834 SF 0.25 ACRE MIN.
 TODDLER PLAY AREA 1,145 SF 0.25 ACRE MIN.
 PICNIC PLAZA 1,155 SF 0.25 ACRE MIN.
 TOTAL REC. PROVIDED: 17,920 SF 4.50 ACRES

HOUSING HOPE
 NORTON / GRAND AVE, EVERETT
 APN #0451500300200

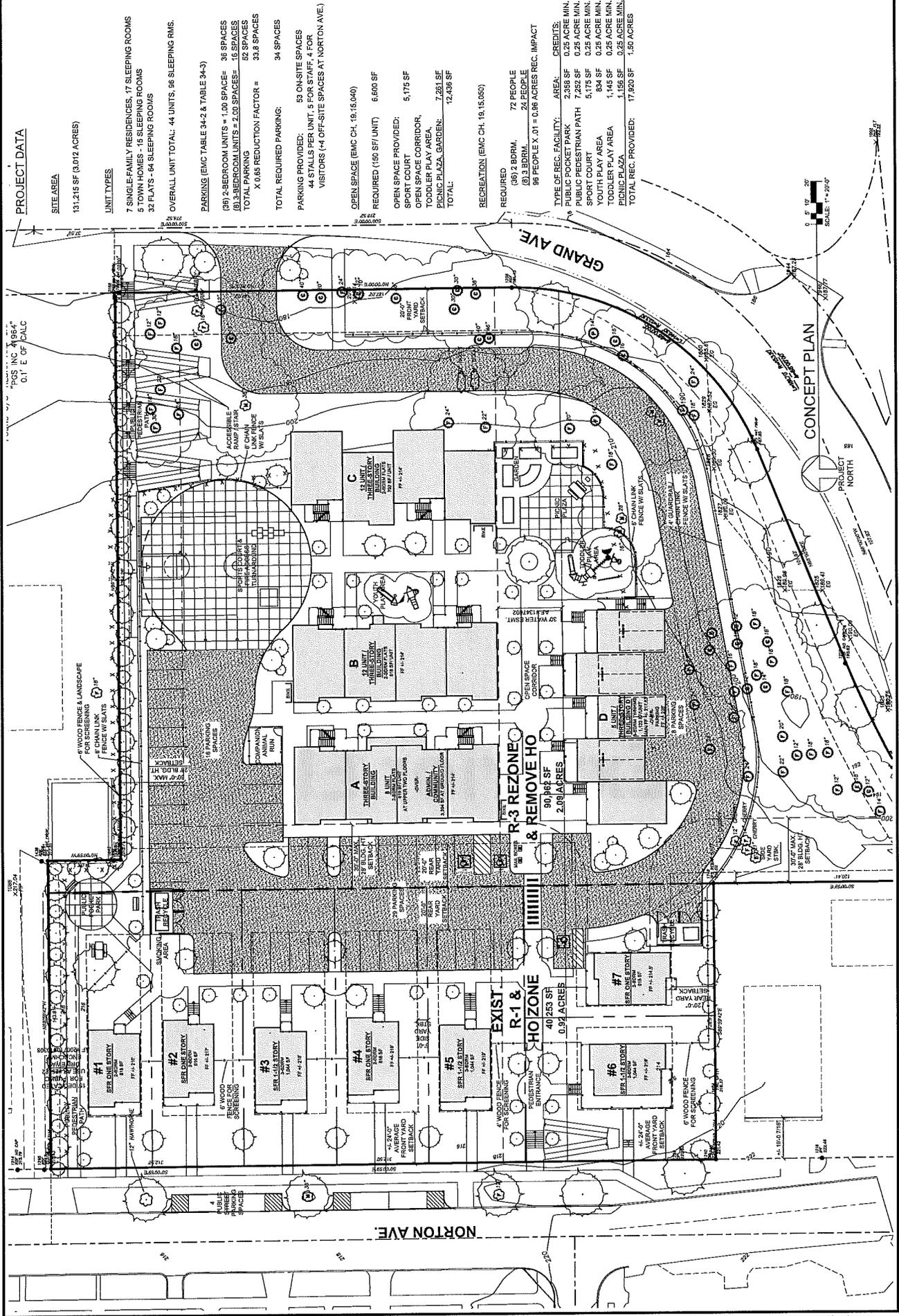
DESIGNS
 northWEST
 ARCHITECTS
 10051 SR 522, SUITE B
 95208
 37170000, WA 98222
 PHONE: 425.822.4441
 WWW.DESIGNSNW.COM

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2020 Docket
 Proposed Rezone -
 CONCEPT PLAN

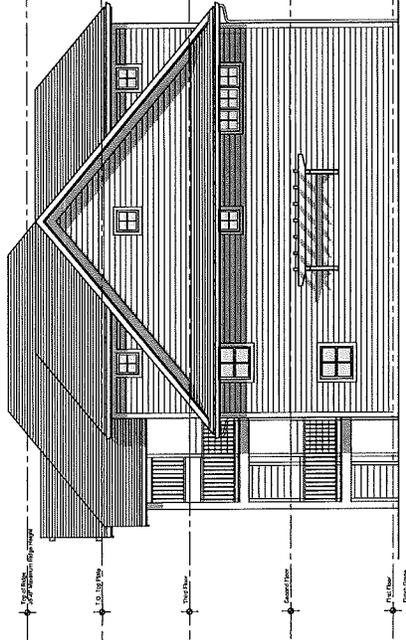
DATE: 07/14/2020
 DESIGNED: DN / KW
 DRAWN: KW
 JOB NO.:
 PROJECT:
 SHEET:

A-1.0

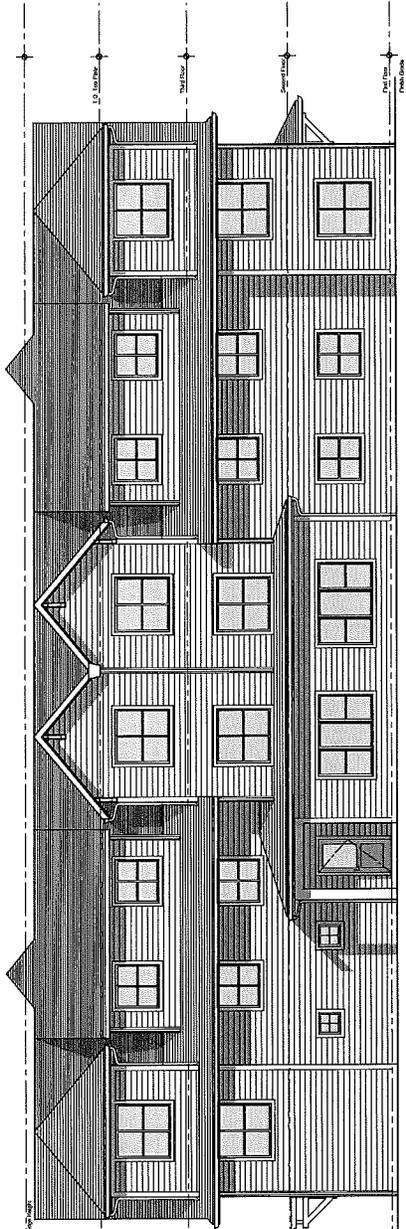


Exterior Elevation Plans

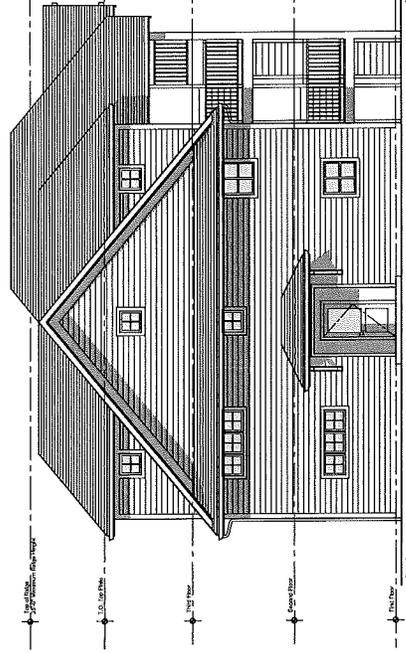
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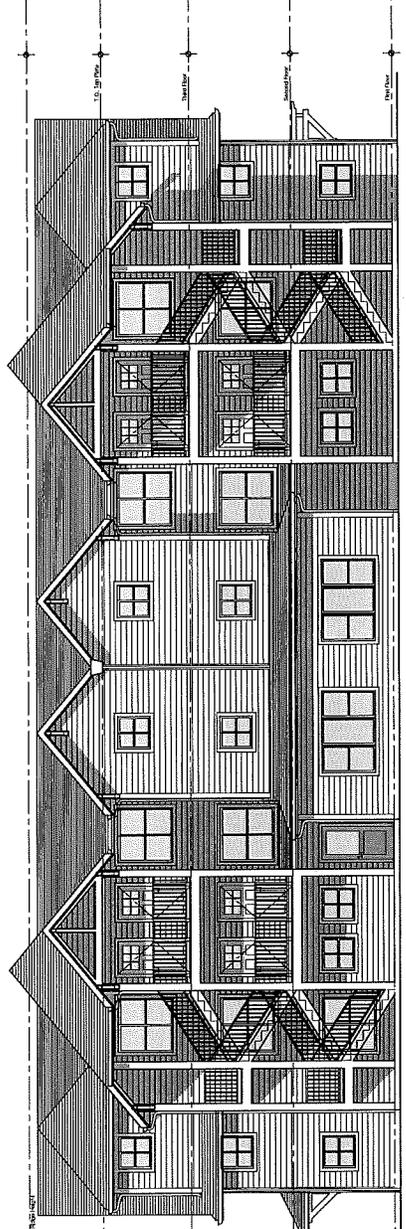
Proposed
NORTH ELEVATION



Proposed
WEST ELEVATION



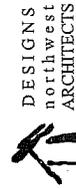
Proposed
SOUTH ELEVATION



Proposed
EAST ELEVATION

HOUSING HOPE - Sequoia Upper Field Multi-family

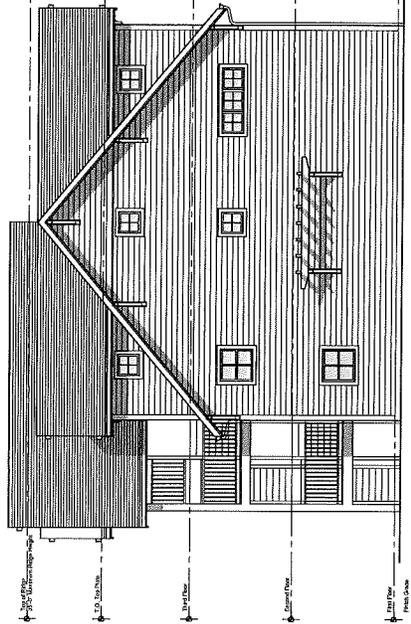
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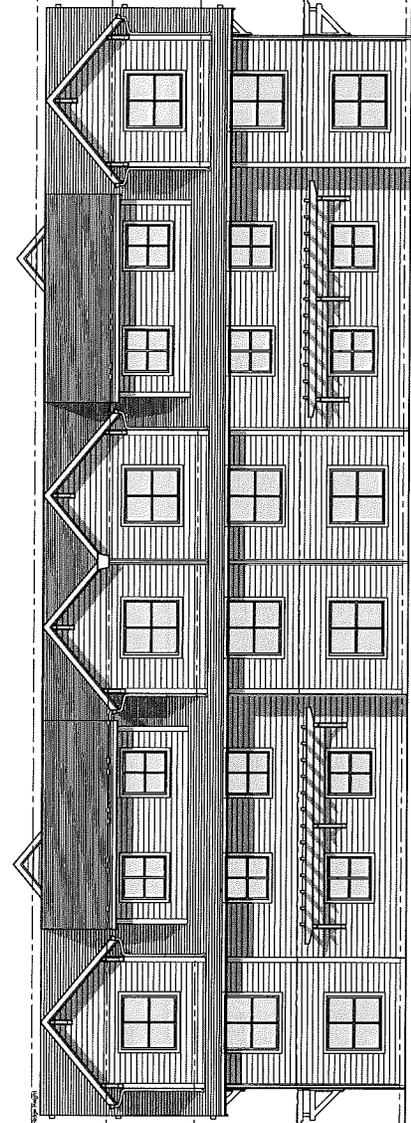
DESIGNS
northwest
ARCHITECTS

Tel 360.629.3441 Fax 360.629.6159
2915 102nd Dr NW, Sammamish, WA 98272

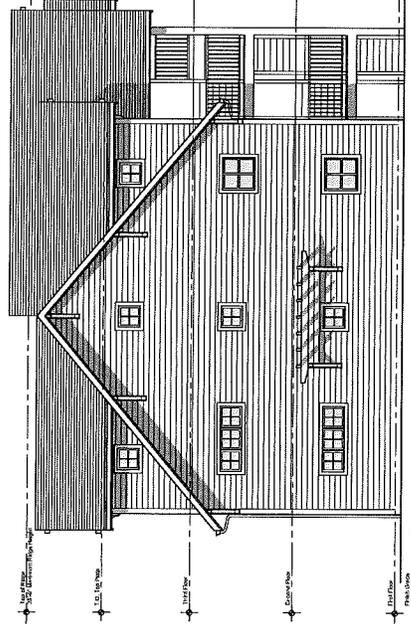
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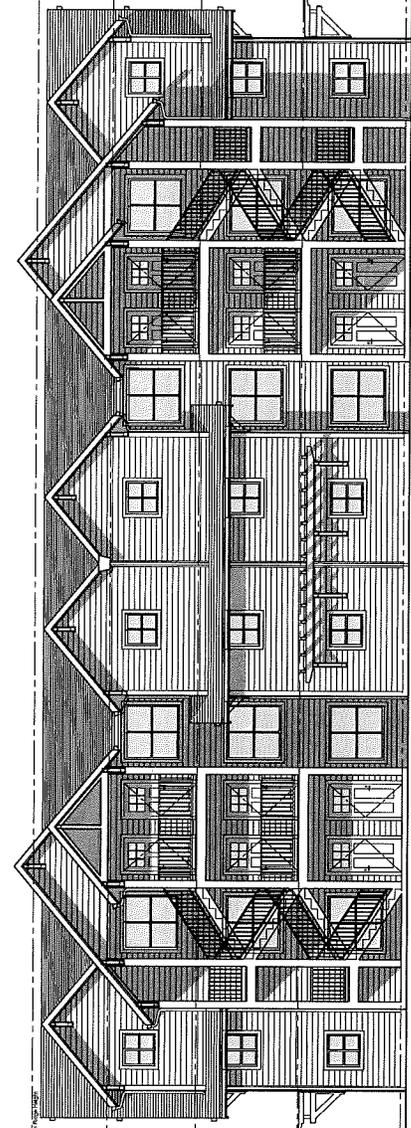
Proposed
NORTH ELEVATION



Proposed
WEST ELEVATION



Proposed
SOUTH ELEVATION



Proposed
EAST ELEVATION



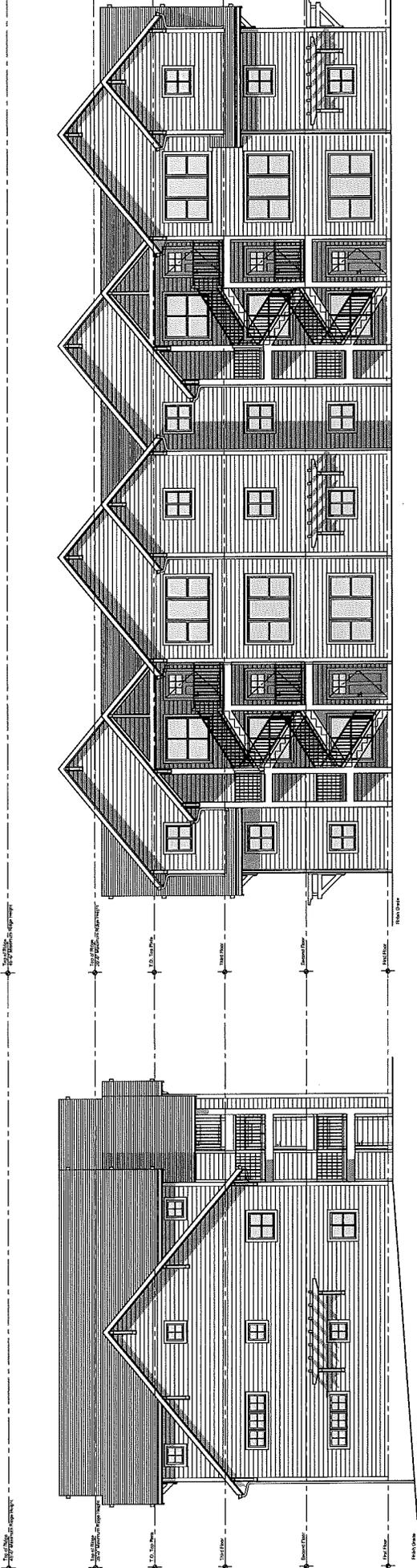
HOUSING HOPE - Sequoia Upper Field Multi-family

Norton Avenue / Grand Avenue, Everett, WA 98201



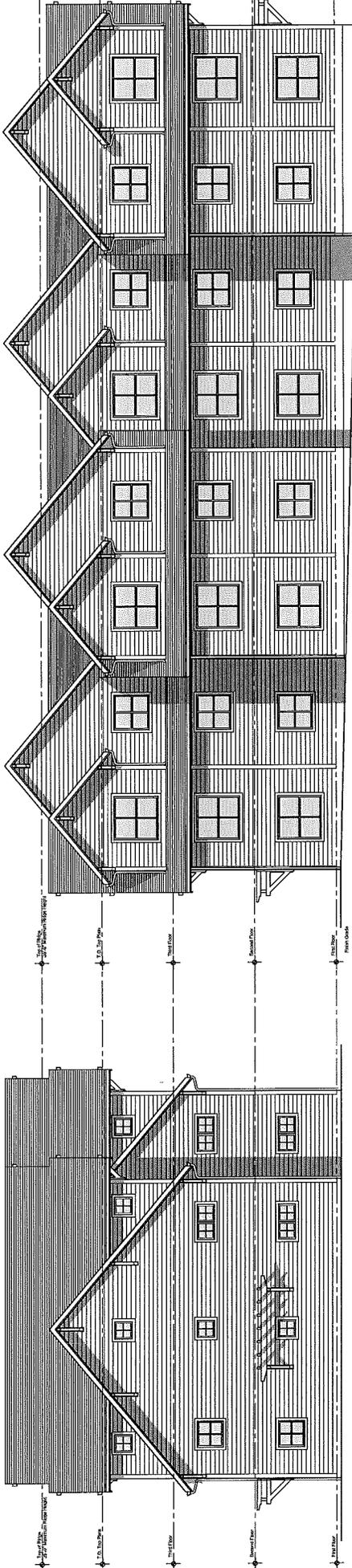
DESIGNS
northwest
ARCHITECTS

Tel: 360.629.3441 Fax: 360.629.6159
28915 102nd Dr NW, Stanwood, WA 98292



Proposed
WEST ELEVATION

Proposed
NORTH ELEVATION



Proposed
EAST ELEVATION

Proposed
SOUTH ELEVATION



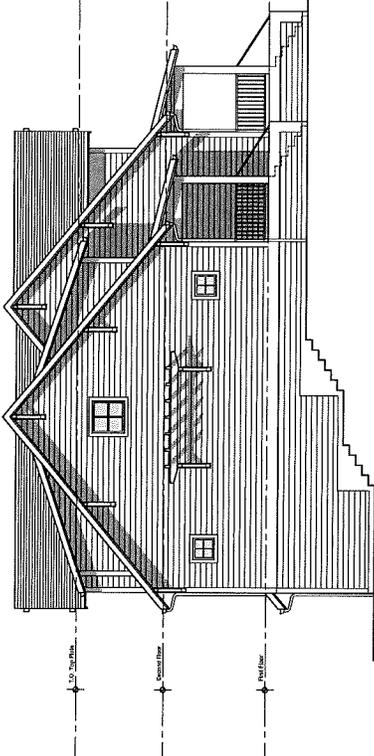
DESIGNS
northwest
ARCHITECTS

Tel 360.629.3441 Fax 360.629.6139
26915 102nd Dr. NW, Stanwood, WA 98292

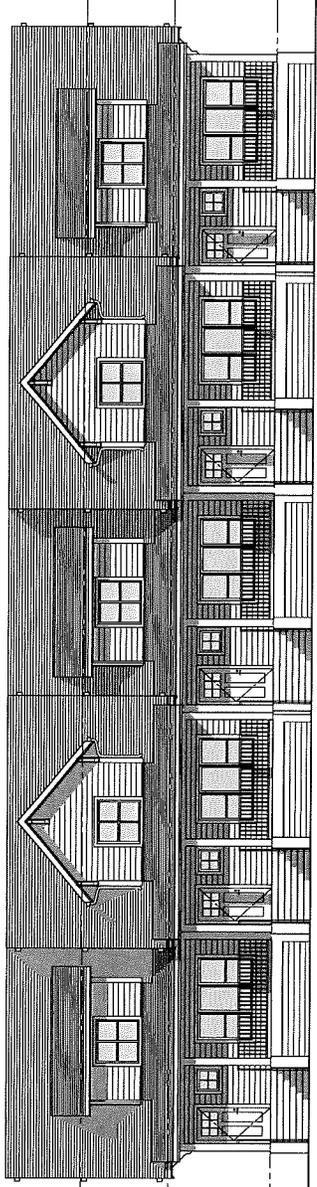
Building "C"

HOUSING HOPE - Sequoia Upper Field Multi-family

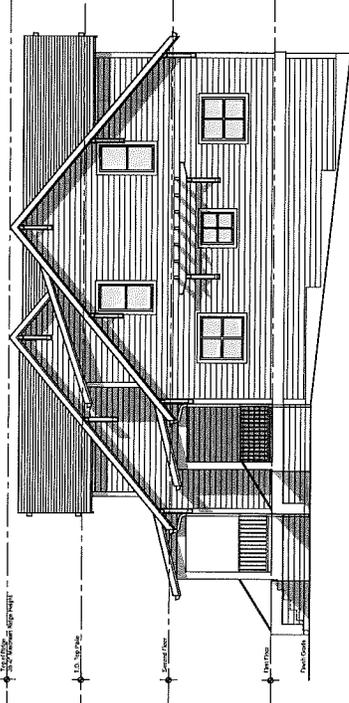
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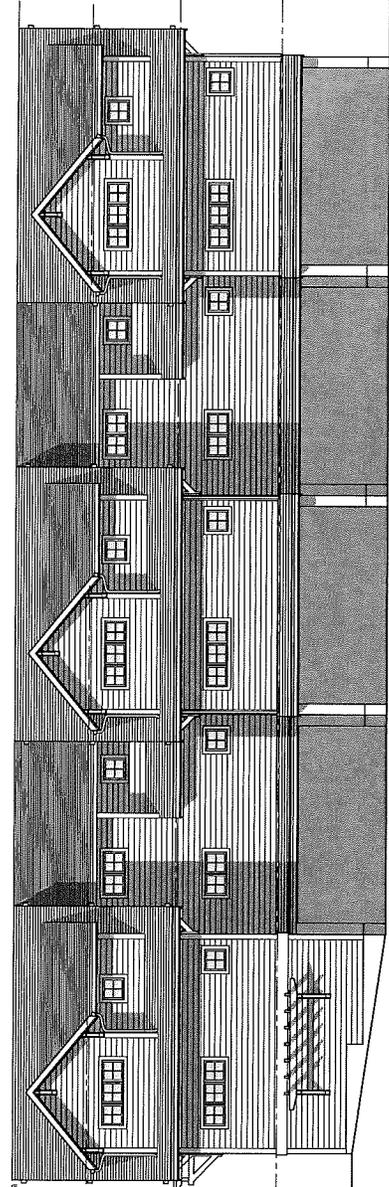
Proposed
EAST ELEVATION



Proposed
NORTH ELEVATION



Proposed
WEST ELEVATION



Proposed
SOUTH ELEVATION



HOUSING HOPE - Sequoia Upper Field Multi-family

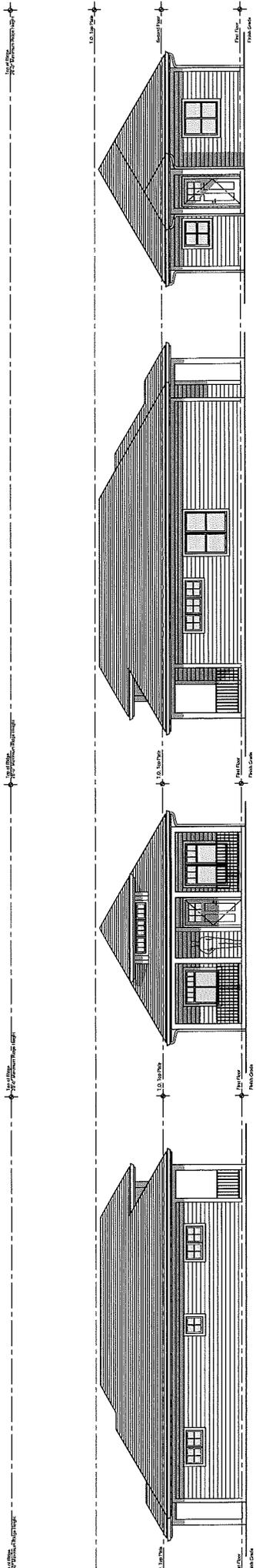
Norton Avenue / Grand Avenue, Everett, WA 98201

Building "D"



DESIGNS
northwest
ARCHITECTS

Tel 360.629.3441 Fax 360.629.6199
26915 112nd Dr. NW, Stanwood, WA 98292

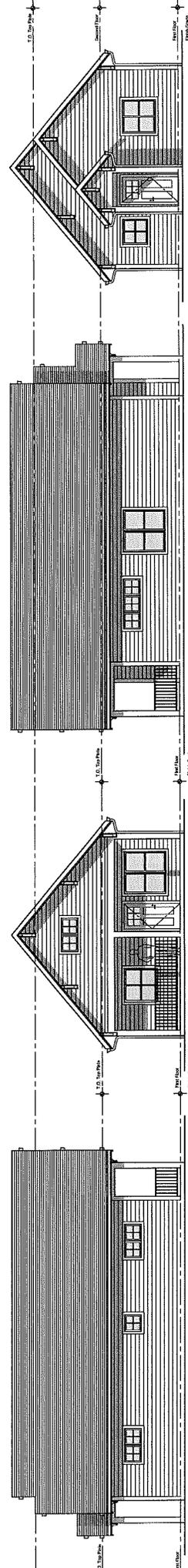


NORTH of EAST ELEVATION
Scale: 1/8" = 1'-0"
North Arrow

SOUTH or WEST ELEVATION
Scale: 1/8" = 1'-0"
North Arrow

WEST of NORTH ELEVATION
Scale: 1/8" = 1'-0"
North Arrow

2 7

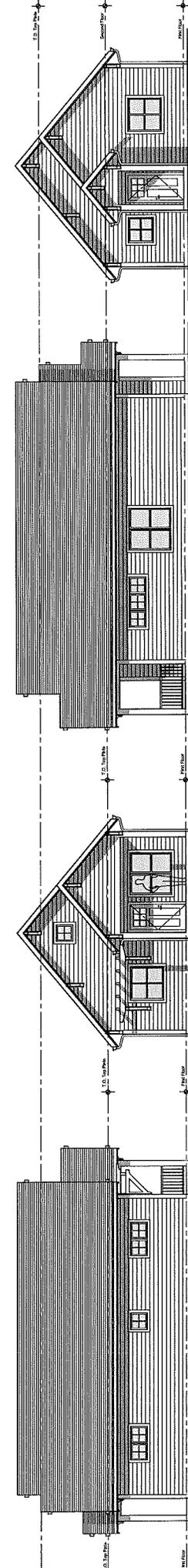


NORTH ELEVATION
Scale: 1/8" = 1'-0"
North Arrow

SOUTH ELEVATION
Scale: 1/8" = 1'-0"
North Arrow

WEST ELEVATION
Scale: 1/8" = 1'-0"
North Arrow

4



NORTH ELEVATION
Scale: 1/8" = 1'-0"
North Arrow

SOUTH ELEVATION
Scale: 1/8" = 1'-0"
North Arrow

WEST ELEVATION
Scale: 1/8" = 1'-0"
North Arrow

1

Proposed Scheme 3
EAST ELEVATION
Scale: 1/8" = 1'-0"
North Arrow



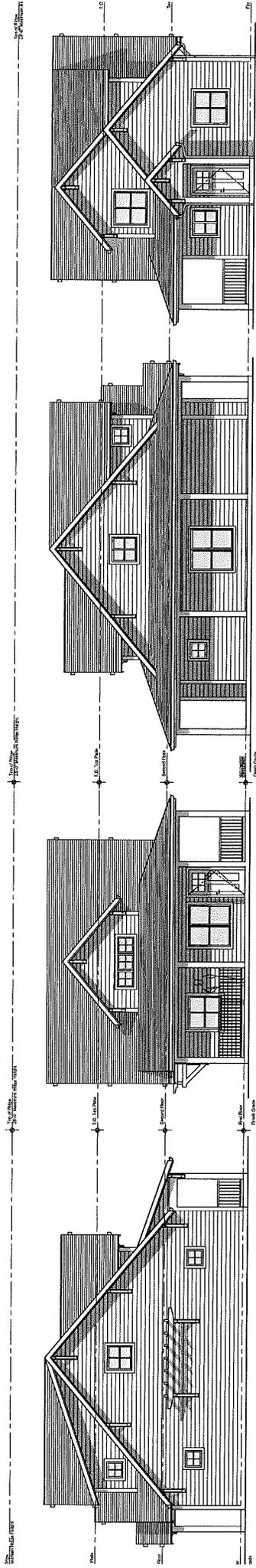
DESIGNS
northwest
ARCHITECTS

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26915 102nd Dr. NW, Stanwood, WA 98292

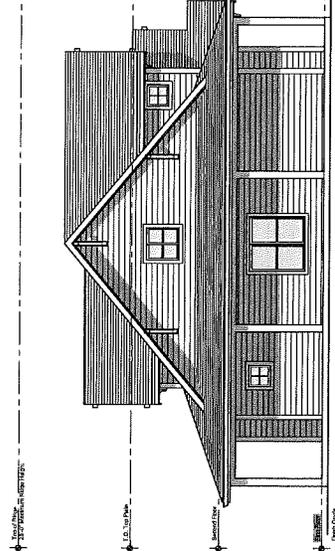
1-Story SFR

HOUSING HOPE - Sequoia Upper Field Multi-family

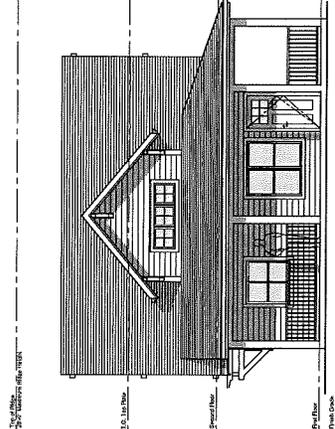
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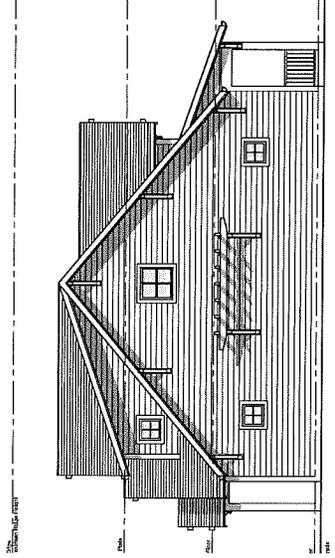
SOUTH ELEVATION



WEST ELEVATION

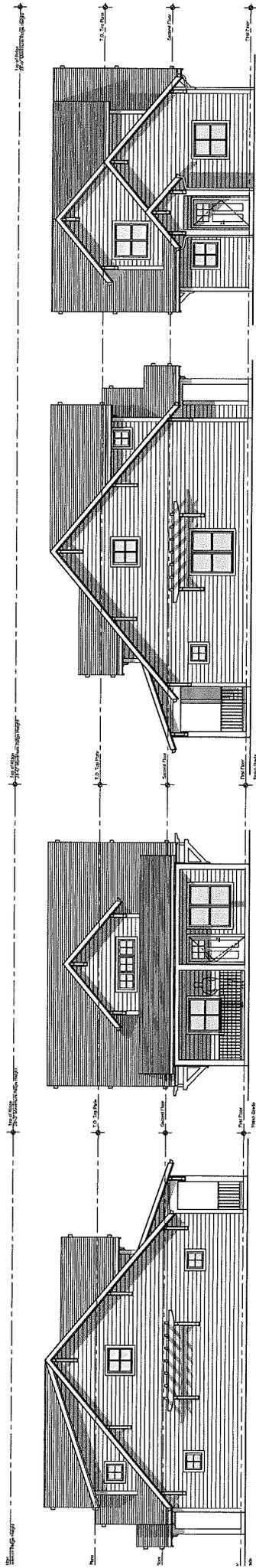


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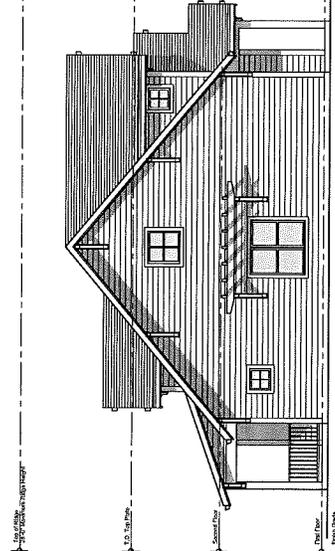


EAST ELEVATION

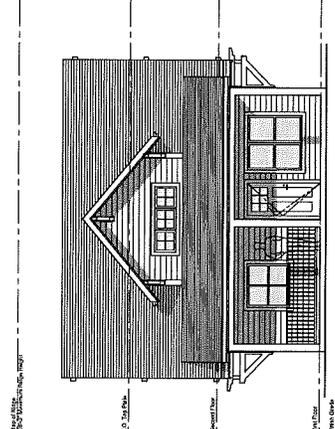
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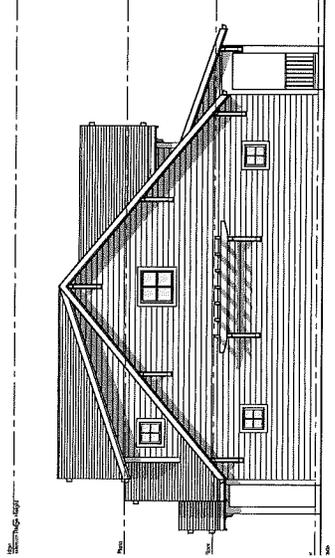
EAST ELEVATION



SOUTH ELEVATION

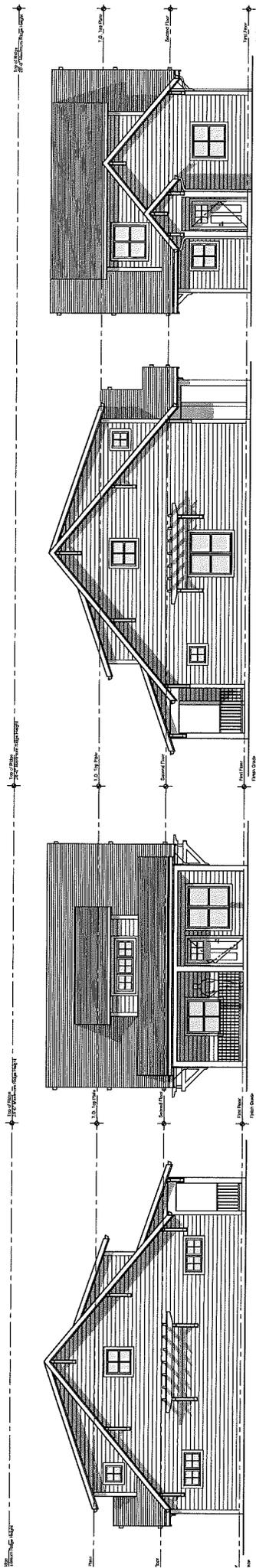


WEST ELEVATION

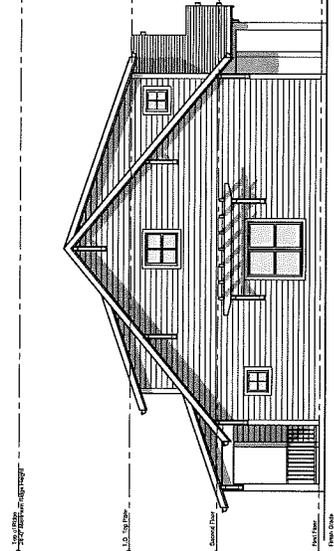


NORTH ELEVATION

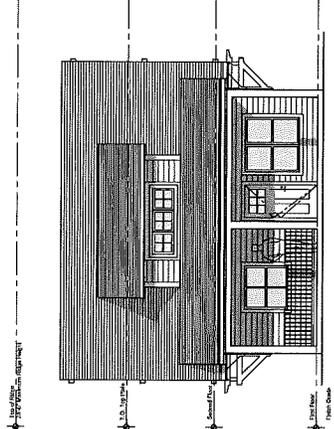
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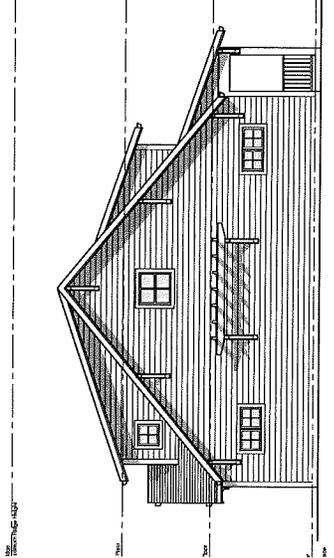
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

5



DESIGNS
northwest
ARCHITECTS

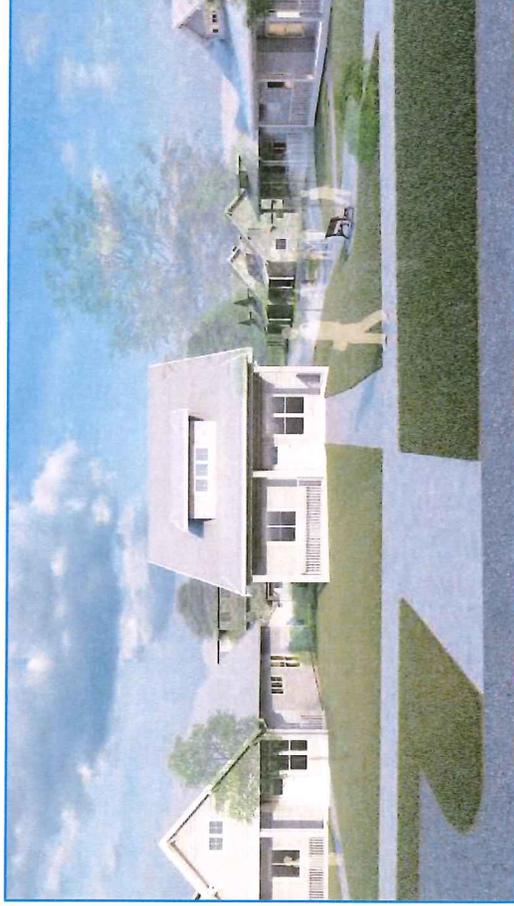
Tel 360.629.3441 Fax 360.629.6159
26915 102nd Dr NW, Stanwood, WA 98222

1 1/2-Story SFR

HOUSING HOPE - Sequoia Upper Field Multi-family

Notion Avenue / Grand Avenue, Everett, WA 98201

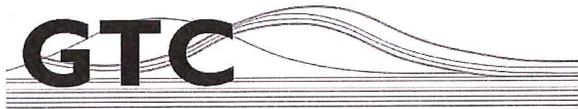
Birdseye View
Norton Avenue



Housing Hope – Sequoia Upper Field - Single Family Residences on Norton Avenue
Concept Plan – Birdseye View
Designs Northwest Architects (July 2020)

ALTA/NSPS
Land Title Survey

Sequoia Field Trip Generation Report



Gibson Traffic Consultants, Inc.
2813 Rockefeller Avenue
Suite B
Everett, WA 98201
425.339.8266

Sequoia Field Zoning Trip Generation

Jurisdiction: City of Everett

June 2019



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5. CONCLUSIONS4

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ATTACHMENTS

Trip GenerationA

1. DEVELOPMENT IDENTIFICATION

Gibson Traffic Consultants, Inc. (GTC) has been retained to provide a comparison of the existing trip generation under current zoning R-1 and the potential trip generation if the site was rezoned R-2 or R-3. The site is located on the east side of Norton Avenue opposite Clinton Place. It's anticipated that access to the site would be from Grand Avenue on the east side of the site. The frontage along Grand Avenue would need to be improved with curb, gutter and sidewalk per City of Everett standards. The site is currently vacant and is used as a local park/field by the neighborhood but is not part of Everett Parks department. A site vicinity map is included in Figure 1.

GTC is a professional traffic engineering consulting firm registered and licensed in the State of Washington. Matthew Palmer, responsible for this report and traffic analysis, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of ITE.

Under the current R-1 zoning the site could be developed with 17-21 Single-Family Residences. If the site was rezoned to R-2, a maximum of 45 multifamily low-rise units could be placed on the site. With R-3 zoning, a maximum of 80 multifamily low-rise units could be constructed. The site is owned by the Everett School District and was recently leased to Housing Hope. The lease agreement outlines the use of the site for low-income family housing with the focus on homeless families of students within the Everett School District as a priority.

2. METHODOLOGY

Trip generation calculations for Sequoia Field are based on data in Institute of Transportation Engineer (ITE) *Trip Generation* and observational data collected by GTC staff at Oakes Commons, located at 3125 Oakes Avenue in Everett. The Oakes Commons was counted from 4-6 PM on Tuesday June 25, 2019 to determine if the low-income units generated significantly fewer trips than typical multifamily low-rise units.

The City of Everett utilizes a threshold of 50 PM peak-hour trip for requiring level of service analysis. Sequoia Field is not anticipated to meet this threshold for analysis regardless of the zoning and the maximum of 80 units.



Figure 1: Site Vicinity Map

3. TRIP GENERATION

Trip generation calculations for the comparison of zoning for the Sequoia Field are based on national statistics contained in the Institute of Transportation Engineers' (ITE) *Trip Generation, 10th Edition (2017)*. Although there is the potential for greater number of SFD units, GTC has utilized the lowest density likely (17 detached houses) for the existing zoning potential. The average trip generation rates for the following ITE Land Uses were utilized:

- Land Use Code 210, Single-family Detached – 17 units
- Land Use Code 220, Multifamily Low-Rise – 45 units (R-2) & 80 units (R-3)

Table 1: Existing R-1 Zoning Trip Generation Summary

Land Use	Size	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Single Family (R-1), LUC 210	17 Units	160	3	10	13	11	6	17

Table 2: Possible R-2 Zoning Trip Generation Difference Summary

Land Use	Size	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Multifamily Low-rise (R-2), LUC 220	45 Units	329	5	16	21	16	9	25
Single Family (R-1), LUC 210	-17 Units	-160	-3	-10	-3	-11	-6	-17
Trip Difference from R-1 to R-2		169	2	6	8	5	3	8

Table 3: Possible R-3 Zoning Trip Generation Difference Summary

Land Use	Size	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Multifamily Low-rise (R-3), LUC 220	80 Units	586	9	28	37	28	17	45
Single Family (R-1), LUC 210	-17 Units	-160	-3	-10	-3	-11	-6	-17
Trip Difference from R-1 to R-3		426	6	18	24	17	11	28

The trip generation calculations are included in the attachments.

Additionally, a count at the 20-unit Oakes Commons site in the City of Everett was conducted since there is not a low-income use in the Institute of Transportation Engineer (ITE) *Trip Generation Manual, 10th Edition (2017)*. Oakes Commons is similar in nature and surrounding features to the proposed units. Both sites are urban in nature with pedestrian facilities, including curb, gutter and sidewalk in mixed-use neighborhoods. The trip generation per residential unit between the Oakes Commons and Sequoia Field is not anticipated to be significantly different.

The count at Oakes Commons in Everett, was completed on Tuesday June 25, 2019 during a normal day when the site was fully occupied. The count was completed by GTC staff and showed a total of 10 trips (7 inbound/3 outbound) during the PM peak-hour between (4:00 PM to 6:00 PM). These trips included one drop-off which was counted as both an inbound and outbound trip and three trips associated with one vehicle that was an inbound/outbound/inbound. This equates to a trip generation rate of 0.50 PM peak-hour trips per unit. The ITE multifamily low-rise rate is 0.56 PM peak-hour trips per unit; therefore, the possible trip generation for the low-income units with R-2 and R-3 zoning could be reduced by approximately 10%. This would reduce the trip difference between the different zoning by between 2 and 5 PM peak-hour trips.

4. TRAFFIC MITIGATION FEES

The City of Everett currently has a traffic impact fee of \$2,400 per PM peak-hour trip. Sequoia Field would be responsible for paying the mitigation fee in effect at the time of building permits being issued by the city.

5. CONCLUSIONS

The possible zoning change for Sequoia Field is anticipated to generate a range of 17 to 45 PM peak-hour trips depending on the zoning. The maximum number of trips wouldn't meet the City's threshold for requiring level of service analysis at off-site intersection. Regardless of the zoning any development would be required to pay traffic impact fees and provide sight distance at the accesses to meet City of Everett standards.

Trip Generation

Sequoia Field
 GTC #19-151

R-2 Zoning - 45 Units

**Trip Generation for: Weekday
 (a.k.a.): Average Weekday Daily Trips (AWDT)**

LAND USES	VARIABLE	ITE LU code	Gross Trips					Internal Crossover		NET EXTERNAL TRIPS BY TYPE							
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	IN BOTH DIRECTIONS		DIRECTIONAL ASSIGNMENTS						
									TOTAL	PASS-BY	DIVERTED LINK	NEW	PASS-BY	DIVERTED LINK	NEW		
Multifamily (Low-Rise)	45 units	220	7.32	50%	50%	329	0%	0	0	0	0	329	0	0	0	165	164
Single-Family Detached	-17 units	210	9.44	50%	50%	-160	0%	0	0	0	0	-160	0	0	0	-80	-80
Totals						169		0	0	0	0	169	0	0	0	85	84

Sequoia Field
 GTC #19-151

R-2 Zoning - 45 Units

**Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM
 (a.k.a.): Weekday PM Peak Hour**

LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover		IN BOTH DIRECTIONS				DIRECTIONAL ASSIGNMENTS										
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	PASS-BY		DIVERTED LINK		PASS-BY		DIVERTED LINK		NEW						
									% IN	% OUT	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In	Out	In	Out	In	Out				
Multifamily (Low-Rise)	45 units	220	0.56	63%	37%	25	0%	0	0	0	0	0	0	0	0	0	25	0	0	0	0	16	9
Single-Family Detached	-17 units	210	0.99	63%	37%	-17	0%	0	0	0	0	0	0	0	0	0	-17	0	0	0	0	-11	-6
Totals						8		0		0		0		0		8		8		0		5	3

Sequoia Field
 GTC #19-151

R-3 Zoning - 80 Units

Trip Generation for: **Weekday**
 (a.k.a.): **Average Weekday Daily Trips (AWDT)**

LAND USES	VARIABLE	ITE LU code	Trip Rate	Gross Trips			Internal Crossover		NET EXTERNAL TRIPS BY TYPE							
				% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	IN BOTH DIRECTIONS		DIRECTIONAL ASSIGNMENTS					
									TOTAL	PASS-BY	DIVERTED LINK	NEW	PASS-BY	DIVERTED LINK	NEW	
									% of Ext. Trips	In+Out (Total)	In	Out	In	Out	In	Out
Multifamily (Low-Rise)	80 units	220	7.32	50%	50%	586	0%	0	0%	0	0	0	0	0	293	293
Single-Family Detached	-17 units	210	9.44	50%	50%	-160	0%	0	0%	0	0	0	0	0	-80	-80
Totals						426		0		0	0	0	0	0	213	213

Project title: Amendment of Everett Comprehensive Plan for Rethink Zoning**Council Bill #** *interoffice use*

CB 2009-51

Agenda dates requested:

9/30, 10/7, 10/14

Briefing X

Proposed action

Consent

Action

Ordinance X

Public hearing

 X Yes No**Budget amendment:** Yes X No**PowerPoint presentation:** X Yes No**Attachments:**

Ordinance with Exhibits

Department(s) involved:

Planning

Public Works

Legal

Contact person:David Stalheim, Interim
Planning Director**Phone number:**

425-257-8731

Email:dstalheim@everettwa.gov**Initialed by:**

Department head

DS

Administration


Council President**Project:** Amendment of the Everett Comprehensive Plan for Rethink Zoning**Partner/Supplier :** n/a**Location:** City-wide**Preceding action:** Numerous prior actions**Fund:** n/a**Fiscal summary statement:**

n/a

Project summary statement:

Rethink Zoning is a multi-year initiative to update and simplify the City's zoning code. The current version of the City's zoning code was adopted in 1989. For the past thirty years, the City has added to its development regulations without careful consideration of duplication and conflict with other code provisions.

The ordinance amends Chapter One, Introduction and Chapter Two, Land Use Element of the Comprehensive Plan.

The Chapter One amendments remove the procedures for amendment of the Comprehensive Plan, and moves them to Title 15, Local Project Review Procedures. The Chapter Two amendments include a revised Land Use Designation Map that includes 28 site-specific amendments (see <https://everettwa.gov/DocumentCenter/View/25947/>); a revised Table 9 to show the zoning equivalent with Rethink Zoning; and new criteria for the new zoning districts to guide future rezone requests that may or may not include a comprehensive plan amendment.

More information on Rethink Zoning can be found at www.everettwa.gov/rethink and the following:

- Summary and highlights of proposal (<https://everettwa.gov/DocumentCenter/View/25604/>)
- Summary of code chapters (<https://everettwa.gov/DocumentCenter/View/25604/>)
- Public Comment Tracker (<https://everettwa.gov/2510/How-to-Get-Involved>)
- Response to public comments (<https://everettwa.gov/DocumentCenter/View/25604/>)
- Response to procedure changes (public notice, decision-making and SEPA) (<https://everettwa.gov/DocumentCenter/View/25952/>)
- Land Use Map Change Report (<https://everettwa.gov/DocumentCenter/View/25947/>)
- Rethink Zoning Maps (<https://everettwa.gov/2509/Maps>)
- State Environmental Policy Act Addendum (<https://everettwa.gov/DocumentCenter/View/25770/>)

Please see the Rethink Zoning ordinance amending the Everett Municipal Code for additional attachments, including a summary and response to public comments.

Recommendation (exact action requested of Council):

Adopt ordinance amending Chapter One, Introduction and Chapter Two, Land Use Element of the Everett Comprehensive Plan.



ORDINANCE NO. _____

An ORDINANCE Amending Chapter One and Chapter Two of the Everett Comprehensive Plan, Amending Ordinance No. 2021-94, as amended, as part of Rethink Zoning and the Annual Docket for 2020

WHEREAS,

- A. The City of Everett did its last major update to the City’s zoning requirements in 1989; and
- B. The City of Everett adopted its first Comprehensive Plan under the Washington State Growth Management Act (GMA) in 1994 and conducted a comprehensive review and update of the Plan in 2015; and
- C. The Growth Management Act (RCW 36.70A.130(1)(d)) requires the city to adopt development regulations that are consistent with and implement the comprehensive plan; and
- D. In 2019, the City of Everett amended Chapter Two, Land Use element as the first step in a review of the city’s Zoning and other development codes, recognizing that the “next step ... [was] ...to work on simplifying and streamlining the land use regulations while still providing for quality development and the protections for public health, safety and welfare. This process will look at most development codes – not just zoning Code revisions that should be considered, includ[e]: Consolidation of zoning districts...streamlining use and development regulations...integrating development standards from other city codes...into a unified code..updating and streamlining project review procedures.” ([Ord 3666-19](#)); and
- E. The City prepared a public participation plan for Rethink Zoning, reviewed by the City’s Planning Commission on [June 2, 2020](#), and by the City Council on [July 29, 2020](#), which described the goal and approaches to engage public participation, and made that [public participation plan](#) available on the city’s project website at www.everettwa.gov/rethink; and
- F. The amendments to the Land Use Designation Map include twenty-eight different locations (<https://everettwa.gov/DocumentCenter/View/25947/Land-Use-Change-Report-8-28-20>), most of which had current development patterns which were inconsistent with current zoning and comprehensive plan land use designations; and
- G. The City provided notice to affected property owners of the Land Use Designation map changes; and
- H. City staff analyzed existing zoning districts and found that many were nearly identical in the uses allowed and development standards, and presented the results comparing the residential zones and commercial-industrial zones to the Planning Commission and City Council; and

- I. The City has reviewed the potential environmental impacts of the proposed amendments pursuant to the State Environmental Policy Act (SEPA), with an Addendum to the Draft and Final Environmental Impact Statements for the City of Everett 10-Year Update to the Growth Management Comprehensive Plan and Regulations issued in 2015; and
- J. The city provided Snohomish County, the cities of Mukilteo and Marysville, as well as tribal governments and other agencies with interest in the city, an opportunity to review and comment on the amendments to identify any issues of consistency or concern; and
- K. On July 21, 2020, the Planning Commission agreed to hold a public hearing on amendments to the Comprehensive Plan and Everett Municipal Code as set forth in drafts dated July 13, 2020; and
- L. Public notice and opportunity to comment on these amendments was provided through electronic and mail notice to interested parties, a legal notice of public hearing published in the Everett Herald on July 29, 2020, notice to the Washington State Department of Commerce on July 23, 2020, and a public hearing held by the Planning Commission on August 18, 2020; and
- M. Chapter One, Introduction of the Comprehensive Plan provides for amendment of the Comprehensive Plan Land Use Map and Policies; and
- N. On September 8, 2020, the Planning Commission considered public testimony and staff recommendations, including additional amendments to the Comprehensive Plan and Everett Municipal Code; and
- O. On September 8, 2020, the Planning Commission recommended that the City Council amend the Comprehensive Plan and Municipal Code as set forth in the recommendations forwarded to the City Council dated September 8, 2020;
- P. The amendments to the Comprehensive Plan and Everett Municipal Code are consistent with the scope anticipated in the 2019 Comprehensive Plan amendments ([Ord 3666-19](#)).

NOW, THEREFORE, THE CITY OF EVERETT DOES ORDAIN:

Section 1. Amend Chapter One, Introduction and Chapter Two, Land Use Element of the Everett Comprehensive Plan as set forth in Exhibit 1.

Section 2. Effective Date. This ordinance shall not go into effect until the City Council, by Resolution, concludes the 2020 Comprehensive Plan docket process.

Section 3. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors,



references, ordinance numbering, section/subsection numbers, and any internal references.

Section 4. The City Council hereby declares that should any section, paragraph, sentence, clause or phrase of this ordinance be declared invalid for any reason, it is the intent of the City Council that it would have passed all portions of this ordinance independent of the elimination of any such portion as may be declared invalid.

Section 5. The enactment of this Ordinance shall not affect any case, proceeding, appeal or other matter currently pending in any court or in any way modify any right or liability, civil or criminal, which may be in existence on the effective date of this Ordinance.

Section 6. It is expressly the purpose of this Ordinance to provide for and promote the health, safety and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Ordinance. It is the specific intent of this Ordinance that no provision or any term used in this Ordinance is intended to impose any duty whatsoever upon the City or any of its officers or employees. Nothing contained in this Ordinance is intended nor shall be construed to create or form the basis of any liability on the part of the City, or its officers, employees or agents, for any injury or damage resulting from any action or inaction on the part of the City related in any manner to the enforcement of this Ordinance by its officers, employees or agents.

Cassie Franklin, Mayor

ATTEST:

Sharon Fuller, City Clerk

PASSED: _____

VALID: _____

PUBLISHED: _____

EFFECTIVE DATE: _____

EXHIBIT 1

Instructions to reader: This document amends [Chapter 1, Introduction](#) of the City's Comprehensive Plan. You can locate proposed changes to the city's plan with a vertical bar in the left hand margin. Words struck through are proposed for deletion; words that are underlined are proposed additions. For a summary of the effect of the changes to this chapter, please visit the Rethink Zoning Library at <https://everettwa.gov/2453/Rethink-Zoning-Library>.

Amend Chapter 1 Introduction

VII. ANNUAL AMENDMENT AND UPDATE OF THE GROWTH MANAGEMENT COMPREHENSIVE PLAN

D. WHO MAY INITIATE AMENDMENTS TO THE COMPREHENSIVE PLAN?

See Title 15, Local Project Review Procedures, for how to initiate and review ~~A~~ amendments to the comprehensive plan. ~~may be initiated according to the following procedures:~~

~~1. ——— Amendment to the Land Use Map~~

~~Proposed amendments to the Land Use Map of the comprehensive plan for the purpose of rezoning property or allowing a use or type of development that is not permitted by the current land use designation and implementing land use regulations may be initiated by a property owner, authorized agent, or by the City. Amendments initiated by a property owner or applicant shall be filed with completed application forms available from the Planning and Community Development Department along with applicable filing fees and application materials. The Planning and Community Development Department shall establish a date by which applications for amendment to the Land Use Map must be submitted to be included in the annual update and amendment process, to allow for sufficient time to complete environmental review and public comment before the Planning Commission must make its decision.~~

~~2. ——— Amendment to Comprehensive Plan Policies to Support a Change to the Land Use Map~~

~~Amendments to one or more policies of any element of the comprehensive plan that are needed to justify or support an amendment to the Land Use Map may be initiated by a property owner or applicant, or by the City. If initiated by a property owner or applicant, the justification for the change to the policy shall be included in the application materials for the Land Use Map amendment.~~

~~3. ——— Amendment to Comprehensive Plan Policies, Programs or Implementation Measures~~

~~Amendments to one or more policies of any element of the comprehensive plan may be initiated by the Planning Commission, City Council, or the Mayor. Citizens, City departments, other public agencies, civic or business organizations, or other parties may make written recommendations to the Planning Commission, City Council, or the Mayor for revisions to comprehensive plan policies, programs or implementation measures. It shall be at the discretion of the Planning Commission, City Council, or the Mayor to further pursue such an amendment. Amendments to policies that are intended to support a property owner or applicant request for a change to the Land Use Map shall be filed as part of the application to amend the Land Use Map.~~

~~4. ——— Docketing Possible Amendments to the Comprehensive Plan and to Development Regulations~~

~~The City shall compile and maintain a list of changes to the comprehensive plan or implementing programs or development regulations that have been suggested by the public, other agencies, civic or business organizations, or other interested parties. This list shall be presented to the Planning Commission to decide if such requests should be included in the annual update to the comprehensive plan. This list shall be available for review by the public. Provided, however, notwithstanding any language herein, the City is authorized to~~

initiate and/or make amendments to the comprehensive plan and/or development regulations independent of the annual docketing process herein described.

5. ~~Reapplications for Reclassification of Property~~

~~Re-applications for the amendment of the land use designation of property under the comprehensive plan are prohibited unless the applicant establishes that there has been a substantial change of circumstances pertaining to a material issue.~~

H. AMENDING THE LAND USE MAP

See Title 15, Local Project Review Procedures, for procedures and additional criteria for amendment of the land use map.

The City is asked much more frequently to amend the designations of the Land Use Map than the policies embodied in the text. This is usually the result of an individual who wishes to rezone land to allow uses not permitted by the existing zoning of the property. Such requests are sometimes based upon a specific proposed use and development for a property, and sometimes are speculative for purposes of increasing the value of the land without a use or development plan proposed. In either case, the Planning Commission and City Council must carefully evaluate requests to amend the Land Use Map to determine the long-term benefit to the community as a whole. Whether initiated by the City or a private party, the burden of proof is upon the proponent to demonstrate the long-term benefit to the community as a whole. The following factors shall be considered in reviewing such amendment requests.

1. ~~The proposed land use designation must be supported by or consistent with the existing policies of the various elements of the comprehensive plan.~~

2. ~~Have circumstances related to the subject property and the area in which it is located changed sufficiently since the adoption of the Land Use Element to justify a change to the land use designation? If so, the circumstances that have changed should be described in detail to support findings that a different land use designation is appropriate.~~

3. ~~Are the assumptions upon which the land use designation of the subject property is based erroneous, or is new information available which was not considered at the time the Land Use Element was adopted, that justify a change to the land use designation? If so, the erroneous assumptions or new information should be described in detail to enable the Planning Commission and City Council to find that the land use designation should be changed.~~

4. ~~Does the proposed land use designation promote a more desirable land use pattern for the community as a whole? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.~~

5. ~~Should the proposed land use designation be applied to other properties in the vicinity? If so, the reasons supporting the change of several properties should be described in detail. If not, the reasons for changing the land use designation of a single site, as requested by the proponent, should be provided in sufficient detail to enable the Planning Commission and City Council to find that approval as requested does not constitute a grant of special privilege to the proponent or a single owner of property.~~

6. ~~What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to assure compatibility with the uses of other properties in the vicinity?~~

7. Would the change of the land use designation sought by the proponent create pressure to change the land use designation of other properties in the vicinity? If so, would the change of land use designation for other properties be in the best long-term interests of the community in general?

I. AMENDING POLICIES

See Title 15, Local Project Review Procedures, for procedures and additional criteria for amending the comprehensive plan policies.

The policies of the comprehensive plan are the basis for many actions taken by the city and private sector. The foundation for the policies should be grounded in legal requirements, such as the Growth Management Act; sound planning and land use principles; the community's vision and values; and in the community's anticipated future growth needs. From time to time, one or more of the above policy bases changes. Laws are changed, economic conditions or social values change, growth trends cause a shift in land use needs, or the community's idea of what it wishes to be may be altered. When such changes occur, it is appropriate to review the Goals, Objectives and Policies of the plan.

The policies of the comprehensive plan are intended to provide a stable framework to guide the long-term physical growth within the Everett Planning Area. Therefore, consideration of changes to the plan policies should be based upon the long-term benefit to the community of such changes. Changes to the foundations upon which the policies are based may create a need to change the policies and subsequent programs or regulations that implement the policies. Major policy changes should be viewed in the context of changes to the law, changed socioeconomic conditions, shifts of community opinion and priorities, and significant changes to the amount and characteristics of anticipated future growth.

The following factors shall be considered in reviewing proposed amendments to comprehensive plan policies.

1. Have circumstances related to the subject policy changed sufficiently since the adoption of the plan to justify a change to the subject policy? If so, the circumstances that have changed should be described in detail to support the proposed amendment to the policy.
2. Are the assumptions upon which the policy is based erroneous, or is new information available that was not considered at the time the plan was adopted, that justify a change to the policy? If so, the erroneous assumptions or new information should be described in detail to support the proposed policy amendment.
3. Does the proposed change in policy promote a more desirable growth pattern for the community as a whole? The manner in which the proposed policy change promotes a more desirable growth pattern should be described in detail.
4. Is the proposed policy change consistent with other existing plan policies, or does it conflict with other plan policies? The extent to which the proposed policy change is consistent with or conflicts with other existing policies should be explained in detail.

Instructions to reader: This document amends [Chapter 2, Land Use Element](#) of the City's Comprehensive Plan. You can locate proposed changes to the city's plan with a vertical bar in the left hand margin. Words struck through are proposed for deletion; words that are underlined are proposed additions. For a summary of the effect of the changes to this chapter, please visit the Rethink Zoning Library at <https://everettwa.gov/2453/Rethink-Zoning-Library>.

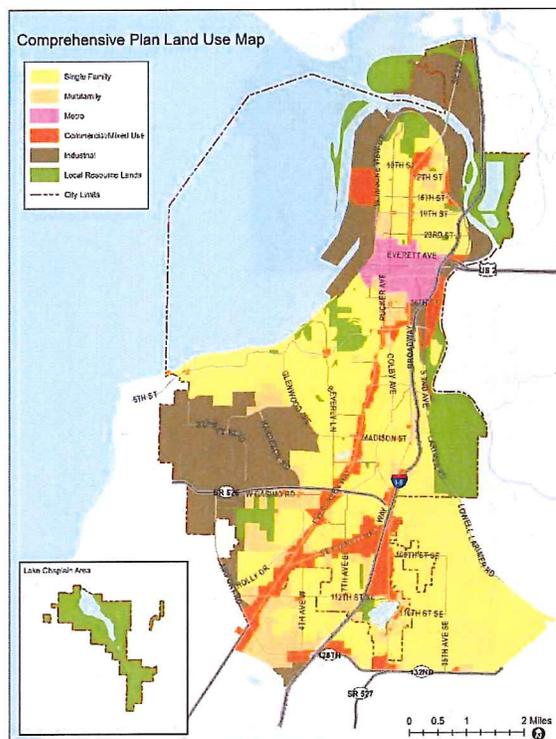
Amend Chapter 2 Land Use Element

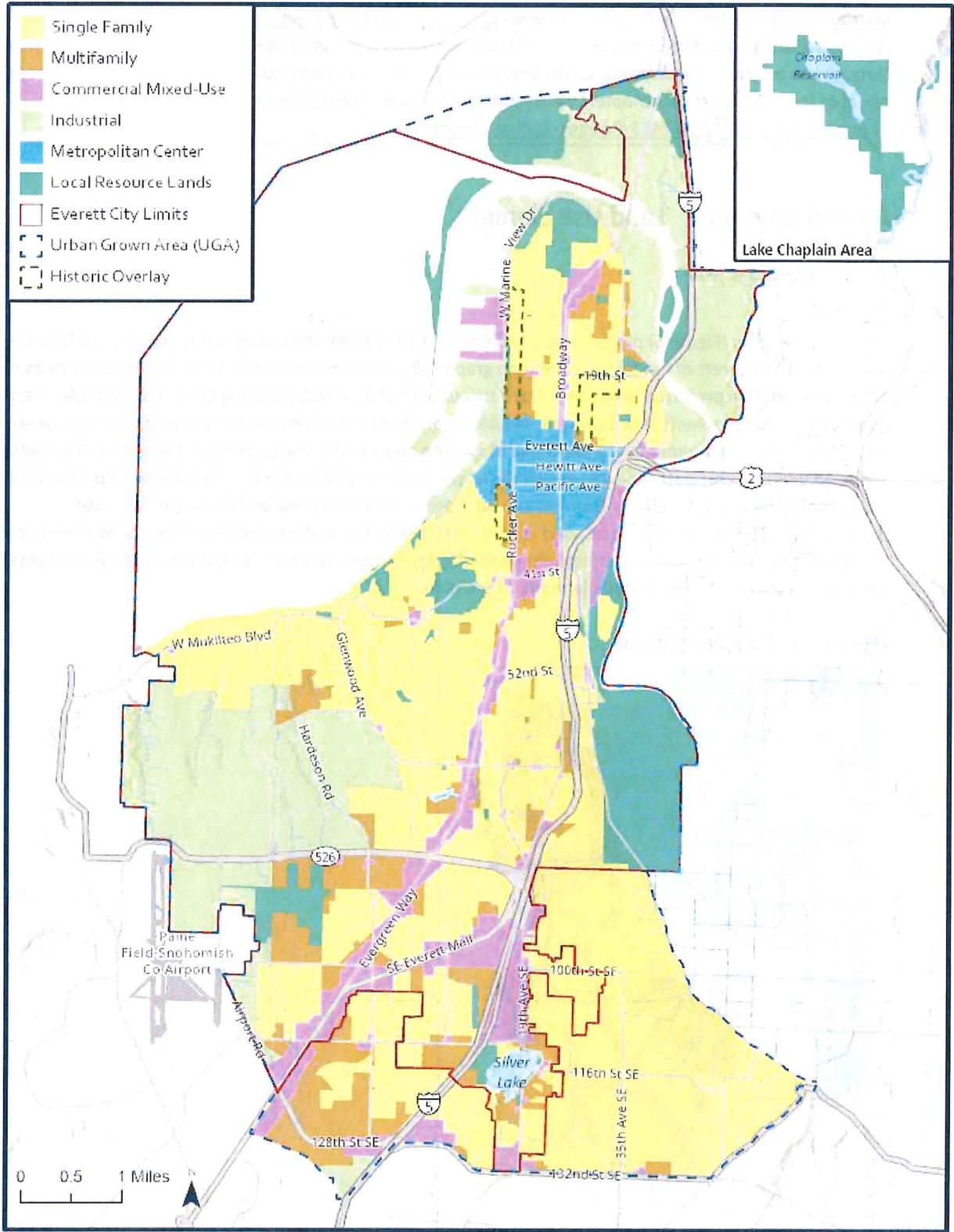
V. LAND USE MAP

A. Map

The Land Use Map (Figure 6) of the Land Use Element is the official map designating the desired land use pattern for the Everett of the future. The map graphically represents the Land Use Element policies as they are carried out in a preferred land use pattern throughout the Everett Planning Area. For example, many goals of the Housing Element or Economic Development Element will be implemented by the type of land use designation given to an area by the Land Use Map. The goals of the Transportation Element will be better achieved when appropriate land use designations are given to specific areas. The funding of public facilities called for by the Capital Facilities Element can be more economically realized by proper land use designations. The map is only to be used in conjunction with the written policies of the comprehensive plan, as the policies indicate how the community wishes to implement its vision for the city, its goals and objectives for land use and the other related elements of the plan.

Figure 6: Land Use Designations





VI. IMPLEMENTATION PROGRAMS

The effectiveness of any comprehensive planning effort can be measured by the degree to which its goals are realized and its policies are implemented. Adoption of a land use plan is the first step in a series of commitments that the City must make to achieve the vision and goals of the community. Adopting the plan commits the City to future actions such as spending public dollars on capital facilities and public services, and revising codes and regulations. In adopting the comprehensive plan, the City acknowledges that future growth in the community will require increased public services and capital expenditures. Land use regulations must be periodically evaluated and revised.

The policies of the Land Use Element can be implemented through a variety of methods. Below are listed a number of tools the City can use to further the goals and objectives of the Land Use Element.

A. Zoning Code (Map & Text)

The rewrite of the Land Use Element in 2019 ~~is was~~ intended as the first step towards a rewrite of the city's Zoning and other development codes. ~~Because t~~The Growth Management Act requires development regulations to be revised to implement the comprehensive plan. ~~In 2020, the city undertook an extensive rewrite of the Zoning Code – or “Unified Development Code”. Many zones were consolidated.~~ The following table indicates ~~which zones of the current zoning code are found to be~~ which are consistent with the Land Use Designations in the ~~revised (2019)~~ Land Use Element and Land Use Designation Map (Figure 6).

~~The next step following this Land Use Element rewrite is to work on simplifying and streamlining the land use regulations while still providing for quality development and the protections for public health, safety and welfare. This process will look at most development codes – not just zoning, such as subdivisions and infrastructure (street, sidewalk, sewer, water, storm) requirements for new development. There are a variety of potential code revisions that should be considered, including:~~

- ~~• Consolidation of zoning districts (e.g., fewer residential districts);~~
- ~~• Streamlining use and development regulations (Metro Everett as a template);~~
- ~~• Integrating development standards from other city codes (e.g. street standards) into a unified code;~~
- ~~• Updating and streamlining project review procedures.~~

Table 9: Comprehensive Plan / Zoning

LAND USE DESIGNATION	EQUIVALENT ZONING
Residential, Single Family	R-S, R-1, R-1A , R-2, R-2A, NB , Park
Residential, Multifamily	R-3, R-3L, R-4, R-5UR3, UR4, NB, Park
Metropolitan Center	ULI, UM, URL1, MU, UR3, UR4, NB, Park
Commercial Mixed-Use	B-1, B-2, B-2B, BMU, C-1, C-1R, E-1, E-1MUO, W-CNB, B, MU, Park
Industrial	M-1, M-2, M-M, M-S, C-2L1, LI2, HI
Local Resource Lands	A-1, AQ, OS, Parks and Open Space (POS), WRM, AG

~~As can be seen in Table 9, there are multiple zoning districts which can be found to be consistent with a land use designation. For example, there are three zoning districts which are considered Industrial: LI1, LI2, and HI. The following criteria are to be used for evaluation of any proposed change in the zoning designation:~~

1. **R-S, Suburban Residential.** This zone may be established for properties with more than one of the following characteristics:
 - a) The prevailing lot size is larger (10,000 square feet or more, though many areas have lots less than this);
 - b) Terrain is steeper and/or the surrounding area has critical area features (ravines, streams, wetlands);
 - c) Alleys are generally not present;
 - d) Incomplete sidewalk network;
 - e) Areas not within walking distance (1/4 mile) of frequent existing or planned high capacity transit/railstops;
 - f) Existing development is predominantly single-family residential use.

2. **R-1, Single-Family Detached Low Density Residential.** This zone may be established for properties with more than one of the following characteristics:
 - a) Primarily platted lots from 6,000 – 9,000 square feet) on flatter terrain;
 - b) Alleys are generally are not present, but exceptions do exist, (e.g., some portions of North Everett);
 - c) Areas generally not within walking distance (approximately ¼ mile) of frequent existing or planned high capacity transit/rail stops;
 - d) Existing development is predominantly single-family residential use.

3. **R-2, Single-Family Detached Medium Density Residential.** This zone may be established for properties with more than one of the following characteristics:
 - a) Primarily smaller platted lots (4,500 – 7,500 square feet) on flatter terrain;
 - b) Alleys are typically present, but exceptions do exist (e.g., properties near Evergreen Way);
 - c) Existing development pattern is predominantly single-family and duplex uses;
 - d) Properties located between single-family detached neighborhoods and uses of a higher intensity;
 - e) Areas within walking distance (1/4 mile) of frequent existing or planned high capacity transit/railstops;

4. **R-2(A), Single-Family Attached Medium-Density Zone.** This zone may be established for properties with more than one of the following characteristics:
 - a) Properties that are already developed with single-family attached (townhouse) development;
 - b) Properties located between single-family detached neighborhoods and uses of a higher intensity;
 - c) Properties of sufficient width and depth to accommodate at least three (3) single-family attached units;
 - d) Areas within walking distance (1/4 mile) of frequent existing or planned high capacity transit/railstop;
 - e) Properties that are not substantially encumbered by critical areas.

5. **UR3, Urban Residential 3.** This zone may be established for properties with more than one of the following characteristics:
 - a) Areas currently developed as multifamily but not within walking distance (approximately ½ mile) of frequent existing or planned high capacity transit/rail stops;
 - b) Area designated multifamily on Land Use Map and within walking distance (approximately ½ mile) of frequent high capacity transit or light rail station, but characterized as lower density, historic neighborhoods;
 - c) Areas currently zoned for single-family uses and near employment centers;
 - d) Areas that can provide a buffer between single-family use and higher intensity multifamily, commercial, or industrial uses;
 - e) Existing development pattern includes multifamily residences;
 - f) Areas within approximately ½ mile of a city park or other usable public open space; and

- g) Existing development pattern includes structures less than four (4) floors in height.
6. **UR4, Urban Residential 4.** This zone may be established for properties with more than one of the following characteristics:
- a) Area already zoned for high density, multifamily (including Metro Everett) and within walking distance (approximately ¼ to ½ mile) of frequent existing transit or planned light rail;
 - b) Areas within approximately ½ mile of a city park or other usable public open space;
 - c) Existing development pattern includes structures more than four (4) floors in height; and
 - d) Areas with access to a full range of public facilities and services, including utilities, police and fire, and civic amenities.
7. **NB, Neighborhood Business.** This zone may be established for properties with more than one of the following characteristics:
- a) Small nodes of neighborhood-oriented business and mixed use;
 - b) Parcel or node size ranges from 5,000 square feet to five acres, but may be larger;
 - c) Typically surrounded by residential zoning;
 - d) Located along collector streets/minor arterials – not along major arterials;
 - e) Sidewalk network in place within approximately ¼ mile radius;
 - f) Areas not likely to be served by high capacity transit; and
 - g) Property is generally separated from other NB nodes by a minimum ½ mile walking distance.
8. **B, Business.** This zone may be established for properties with more than one of the following characteristics:
- a) Lot sizes are generally larger than the NB zone and may consist of unplatted parcels;
 - b) Located on major arterial corridors, or has frontage on a connecting street; and
 - c) Applied to areas that have historically been used for retail, entertainment, office/service use, food and beverage or other commercial uses.
9. **MU, Mixed Urban.** This zone may be established for properties with more than one of the following characteristics:
- a) Located immediately adjacent to Metro Everett;
 - b) Abuts a designated TOD street or Pedestrian street;
 - c) The area has a well-developed sidewalk network consisting of sidewalks six feet or greater in width;
 - d) The property is located within approximately ¼ mile walking distance of frequent existing or planned high capacity transit stops or approximately ½ mile from planned light rail stations;
 - e) The surrounding land use pattern includes a mix of different uses, such commercial, residential and public uses; and
 - f) Infrastructure is either in place or may be upgraded to support compact, high density development.
10. **LI1, Light Industrial 1.** This zone may be established for properties with more than one of the following characteristics:
- a) Developed light industrial areas that are heavily urbanized;
 - b) Areas located in close proximity to transit, as well as other uses including commercial and residential;
 - c) Areas that have been platted into smaller lots and blocks and may have a more traditional gridded street system;
 - d) Surrounding properties may have been developed under less stringent zoning standards (lot size, setbacks, open space, outdoor storage, etc.) that would become nonconforming if stricter standards were applied;
 - e) Existing infrastructure is in place; and
 - f) Some light industrial areas in North Everett may have an incomplete sidewalk network.

11. LI2, Light Industrial 2. This zone may be established for properties with more than one of the following characteristics:

- a) Areas consisting of larger office, industrial and light manufacturing developments on larger parcels than LI1. Lot sizes are typically greater than two acres; some may be as small as one acre;
- b) Surrounding uses are other light industrial, heavy manufacturing or residential and are screened or landscaped for compatibility;
- c) Industrial developments with wide streets, sidewalks, landscaping and where buildings are substantially set back from property lines;
- d) Existing infrastructure in place—may have been constructed through a Local Improvement District (LID);
- e) Existing sidewalk network;
- f) Extensively landscaped sites with wide streets suitable for heavy truck traffic; and
- g) Existing sewer and water capacity suitable for a variety of industrial uses.

12. HI, Heavy Industrial. This zone may be established for properties with at least one of the following characteristics. All rezoning requests shall meet criterion #3 at a minimum;

- a) The subject property is in within the Southwest Everett subarea and will be used to support airplane manufacturing uses;
- b) The property's location can potentially support marine commerce activity and water-dependent industrial uses are identified in the City of Everett Shoreline Master Program; and
- c) The property's location or configuration ensures that potential nuisance impacts on more sensitive land uses can be adequately mitigated through buffering, screening or physical separation.

13. AG, Agriculture. This zone may be established for properties with at least two of the following characteristics:

- a) The subject property and surrounding properties consist of large parcels at least five acres in area.
- b) The subject property and surrounding properties are used for agricultural uses, or the subject property has an "open space" designation for taxation purposes; and
- c) The subject property is located within the Snohomish River valley.

E. Street Designations

There is an integral connection between urban planning, place making and economic development. Attracting people is central to economic development, and creating active, vibrant places is key to attracting people. The land use strategy works towards achieving these objectives with these key points:

- Streets are busy with people
- Ground floor spaces are inviting
- People with a mix of incomes live in the area
- High density, mixed uses near light rail and high-capacity transit are created

The zoning, or Unified Development Code, should designate streets to function as a design and use overlay. These designations should take place in the following areas:

1. Located within Metro Everett;
2. Located within ¼ mile of a high frequency transit corridor or planned light rail station;
3. Neighborhood Business designation on zoning map.

Street types are established to function as a design overlay as follows:

Pedestrian Streets – these streets will have buildings with ground floors that are predominantly occupied by nonresidential uses, such as retail, commercial and business uses. Building fronts are tailored to pedestrians

versus automobile traffic. Design standards would require ground floor transparency, awning coverage, and direct pedestrian access. Pedestrian streetscapes would be of a type that emphasizes pedestrian scale, with wide sidewalks, appropriately selected and frequent-spaced street trees, and other amenities to make walking a pleasant experience.

Connector Streets – these streets are important pedestrian routes but play a secondary role to Pedestrian Streets in connecting areas. Standards for frontage and streetscape types would be tailored to pedestrians, but at a lesser standard than Pedestrian Streets.

Residential Mixed-Use Corridor – these streets are either key gateway corridors or streets in transition that are primarily residential in character. These streets are likely to evolve from residential to a mix of residential, and small office and light retail/entertainment uses.

Transit Oriented Development (TOD) Streets – these are streets that are within close walking distance of frequent transit (more than 4 trips per hour) and future light rail. The character of these streets and buildings are similar to Pedestrian Streets. However, they should include requirements for taller buildings and high floor-to-area (FAR) ratio, as well as increased transparency and weather protection compared to other street designations. In addition, each block of a TOD street should have a minimum amount of ground floor commercial or public use to encourage active streets.

Project title: Amendment of Everett Municipal Code for Rethink Zoning**Council Bill #** *interoffice use*

CB 2009-52

Agenda dates requested:

9/30, 10/7, 10/14

Briefing X

Proposed action

Consent

Action

Ordinance X

Public hearing

 X Yes No**Budget amendment:** Yes X No**PowerPoint presentation:** X Yes No**Attachments:**Ordinance with Exhibits
Summary & Highlights
Response to Public
Comments
Response to Procedure
Changes**Department(s) involved:**Planning
Public Works
Legal**Contact person:**David Stalheim, Interim
Planning Director**Phone number:**

425-257-8731

Initialed by:
dstalheim@everettwa.gov

Department head

DS

Administration


Council President**Project:** Amendment of Titles 2, 13, 15, 18, 19 and 20 for Rethink Zoning**Partner/Supplier :** n/a**Location:** City-wide**Preceding action:** Numerous prior actions**Fund:** n/a**Fiscal summary statement:**

n/a

Project summary statement:

Rethink Zoning is a multi-year initiative to update and simplify the City's zoning code. The current version of the City's zoning code was adopted in 1989. For the past thirty years, the City has added to its development regulations without careful consideration of duplication and conflict with other code provisions.

The ordinance proposed creates a "Unified Development Code" which includes zoning, land divisions and environmental policy all in one title. The ordinance also amends related chapters tied to the Historical Commission, Street Construction and Local Project Review Procedures.

The draft plan and code amendments would consolidate multifamily, commercial, industrial and overlay zones from 43 zoning districts and zoning overlays down to 20. Many provisions of existing code would be consolidated, including building heights, building form and design, and residential standards. The Local Project Review procedures have been rewritten to be easier to read, and some notice and decision-making is proposed for change. Additional exemptions from State Environmental Policy Act (SEPA) review for infill development, authorized by the State Legislature, have been added. The ordinance includes repeal of 51 existing chapters of the Everett Municipal Code, amendment of 5 chapters, and the addition of 31 new chapters being considered.

More information on Rethink Zoning can be found at www.everettwa.gov/rethink and the following:

- Summary and highlights of proposal (<https://everettwa.gov/DocumentCenter/View/25604>)
- Summary of code chapters (<https://everettwa.gov/DocumentCenter/View/25604/>)
- Public Comment Tracker (<https://everettwa.gov/2510/How-to-Get-Involved>)
- Response to public comments (<https://everettwa.gov/DocumentCenter/View/25604/>)
- Response to procedure changes (public notice, decision-making and SEPA) (<https://everettwa.gov/DocumentCenter/View/25952/>)
- Land Use Map Change Report (<https://everettwa.gov/DocumentCenter/View/25947/>)
- Rethink Zoning Maps (<https://everettwa.gov/2509/Maps>)
- State Environmental Policy Act Addendum (<https://everettwa.gov/DocumentCenter/View/25770/>)

Recommendation (exact action requested of Council):

Adopt ordinance amending Title 2 (Chapter 2.96, Historical Commission), Title 13 (Chapter 13.68, Street Construction and Private Construction), Title 15 (Local Project Review Procedures), Title 18 (Land Division), Title 19 (Zoning) and Title 20 (Chapter 20.04, Environmental Policy)



RETHINK ZONING
Let's rethink together

City Council Briefing
September 30, 2020

www.everettwa.gov/rethink

*City of Everett
Community, Planning and Economic
Development Department*



1

Updating/Modernizing the Code

Goals:

- Reduce Duplication
- Improve Organization
- Better Access to Information
- Consistency
- Maintain Quality Development



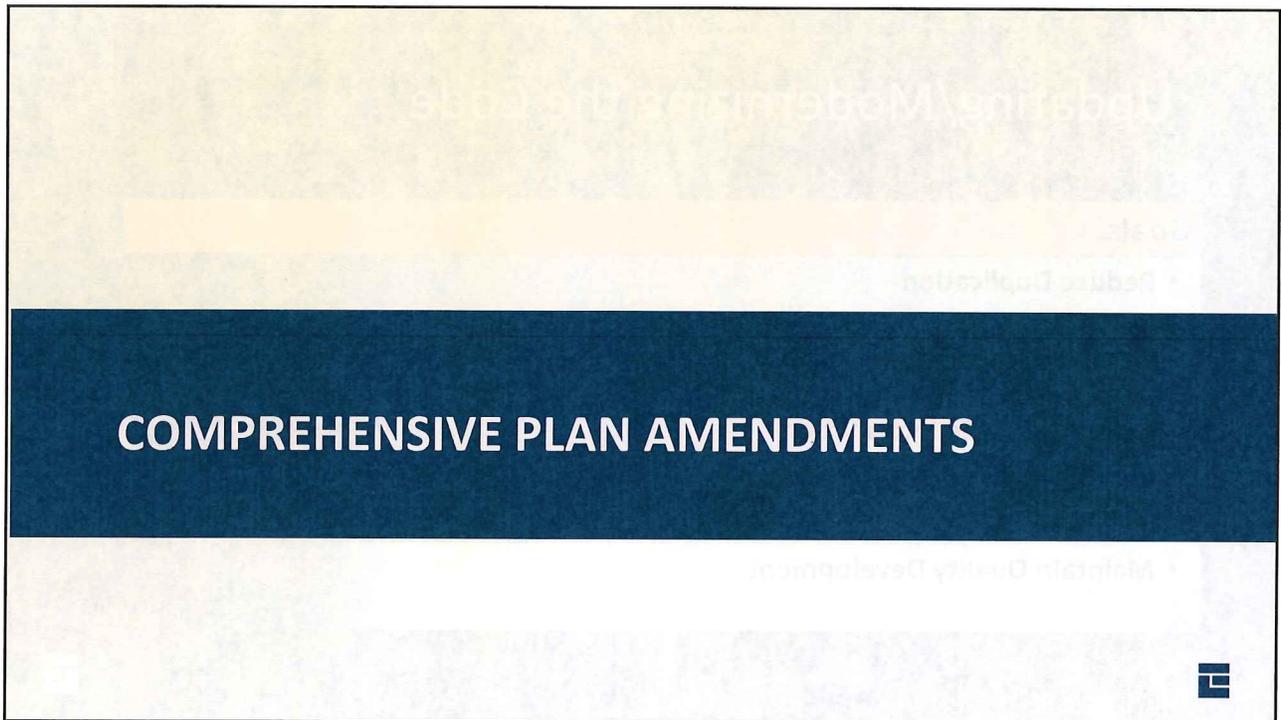
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Where to Learn More

- Council Agenda Packet
 - Ordinance, Summary, Response to Public Comments, Memo on Land Use Procedures
- Website (www.everettwa.gov/rethink)
 - Plans, codes, summaries, maps, public comments, memos
- Staff
 - Planning: 425-257-8731 or planning@everettwa.gov



3



COMPREHENSIVE PLAN AMENDMENTS



4

Comprehensive Plan Amendments

- 2019 amendments set framework for Rethink
 - Consolidation of land use designations (down to 6)
 - Anticipated major code rewrite in 2020
- Ch. 1, Introduction, moves amendment criteria to Title 15
- Ch. 2, Land Use Element, includes:
 - 28 different map amendments (see <https://everettwa.gov/DocumentCenter/View/25947/>)
 - Criteria for rezones without plan amendments
 - Revised zoning equivalency table



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ZONING MAP & USES



6

Proposed Zoning

Use Zones	Current Code	Rethink Code
Single-family Zones	R-S, R-1, R-1A, R-2, R-2A	R-S, R-1, R-2, R-2A
Multifamily Zones	R-3(L), R-3, R-4, R-5, UR	UR3 and UR4
Commercial Zones	B-1, B-2, B-2(B), C-1, C-1R, UM, W-C, BMU, E-1, E-1 MUO, UM	NB, B, MU
Industrial Zones	C-2, ULI, M-2, M-1, M-M	LI1, LI2, HI
Other Zones	A-1, AQ, OS, Park, WRM	P-OS, WRM, AG
Overlay Zones	FWD, UFFD, RFFD, PRD, H, D, CO, PD, MHP, AC, CRA, I	F, H, I, PD, APN
	43	20

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Zoning Uses

- Current Use Table:
 - 160 different uses
- Rethink Zoning Table:
 - 83 different uses
 - All uses are now defined

19.05.000 Table 5-1 (Residential Use Table).

USE	R-5	R-1	R-2	R-2A	UR3	UR4	NB	B	MU	LI1	LI2	HI	AG	SPECIAL REGULATIONS
RESIDENTIAL USES														
Bed and breakfast houses	C ^{1A}	C ^{2A}	C ^{3A}	C	P	P	P	P	P				A	See EMC 19.08.140 ^{1A} Within the R-5, R-1 and R-2 zones, bed and breakfast houses shall be permitted only on homes individually listed on the National, State or Everett Historical Register. Homes within historic districts which are not individually listed on the National, State or Everett Historical Register are not eligible to become bed and breakfast houses.
Dormitory				A	P		p ¹	p ¹						¹ TOD Streets: Residential use on the ground floor cannot exceed 25% of the street frontage of the block.
Dwelling unit, accessory	P	P	P	P	P	P ⁵	P	P		P			P	See 19.08.100 Accessory Dwelling Units ⁵ If attached to a single-family (1-unit) dwelling, allowed only on property within a historic overlay zone.
Dwelling, 1-unit	P	P	P	P	P ²	P ²								² Allowed only on property within a historic overlay zone.
Dwelling, 2-units	C ¹	P ³	P ³	P	P	P ³	P							See 19.08.035-040 Townhouse and Duplex Standards in single-family zones and 19.09 for all other zones. ³ Allowed only on property within a historic overlay zone. ⁴ See EMC 19.08 for limitations on 2-unit dwellings in the R-1 and R-2 zones. ⁵ Allowed only through the unit lot process for subdividing, as provided by EMC 19.27.

Key	Review Process
P = Permitted	Review Process I
A = Administrative Use – subject to public notice and discretionary approval	Review Process II
C = Conditional Use Permit – subject to hearing and discretionary approval	Review Process III
Cell empty = Prohibited Use	Prohibited

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DEVELOPMENT STANDARDS

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Lot and Building Placement

- Added Setback Averaging

Setback can be reduced to average between adjacent lots

Front lot line

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Streets and Sidewalks

- Street Designations
 - Extends outside Metro Everett
 - Gateway corridor façade requirements in industrial zones
- Sidewalks
 - Required at 3 units (down from 5)
 - Required in sidewalk priority areas (¼ mile to parks, schools, high frequency transit corridors)



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Building Form and Design Standards

- Current standards spread throughout code
- Consolidated into 3 chapters:
 - Residential standards (Chapter 8)
 - Multifamily standards (Chapter 9)
 - Building Form and Design standards (Chapter 12)



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Accessory Residential and Dwelling Units

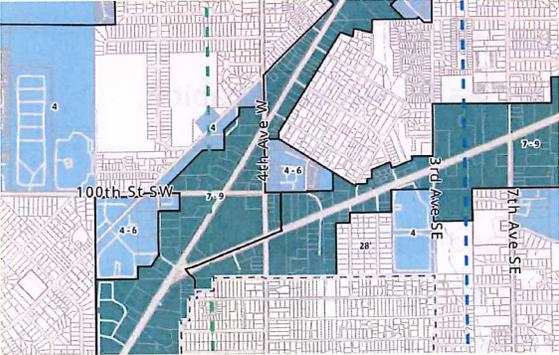
- Accessory Dwelling Units (ADUs)
 - 2020 Legislature:
 - Not just to single family
 - No added parking near transit
 - Size linked to accessory buildings
 - Lesser of 1,000 sq. ft. (up from 800), 15% of lot area or main dwelling footprint
 - No change in height limits
 - No change in owner occupancy
- Accessory Residential Buildings
 - Size linked to ADUs, but up to 3,000 sq. ft. (up from 2,000)
 - Height linked to ADUs
 - Current height limited to 15'
 - Current roof pitch 6:12 if over 200 sq. ft.
 - Proposed height same as ADUs



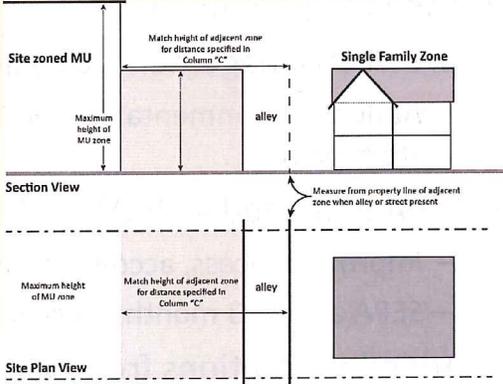
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Building and Structure Heights

City-wide Height Map



Height Transition





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LOCAL PROJECT REVIEW PROCEDURES – SEPA

15

State Environmental Policy Act

- SEPA adopted in 1971
- Growth Management Act adopted in 1990
 - Added environmental protection (e.g. traffic, wetlands, habitat, stormwater)
- SEPA amended in 2003, 2012 and 2020
 - Improve process, accommodate infill and realize GMA
 - SEPA adds 1-3 months review & costs without added benefits
- Added exemptions from SEPA in UR4 and Mixed Urban zones

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Changes in Notice – Decision-Making

- Land Divisions
 - no requirement in state law for notice on short plat applications
- Shoreline Permits
 - State law dictates notice requirements, but not decision-maker
 - Decision-making moved to planning director for some projects
 - Notice distance increased from 300' to 500'
- Historic Overlay (minor projects)
 - Current requirements notice within 500' and cost over \$800 in fees
 - No mail or sign notice required, except Open Public Meeting of Historical Commission



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PLANNING COMMISSION RECOMMENDATION



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Process and Recommendation

- Planning Commission had 21 meetings on Rethink Zoning
- Recommended 6-1 the City Council:
 - Amend the Comprehensive Plan
 - Amend the Everett Municipal Code



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QUESTIONS/DISCUSSION



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ORDINANCE NO. _____

An Ordinance Amending the Comprehensive Plan Land Use Map Designation for Housing Hope in the 3600 block of Grand and Norton Avenues, Amending Ordinance No. 2021-94, as amended, as part of the Annual Docket for 2020

WHEREAS,

- A. The property is currently designated Residential, Single-Family on the Comprehensive Plan Land Use Map and R-1, (single-family attached low-density residential) on the Zoning Map. Property along Norton Avenue is similarly designated in the vicinity of the request. To the north and east/southeast of the site, property is designated Residential, Multifamily and either R-3 or R-4 on the Zoning Map.
- B. The locational criteria for designation as Residential, Multifamily are set forth in Chapter Two, Land Use Element, Section V, and includes:
 - 1. "... areas near public transit facilities or along transit corridors, near employment areas, or between higher intensity uses, such as commercial or industrial development to provide a buffer for single family neighborhoods. This designation is applied to areas that are not disruptive of existing single family neighborhoods and are already developed with a significant amount of multifamily housing."
 - 2. "Multifamily areas are supported by a full range of public facilities and services, including transit, pedestrian and bicycle routes, utilities (water, sewer, stormwater), fire, and police. Areas designated for multifamily use will be located so as to avoid or minimize traffic impacts on single-family neighborhoods. Open space and public parks are generally available within walking distance to help meet the needs of the residents of multifamily developments."
 - 3. "Building heights can range from townhouse development to taller apartment buildings. Multifamily development should be compatible with, and transition to adjacent single-family neighborhoods using design features to ensure compatibility."
- C. The criteria for amending the Comprehensive Plan are set forth in Chapter One, Introduction, VIII. Annual Amendment and Update of the Growth Management Comprehensive Plan, Section H. Factors to be considered include:
 - 1. "...consistent with the existing policies of the various elements of the comprehensive plan..."
 - 2. "Have circumstances related to the subject property and the area in which it is located changed sufficiently since the adoption of the Land Use Element...?"
 - 3. "Are the assumptions upon which the land use designation of the subject property is based erroneous, or is new information available...that justify a change to the land use designation?"

4. "Does the proposed land use designation promote a more desirable land use pattern for the community as a whole?"
5. "Should the proposed land use designation be applied to other properties in the vicinity?"
6. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity...?"
7. "Would the change of the land use designation....create pressure to change the land use designation of other properties in the vicinity?"

D. Goals and policies of the Everett Comprehensive Plan applicable to the request include:

1. Chapter Two, Land Use Element, Policies 2.1.1 and 2.1.2;
2. Chapter Four, Housing Element, Goal 4.0, Policies 4.1.1, 4.2.1, 4.3.11, 4.7.1, 4.8.3, 4.8.8, and 4.8.12; and
3. Chapter Eight, Urban Design Element, Goal 8.2, Policy 8.2.4, Goal 8.5 and Policy 8.5.2.

E. Based on these findings and conclusions, the City Council concludes :

1. The request to amend the Comprehensive Plan Land Use Map is consistent with the multifamily locational requirements of Chapter Two, Land Use.
2. The request to amend the Comprehensive Plan Land Use Map is consistent with the amendment requirements of Chapter One, Introduction.

F. The City is considering changes to the Zoning Code (Rethink Zoning) which would eliminate the proposed zoning of R-3, with the surrounding area being considered for the equivalent zoning designation of Urban Residential 3 (UR3).

NOW, THEREFORE, THE CITY OF EVERETT DOES ORDAIN THE FOLLOWING ACTIONS:

Section 1. Amend the City of Everett Growth Management Comprehensive Plan Land Use Map from Single Family to Multifamily for the subject property in the 3600 block of Grand and Norton Avenues as set forth in Exhibit 1.

Section 2. The Planning Director shall prepare an ordinance for City Council consideration as follows:

- A. Zoning Map. Amend the Zoning Map from R-1 to R-3, or the equivalent in Rethink Zoning (UR3) for the area shown in Exhibit 1.
- B. Development Agreement. The ordinance shall include a development agreement, consistent with RCW 36.70B.170 – 210, for the area shown in Exhibit 2, and which addresses the following:
 1. Development of the area shown in Exhibit 2 shall not proceed until a site plan and conceptual building designs are approved by City Council, with recommendations from the City's Historical Commission regarding consistency with the Norton-Grand Historic Overlay Guidelines and from

the City's Planning Commission regarding allowed uses, vehicular and pedestrian access, grading plan, building heights, open space and recreation, building design, tree preservation, public facilities and services, and parking.

2. Development of the area shown in Exhibit 1 is limited to 29 dwelling units per acre.

C. Historic Overlay Amendment. Amend the Norton-Grand Historic Overlay boundary for the area shown in Exhibit 1.

Section 3. Effective Date. This ordinance shall not go into effect until the City Council, by Resolution, concludes the 2020 Comprehensive Plan docket process.

Section 4. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references and ordinance numbering.

Section 5. The City Council hereby declares that should any section, paragraph, sentence, clause or phrase of this ordinance be declared invalid for any reason, it is the intent of the City Council that it would have passed all portions of this Ordinance independent of the elimination of any such portion as may be declared invalid.

Section 6. The enactment of this Ordinance shall not affect any case, proceeding, appeal or other matter currently pending in any court or in any way modify any right or liability, civil or criminal, which may be in existence on the effective date of this Ordinance.

Cassie Franklin, Mayor

ATTEST:

Sharon Fuller, City Clerk

PASSED: _____

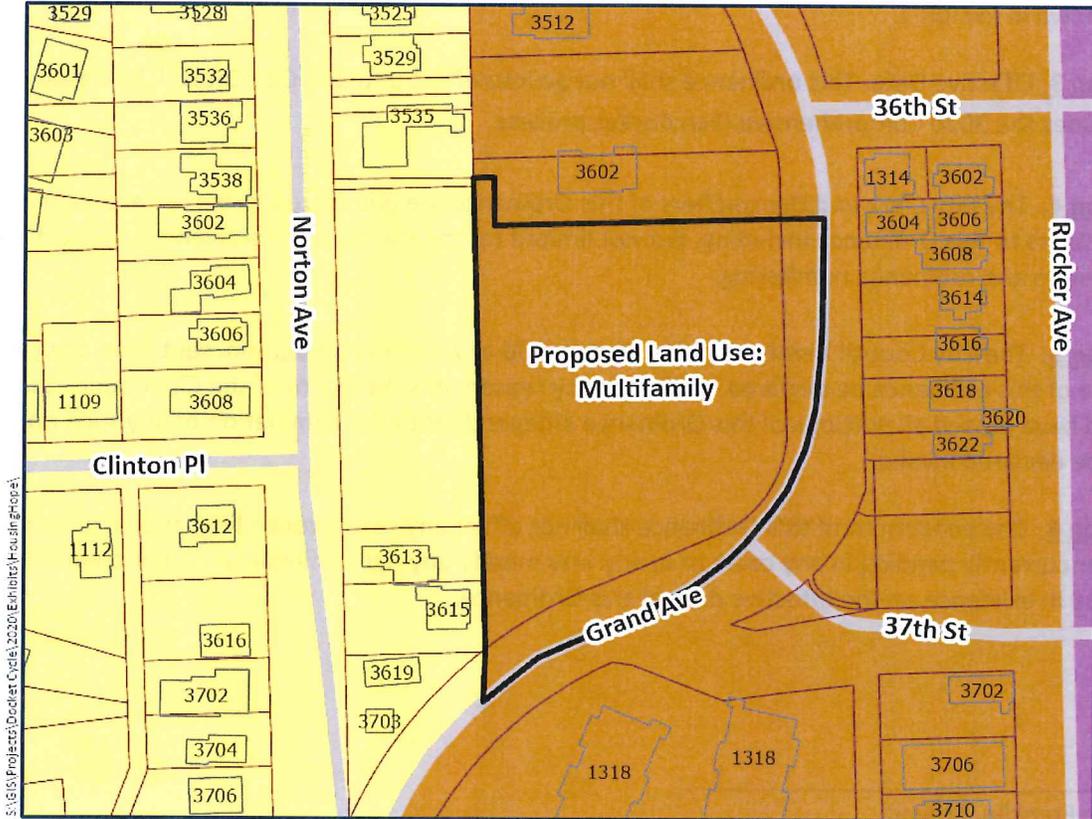
VALID: _____

PUBLISHED: _____

EFFECTIVE DATE: _____

Exhibit 1

Housing Hope Application: Comprehensive Plan Amendment



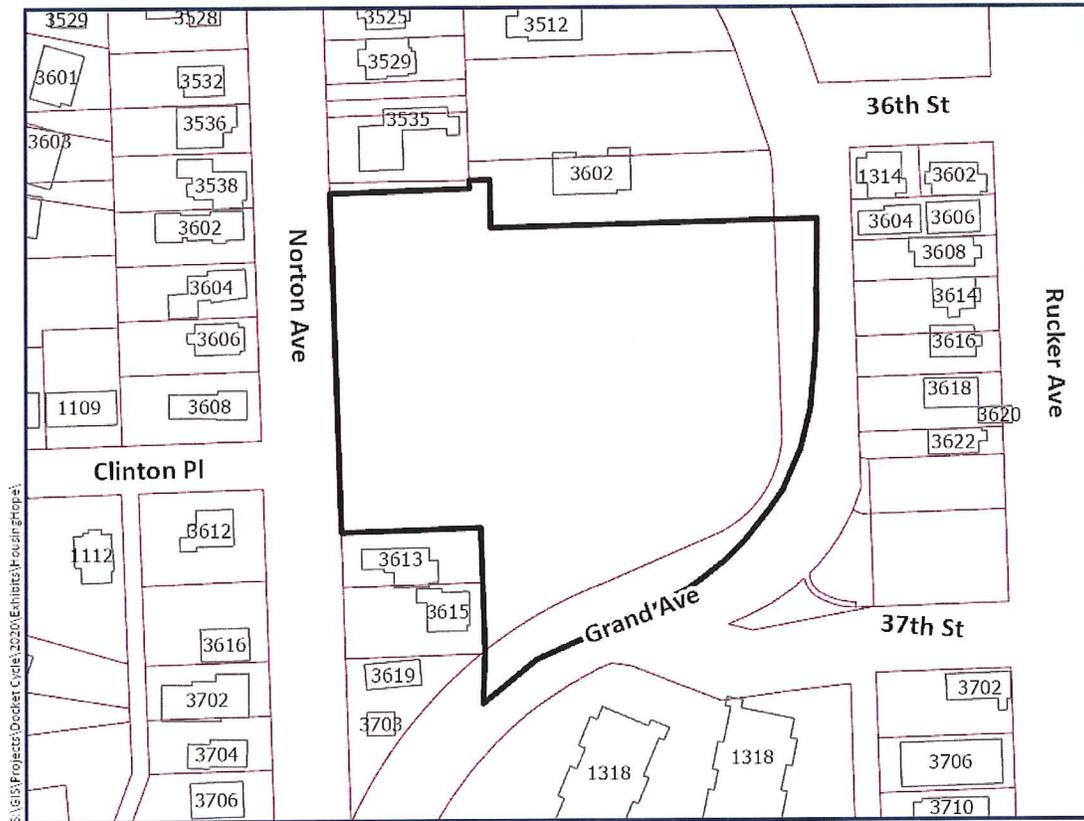
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 From: Single Family
To: Multifamily



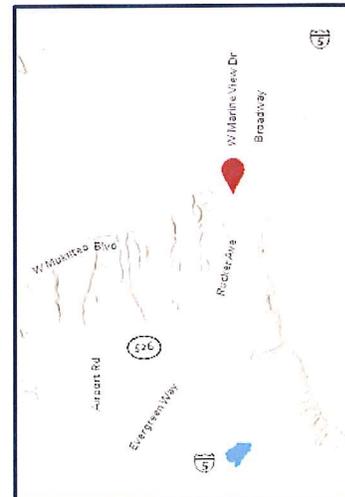
Exhibit 2

Housing Hope Application: Development Agreement



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 Area subject to development agreement





RETHINK ZONING, SUMMARY of AMENDMENTS PROPOSED

Based on Planning Commission Recommendations of September 8, 2020

www.everettwa.gov/rethink

September 14, 2020



Executive Summary

Rethink Zoning is a multi-year initiative to update and simplify the City's zoning code. The current version of the City's zoning code was adopted in 1989. The world and Everett have changed significantly since that time. By building on the success of [Metro Everett](#), we can continue to make zoning simpler and also protect community values.

For the past thirty years, the City has added to its development regulations without careful consideration of duplication and conflict with other code provisions. Several years back, City planning staff began discussing with the Mayor, City Council, Planning Commission and other interested persons, the concept of a major code update.

This document is a summary of what is proposed. For the actual text of plan and code amendments, please visit the project website at <https://everettwa.gov/rethink> and the Rethink Zoning Library at <https://everettwa.gov/2453/Rethink-Zoning-Library>.

Rethink Zoning Amendment Highlights

The following are major highlights of the plan and code amendments.

Comprehensive Plan Amendments

Rethink Zoning is not intended to fundamentally change the land use vision for the City. In 2019, the City streamlined the Land Use Element of the Comprehensive Plan ([Ord 3666-19](#)) as the first step towards a rewrite of the Zoning and other development codes. With the consolidation of zones which are proposed (see below), [amendments](#) to the Land Use Element are needed to provide consistency between the Comprehensive Plan and development regulations required by the Growth Management Act (GMA).

- Table 9 in Chapter 2 is revised to show what zoning is equivalent with land use designations.
- Criteria for the consolidated zones are added to Chapter 2 to guide any future rezone applications. This is particularly important when a rezone does not trigger a comprehensive plan amendment.

When planning staff worked on zone consolidation, several areas were identified that had current development patterns which were inconsistent with current zoning and comprehensive plan land use designations. 27 different areas were identified and can be found in the [Land Use Change Report](#) on the project website.

Some of the land use map amendments include areas which were developed under the City's [clinic and office overlays](#) that allowed these uses in multifamily neighborhoods. These areas include significant medical and office facilities developed between Colby and Rucker Avenue south of 39th Street. These areas are proposed to change from a multifamily zone (with [clinic-office overlay](#)) to a commercial mixed-use zone (MU), or for those areas south of 41st, to a business zone (B).

Consolidation of zones

Many current zoning districts are nearly identical in the uses allowed and development standards. In 2019, the similarities between [residential zones](#) and [commercial-industrial zones](#) were compared with



the Planning Commission and City Council. Planning staff developed concepts of how to consolidate the zones and briefed the Planning Commission and City Council on those concepts.

Due to COVID-19, plans to consolidate single-family zones and introduce new housing types into those zones has been put on hold. The City will likely continue that work with the [Rethink Housing](#) initiative later in 2020 and into 2021.

The draft plan and code amendments would consolidate multifamily, commercial, industrial and overlay zones as shown in the table below:

Use Zones	Current Code	Rethink Code
Multifamily Zones	R-3(L), R-3, R-4, R-5, UR	UR3 and UR4
Commercial Zones	B-1, B-2, B-2(B), C-1, C-1R, UM, W-C, BMU, E-1, E-1 MUO	NB, B, MU
Industrial Zones	C-2, ULI, M-2, M-1, M-M,	LI1, LI2, HI
Overlay Zones	FWD, UFFD, RFFD, PRD, H, D, CO, PD, MHP, AC, CRA, I	H, I, PD, APN. Flood

For more information on the existing zoning districts and overlay zones, please see [Title 19](#) and [EMC 19.01](#).

New Zoning Use Table

The current Zoning Code Use Table ([EMC 19.05](#)) has **134** non-residential uses and **26** residential uses (**160** total); the Metro Everett Use Table had **70** uses listed; the proposed Use Table has **83** uses listed. The Land Uses in [Chapter 5](#) of the draft Unified Development Code are derived from the Metro Everett Use Chapter adopted in August 2018 ([EMC 19.19](#)).

Each Use now has a definition, which can be found in the draft [Chapter 4](#). The current Zoning Code did not define every Use.

New Street Designations

The [Metro Everett Subarea Plan](#) included designation of streets to function as a design and use overlay. This designation helps refine the development regulations in those areas where urban planning, place making and economic development are central to creating an active, vibrant place to attract people. The draft code, in [Chapter 33](#), expands the designation of streets outside of Metro Everett. The streets added include:

- Broadway,
- Rucker/Evergreen,
- areas currently designated with a [Clinic-Office Overlay](#),
- areas zoned Neighborhood Business (NB),
- Everett Mall Way, and
- 19th Street SE.

Limits on Uses based on street designations, primarily on the ground floor of buildings, can be found in [Chapter 5](#), Uses draft. Building and site design standards based on street designations can be found in [Chapter 12](#), Building Form and Design. Minimum building heights based on street designation can be found in [Chapter 22](#), Building and Structure Heights. Public sidewalk standards based on street designations can be found in [Chapter 33](#), Streets, Sidewalks and Pedestrian Circulation.



Sidewalks and Street Improvements

One of the draft chapters is outside of the Unified Development Code: [Chapter 13.68](#), Street Construction and Private Construction. This chapter is the framework for the City Public Works staff and their requirements for improvements to city streets and sidewalks. Amendments to this chapter include:

- Street improvements triggered at 3 units (down from 5)
- Sidewalk improvements triggered at 1 unit if in a sidewalk priority area, defined as:
 - Within Metro Everett
 - Within ¼ mile of a high frequency transit corridor
 - Within ¼ mile of a public school or public park

The chapter also includes updates to street standards and the change from a hearing examiner decision for modification of standards to an administrative decision.

Building Form and Design Standards

Over the past 30 years, building form and design standards have been added to the Zoning Code, often in a piecemeal fashion. Standards can be found in EMC [19.07](#) (Small Lots), [19.15](#) (Multiple-Family), [19.19](#) (Metro Everett and Core Residential Area), [19.26](#) (M-2 Central Waterfront), [19.31A](#) (Broadway Mixed-Use), [19.31B](#) (Evergreen Way), as well as other chapters.

The draft code amendments consolidate building form and design standards. The principal chapters are now:

- [Chapter 8, Residential Standards](#) – chapter includes standards for small lot single family, design standards for townhouses and duplexes in single-family zones, front porch and entrance requirements, and garage requirements.
- [Chapter 9, Multifamily Standards](#) – chapter includes building form and design standards, entrance requirements, front porch requirements, and outdoor and common area requirements.
- [Chapter 12, Building Form and Design Standards](#) – this chapter applies to non-residential development in multifamily, commercial and industrial zones. Standards include build form, façade design, structured parking, weather protection, building transparency, special design standards for Metro Everett and NB zones, design standards for industrial zones when on Gateway Corridors or adjacent to residential zones or visible from public shoreline areas.

Accessory Residential Buildings and Dwelling Units

The draft standards for accessory residential buildings and accessory dwelling units include some changes from current standards, some of which are required by new state law requirements.

- Only single-family dwellings may have an accessory dwelling unit (ADU) in the City's current Zoning Code. New state legislation in 2020 ([ESSB 6617](#)) requires the City to allow ADUs with duplexes, triplexes and townhomes. See the draft definition of "**dwelling unit, accessory**" in [Section 19.04.050](#).
- [ESSB 6617](#) does not allow the City to require off-street parking for an ADU within ¼ mile of a major transit stop. See the draft chapter on off-street parking ([19.34](#)) for these amendments.

- Accessory dwelling unit standards have been modified to provide a potential increase in size from 800 square feet to 1,000 square feet. Existing code allows accessory residential buildings [EMC 19.07.020](#) to be 1,000 square feet, so this provides consistency between these two accessory uses. The draft accessory dwelling unit standards ([Chapter 8](#)) limit the size to the lesser of 15% of the total lot area, 1,000 square feet or the principal dwelling's building footprint.
- Accessory residential building standards have amendments drafted to allow for up to 3,000 square feet – up from 2,000 square feet. This size can only be accomplished if it did not exceed 15% of the total lot area or no larger than the building footprint of the dwelling; the effect of this size increase would be limited to larger properties with larger dwelling units.
- Heights for accessory residential buildings and accessory dwelling units are drafted to be the same standard ([Chapter 22](#)).
 - Current standards ([EMC 19.07.020](#)) limited accessory residential buildings to 15 feet in height and required a 6:12 roof pitch if over 200 sq. ft. Anything outside of those standards required notice to neighbors and posting the site.
 - Current accessory dwelling unit standards allow 24' if on an alley, or 18' in a rear setback and 5' from a rear property line.
 - The draft standards would allow 2 floors or 24' with a 6:12 pitch for alley lots, or 1½ floors and 18' in rear setback areas.

Building and Structure Heights

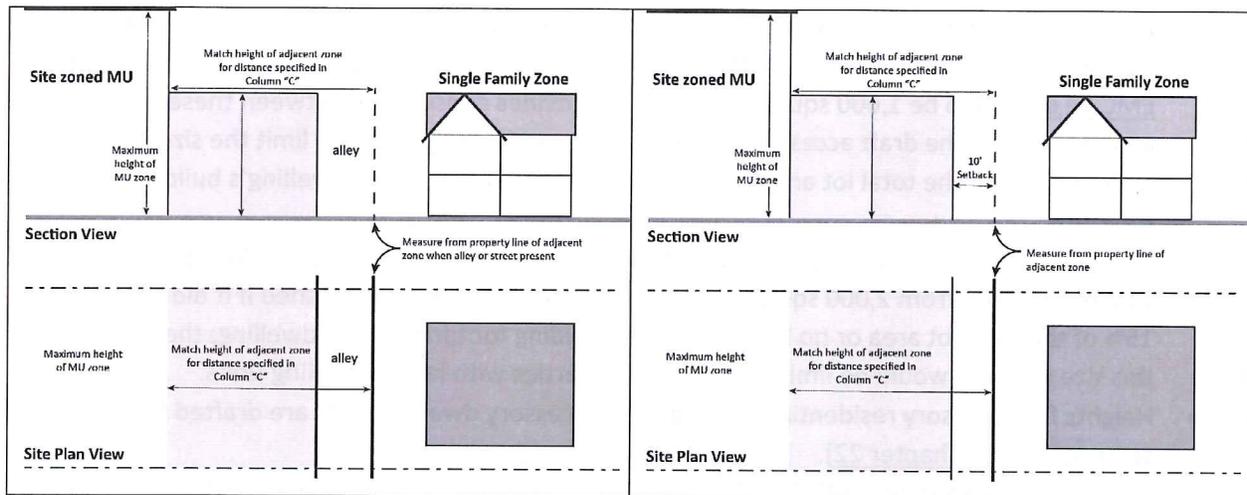
Building and structure height requirements are currently found in ten different chapters of the Zoning Code. These provisions are now consolidated into one chapter ([Chapter 22](#)). All heights are now included on a city-wide [Heights Map](#).

For the most part, existing height requirements in the Zoning Code have not changed. There are some adjustments that were needed for commercial and industrial heights, largely due to their proximity to residential zones where the total zone height could not be achieved.

Minimum heights are established for the two multifamily zones (UR3 and UR4) in order to help minimize underbuilding in our multifamily areas. Minimum heights are also established for the Mixed Urban zone and streets designated as Transit-Oriented Development (TOD).

There are several different approaches for how heights are currently restricted when they abut a residential zone. Broadway Mixed-Use ([EMC 19.31A](#)) has one approach, Evergreen Way ([EMC 19.31B](#)) has a different approach, and Metro Everett ([EMC 19.20](#)) has a third approach.

The draft standards in [EMC 19.22.030](#) has one approach to height transitions, and it is based in large measure on the Broadway Mixed Use zone. Building heights adjacent to a residential zone must match the maximum height of that zone for a distance ranging from 35' to 150'. The distance is based on the zone of the development site, with industrial uses requiring greater distance than a multifamily development adjacent to single family zones. Below are illustrations for how these standards would be implemented in conjunction with Table 22-4.



This illustration shows the point of measurement with an alley

This illustration shows the point of measurement when the building abuts a single family zone without an alley. Ch. 19.06.020 requires the building to be set back 10' from the single family zone, as well.

Environmental Policy (SEPA)

The City's current SEPA ordinance is being moved out of Title 20 ([EMC 20.04](#)) and integrated into the draft Unified Development Code ([EMC 19.43](#)). While the policies and procedures remain the same as current, two key changes are drafted:

- The categorical exemption from SEPA would be expanded to exempt residential development of up to 200 dwellings in the Urban Residential 4 (UR4) zone and all Mixed Urban zones. This exemption is currently available in Metro Everett, and up to 100 residential units is exempt from SEPA in the E-1 MUO zone.
- The requirement to make all projects which exceed the SEPA thresholds for categorical exemptions subject to Review Process II (posting and notice) is eliminated as it is not required by state law and adds additional burden on staff.

Local Project Review Procedures (Title 15)

In 1995, the legislature passed an Act ([RCW 36.70B](#)) to implement the recommendations of the governor's task force on regulatory reform on integrating growth management planning and environmental review. The legislature's actions in 1995 made changes to the Growth Management Act (GMA), State Environmental Policy Act (SEPA), Shoreline Management Act (SMA), Local Permit Process, implemented new standards for "Development Agreements", and addressed state permit coordination and appeals.

The City's adopted procedures are spread out amongst eight (8) different chapters in Title 15. In addition, some land use decision criteria are scattered amongst other ordinances, such as the requirements to amend the comprehensive plan. The draft would repeal all existing procedures and criteria, and reorganize the procedures into three chapters:

- Chapter 15.01, Application Requirements
- Chapter 15.02, Local Project Review Procedures

- Chapter 15.03, Review Criteria for Land Use Decisions

While the legislature sets some parameters for local project review procedures, there are some procedures that the City has enacted that are beyond the minimum requirements of state law. Changes from current practice include:

- Land Divisions: State law ([RCW 58.17.060](#)) allows for the summary approval by administrative staff of short plats or short subdivisions, which is the division of land into less than ten (10) lots. There is no requirement in state law for public notice of the application. The draft is consistent with what state law allows.
- Shoreline Development: State law ([RCW 90.58](#)) for development within Shoreline Management Act (SMA) jurisdiction dictates specific notice requirements and timing for issuance of shoreline substantial development permits. The SMA, however, does not dictate who the local decision-maker is. The amendments revise the decision-maker to streamline procedures and timing, but do not revise the public notice requirements of the SMA. The new framework for shoreline decisions is as follows:
 - Hearing Examiner decisions (REV III): The hearing examiner would hear shoreline variance, shoreline conditional use permits and any request to increase heights to accommodate industrial activities with access to the marine shorelines in [Chapter 19.22.070](#).
 - Planning Director decisions (REV II): Applications subject to posting and public notice includes:
 - Development with one (1) acre or more of the project footprint within shoreline jurisdiction;
 - Development in the shoreline area will include buildings in excess of 35' in height;
 - Development which includes docks or other in-water facilities, including fill, which could interfere with the public's use of shorelines of the state.
 - Staff Administrative decisions (REV I): All other shoreline permit applications would be staff decisions. The only distinction between REV I and REV II shoreline applications is that REV I applications would not require posting of a sign, but would require notice to property owners within 300', and the local procedures would require notice to SEPA mailing list and neighborhood leaders.
- Historic. No changes are proposed to the reviews required by the City's Historical Commission, but some changes to the extent of public notice to surrounding properties is drafted. Posting of project signs and mailing notice to owners within 150' would no longer be required for:
 - Addition of an accessory dwelling unit;
 - Alteration of significant features of a local register property;
 - Additions to a building with three or more dwelling units when identified as contributing.

The decisions above are still subject to review at an open public meeting by the City's Historical Commission.

The changes to procedures are meant to 1) ensure objective decision-making based on adopted standards; and 2) to relieve staff burden, who are currently experiencing a 4- to 6-month backlog of land use reviews.



For more information

Additional chapter-by-chapter summaries are available in the Rethink Zoning Library.

<https://everettwa.gov/2453/Rethink-Zoning-Library>

Public Participation

Rethink Zoning prepared a [Public Participation Plan](#) update in June 2020. This plan was broadly disseminated and reviewed by the Planning Commission and City Council. Since late in 2018, more than 50 public meetings and events have taken place regarding Rethink Zoning. See attached outreach summary.

All public comments on Rethink Zoning can be viewed at the **Public Comment Tracker** found at <https://everettwa.gov/2510/How-to-Get-Involved>.

Planning Commission Hearing and Action

The Planning Commission held a public hearing on the amendments to the City's Comprehensive Plan and Municipal Code on August 18, 2020. After review of the oral and written input, several amendments to the July 13, 2020 draft were incorporated into the recommendations sent to City Council.

The response to public comments can be viewed at:

<https://everettwa.gov/DocumentCenter/View/25953/RESPONSE-TO-PUBLIC-COMMENTS-9-11-20?bidId=>

The amendments from the July 13th draft can be viewed at:

<https://everettwa.gov/DocumentCenter/View/26016/Summary-of-Rethink-Code-Changes-9-8-20>

City Council Deliberations Scheduled

City staff will be delivering the recommendations to City Council for their consideration. The tentative schedule is as follows:

- Briefing September 30, 2020 at 6:30 p.m.
- Public Hearing October 14, 2020 at 6:30 p.m.
- Action October 21, 2020 at 6:30 p.m.

Please go to <https://everettwa.gov/409/City-Council> for the latest information regarding City Council meetings, agendas, public hearings and how to participate.

To comment in advance of the hearing, you may send an email to planning@everettwa.gov or send it to City of Everett, Planning Department, 2930 Wetmore Ave, Suite 8-A, Everett, WA 98201.

Public Outreach Summary

2018

- Dec 7 Planning Commission Code streamlining
- Dec 18 Planning Commission Code streamlining, Land Use Element edits
- Dec 19 City Council Code streamlining, Land Use Element edits

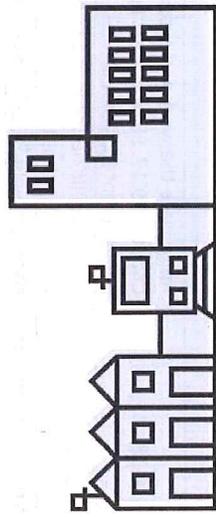
2019

- Jan 28 Council of Neighborhoods Overview presentation and input
- Feb 19 Planning Commission Land Use Element briefing
- March 5 Planning Commission Land Use Element public hearing
- March 20 City Council Land Use Element amendments briefing
- March 21 Northwest Neighborhood Overview presentation and input
- Apr 3 City Council Land Use Element amendments public hearing
- Apr 8 Port Gardner Neighborhood Overview presentation and input
- Apr 16 Valley View Neighborhood Overview presentation and input
- Apr 25 Evergreen Neighborhood Overview presentation and input
- May 1 View Ridge/Madison Neighborhood Overview presentation and input
- May 7 Planning Commission Residential Zone Concepts
- May 15 City Council Briefing on non-residential and residential zones, housing types
- May 20 Delta Neighborhood Overview presentation and input
- June 4 Planning Commission Residential Zone Concepts
- June 18 Planning Commission Commercial-Residential Zone Concepts
- July 16 Planning Commission Residential Housing Types
- July 22 Council of Neighborhoods Rethink update
- Aug 7 City Council Briefing on Residential Zones and Housing Types
- Aug 20 Planning Commission Commercial-Residential Zone Concepts
- Sept 9 Westmont Holly Neighborhood Overview presentation and input
- Oct 21 Open House – Anderson Rm Overview presentation and input
- Oct 24 Open House – Cascade High Overview presentation and input
- Oct 28 Council of Neighborhoods Overview presentation and input, public survey
- Nov 7 Facebook Live General Outreach and Information
- Nov 20 Bayside Neighborhood Overview presentation and input
- Nov 25 Council of Neighborhoods Survey report
- Nov 26 Historical Commission Ch. 26 Historic Resources briefing
- Dec 3 Planning Commission Building and Structure Heights



2020

- Jan 21 Planning Commission Briefing on Land Use Map amendments, draft zoning map and districts, Ch. 5 Uses, Ch. 22 Heights and Ch. 51-55 Land Division
- Jan 28 Historical Commission Ch. 26 Historic Resources briefing
- Jan 29 City Council Briefing on Land Use Map amendments, draft zoning map and districts, Ch. 5 Uses and Ch. 22 Heights
- Feb 4 Planning Commission Continued discussion from Jan 21, plus briefing on Ch. 13 Specific Uses
- Feb 10 Port Gardner Neighborhood Presentation on new zones, uses, heights and historic overlay
- Feb 11 Glacier View Neighborhood Presentation on new zones, uses, and heights
- Feb 18 Planning Commission Briefing on Ch. 21, Building Form and Design
- Feb 27 Open House Public open house on Rethink Zoning
- Mar 3 Planning Commission Review of open house input, Chapter 5, Uses
- May 19 Planning Commission Review of new expectations for Rethink Zoning, including review of new zoning map, Chapter 5 Uses, Chapter 8 Residential Standards and Chapter 9, Multifamily Standards
- June 2 Planning Commission Briefing on Ch's. 6, 15, 28 Lots Building Placement, Permitting Procedures, Historic Resources
- June 9 Riverside Neighborhood Presentation on Rethink Zoning
- June 10 City Council Briefing on Rethink Zoning reboot
- June 16 Planning Commission Briefing on Ch 33 Streets; Ch 17 Airport-Port Navy Compatibility Overlay
- June 29 Community-wide Rethink Zoning Public Forum (south of 41st St.)
- June 30 Community-wide Rethink Zoning Public Forum (north of 41st St.)
- July 7 Planning Commission CP and Zoning map amendments; Numerous Chapters 2, 4, 5, 6, 8, 12,34, 35
- July 9 Port Gardner Neighborhood Rethink Zoning
- July 21 Planning Commission CP amendments; Title 2, 13, 15, 19
- July 22 City Council Briefing on Rethink Zoning
- Aug 18 Planning Commission Public Hearing on Rethink Zoning
- Sep 8 Planning Commission Deliberation and recommendation on Rethink Zoning



RETHINK ZONING

Let's rethink together

RESPONSE TO PUBLIC COMMENTS

Based on input received as of September 11, 2020

www.everettwa.gov/rethink

September 11, 2020

Committer	Date	Comments	Response
Oral comments received at public hearing 8-18-20			
Koenig, Dave	8-18	Comments covered topics addressed in written comments dated 8-12	See response to written comments
Sattj-Hewat, Jean	8-18	<ol style="list-style-type: none"> 1. Commented that there is an upzone for R-3 zones, including density and reduced lot sizes. 2. Historic Overlay has no protection because it is subject to staff decision. 3. Proposal eliminates the requirement for a demolition waiver. 4. Concerned about modification of how building heights are measured. 	<ol style="list-style-type: none"> 1. In the historic overlays, the density is limited to what is currently allowed in the R-3 zone: 29 units per acre. See EMC 19.06.100.D. Outside of historic overlays, there is no density limit on R-3 zones. However, experience shows that what limits density is market conditions, off-street parking, building heights, required open space, lot coverage and setbacks. 2. The Planning Director has always been the person who receives recommendations from the Historical Commission. Most recommendations have been upheld. 3. The draft changes the review authority for demolition of an Everett Historic Register Property from City Council to Planning Director. An amendment is proposed. 4. See response to other written comments regarding height modifications
Mohammad, Ismail	8-18	Noted that some changes regarding micro housing are proposed that could affect projects being planned. Also mentioned tandem parking and parking for zip cars	Comments noted. The definition for micro-housing has changed to require the units to be in a multifamily building of no less than 24 units. This was done due to concerns that conversion of smaller buildings could result in under parking. An amendment could be considered.
Casey, Glynis (NSE)	8-18	Appreciate the work and support what is within Chapter 19.17. SEPA can be a positive public engagement tool that can be used.	Comments noted
Tucker, Andrea	8-18	Giving public notice in the historic districts is helpful. Concerned about the way heights are measured.	Comments noted. See memo dated August 28, 2020.
Written comments received through 9-11-20. See https://everettwa.gov/2510/How-to-Get-Involved			
Forterra	9-9	Process has been transparent and inclusive. Public participation and sharing of resources have been robust and commendable. Pleased to see green roofs allowed in 19.08.040.C.2.	Comments noted
Busteed, Kimberly	9-9	Look at Arlington mixed use code for walkable, sustainable development	Comments noted

Commenter	Date	Comments	Response
Everett School District	9-8	Concerned about unintended impediments to development/redevelopment of schools (height, hardscape, setbacks).	There are not any changes in heights in single-family zones for schools or other uses than what is currently allowed. Schools can still apply for a variance from standards if a hardship exists and they can meet the variance criteria (hearing examiner decision). There are not any additional restrictions that would impact schools from current standards.
Mukilteo School District	9-8	Common for schools to need height beyond that allowed within a residential zone. It appears that the method to address height, a variance, would not be permitted.	There are not any changes in heights in single-family zones for schools or other uses than what is currently allowed. Schools can still apply for a variance from standards if a hardship exists and they can meet the variance criteria (hearing examiner decision). There are not any additional restrictions that would impact schools from current standards.
Fox, Steve	9-2	Should not permanently change public notice for historic commission meetings on development proposals.	All meetings of the Historical Commission are open public meetings. The current procedures require notice to people within 500 feet, plus additional application fees, for minor projects in historic overlays. The changes are to process and not to standards or decision-makers. See memo dated August 28, 2020.
Wolken, Mark	9-2	<ol style="list-style-type: none"> 1. Concerned about outright ban on waste-to-energy and fertilizer manufacturing. 2. No interpretation of unlisted uses 3. Concerned about limits on vehicle and equipment sales and service 4. Use table restricts sales to 80% of goods in LI and HI zones 5. Why is commercial storage not allowed in HI zone 6. Batch plants should not require the CUP scrutiny 7. Compost facilities are not defined or listed 8. Solid Waste and Hazardous waste facilities should be a CUP. 9. "Benson" property should be Heavy Industrial 	<ol style="list-style-type: none"> 1. The ban exists currently in the M-1 and M-M zones. It has been removed from the list of prohibited uses as some of these uses might work in the HI zone. 2. The standards come from existing code, but some criteria was dropped. It was added to 15.03. 3. The standards for auto sales comes from existing restrictions in the city. This could be a good policy conversation in the future. Some restrictions inappropriately made its way into industrial zones for heavy vehicles, so modifications have been made. 4. This is an existing code restriction most were unaware of. Staff agree that the standard doesn't seem to fit and have adjusted it to 25%. 5. This has been amended to allow commercial storage as it is currently allowed. 6. This is an existing requirement and the use can be a difficult land use to site. 7. Amendments were made to require a CUP for compost facilities over 1 acre.

Commenter	Date	Comments	Response
			<p>8. Solid waste changed to CUP and hazardous waste over 1 acre added as CUP.</p> <p>9. See earlier response. The C-2 zone (current zoning of property) is a light industrial zone.</p>
Hall, Patrick	9-1	<ol style="list-style-type: none"> 1. Concerned about the city remaining eligible as a Certified Local Government (CLG). 2. Concerned about changing the decision-making for demolition of Everett Register properties from City Council to planning director 	<ol style="list-style-type: none"> 1. The city meets all the CLG requirements. The provision dropped said it was a duty of the commission or staff. The chapter is about the duties of the commission, and they are defined as required by CLG. 2. This has been changed to return the decision-making to City Council for demolition of Everett Register properties.
Koenig, Dave	9-1	<p>The effort is much more than a zoning effort as it is titled. Summarizes previous comments in the record.</p>	<p>The revised code structure unifies development standards and is the result of many years of staff work to find a structure much easier to use than current code. Other comments noted and responded to.</p>
Cunningham, Mary	8-30	<ol style="list-style-type: none"> 1. Comments on "park model" definition, "the entry of manufactured homes", where tiny homes are permitted, mobile home parks and tiny houses. 2. Current code says the number of boarding rooms shall not exceed the number of dwelling units allowed by zoning density. 3. Special regulations for food or beverage should include a footnote to allow tasting rooms in AG zones. 4. Would special regulation 8 on heavy auto and truck service prohibit Motor Trucks International? 5. Where are the standards for espresso stands? 6. How do several specific uses fit within office, retail sales and service categories under draft code? 7. Heliports should be added back as a CUP for Providence Colby campus. 8. Aggregates extraction and composting should be listed as CUP. 9. Major above ground utilities should be a CUP in residential and NB zones. 10. Schools should be a CUP in all residential and NB zones. 11. Community center and assembly should be a CUP in single family zones. 	<ol style="list-style-type: none"> 1. The definition of park model is referenced to RCW 59.20.030. "the entry of manufactured homes comes from RCW 35.21.684. Tiny house communities, now defined in state law, are not proposed to be allowed. Mobile home parks are not permitted anymore in the city, and the existing ones are nonconforming. Tiny houses are now part of the building codes and can be considered a dwelling if meeting standards. 2. Added a density limit on rooming houses tied to comprehensive plan density since some zones have no specific density limit. 3. The definition of micro alcohol production includes a tasting room, so no change is needed. 4. Deleted Footnote 8 off of heavy vehicles and added the word "light" into the footnote. Also, dropped the requirement for multi-tenant building in the LI zones. 5. See the draft EMC 19.13.095 6. The code moves away from trying to distinguish the difference between a printer from a retail sale or service. The distinctions provided no obvious planning benefit and caused many issues with interpretations and change of use, parking requirements.

Commenter	Date	Comments	Response
		<p>12. Clubs, lodges and similar uses are not currently permitted in residential zones but would be allowed as a CUP in residential zones.</p> <p>13. Marinas are not an appropriate use in the B and AG zones, and shoreline permits require SEPA, making it a REV II decision.</p> <p>14. Shoreline permits that have 1 acre or more should be a CUP (REV III).</p>	<p>7. Heliports in the Use Table are for Primary Uses, not accessory. The Providence campus is subject to the Institutional Overlay requirements.</p> <p>8. Aggregate extraction is a prohibited use (EMC 19.05.050). Added composting facilities over one acre require a CUP.</p> <p>9. The definition includes any utility that provides service to more than one lot. Some facilities have little impact and requiring a public hearing and potential 5-month delay in permitted is not warranted. For major facilities, the planning director is authorized to bump the use up to a CUP (REV III).</p> <p>10. If needed, the planning director is authorized to bump the use up to a CUP (REV III).</p> <p>11. If needed, the planning director is authorized to bump the use up to a CUP (REV III).</p> <p>12. Removed this use as a permitted use from single-family detached zones and amended the use to better fit the definition of private club or lodge.</p> <p>13. The B zone could expand to areas where marinas are allowed. A marina should not be permitted in the AG zone, and has been removed from the Use Table. A Use with an "A" classification must meet different criteria than Permitted. These uses are best reviewed under the city's Shoreline Master Program (SMP).</p> <p>14. See previous response and memo dated August 28, 2020.</p>
<p>Mohammad, Ismael</p>	<p>8-29</p>	<ol style="list-style-type: none"> 1. Reductions in parking – replace car sharing with electric vehicle charging or van pool 2. Permitting process – city should consider MyBuildingPermit program 3. Open space – allow private balconies as small as 18 sq. ft. to count for open space 4. Expedited permitting should be considered for affordable housing 5. Micro units – changes are against the purpose of having micro units 	<ol style="list-style-type: none"> 1. Electric vehicles do not reduce demand for parking. A van pool might be considered the same as a car sharing program. 2. Comment noted 3. Small private balconies provide an amenity, but do not satisfy open space needs. The standards are from Metro Everett (19.20.253) and are based on the Core Residential Area standards adopted in 2008 (Ord 3072-08). Metro Everett standards increased the dimension in any one direction from 4 feet to 6 feet. 4. Comments noted

Commenter	Date	Comments	Response
			<p>5. The definition of micro housing was amended to be in a multifamily building of no less than 24 units. This was done because larger buildings have the ability to flex and share parking, whereas smaller buildings would likely see bigger impacts.</p>
Port of Everett	8-24	<ol style="list-style-type: none"> 1. Remove the landscape requirement on interior lot lines between HI and HI zoned properties or include a caveat for Port facilities. 2. Parking areas within the Port's terminal areas, whether leased or not, should also not be subject to landscaping requirements. 3. Trees should not be required when screening or other landscaping is adjacent to a Port security fence (climbing). 	<p>Staff is not prepared to review and comment on these suggestions at the current time. A supplemental review might take place before planning commission action.</p>
Di Filippo, Angela	8-24	<ol style="list-style-type: none"> 1. Sees these zoning changes as a sign of hope that we are making efforts for the future of the community. 2. We can solve our housing crisis by evidence-based practices. If the last time zoning was updated was in 1989, then we have to assume it might be another 31 years before we update it again. 3. Did not see any issue with building heights and the increase in density in historic overlays. The changes in the land-use change report made sense. These changes are a step in the direction of preparing for a future of higher density in our city, which we know is inevitable. 4. Unclear why group housing (Category 2) is not permitted in R-2 and R-2A zones. This housing (7-16) individuals in a shared unit, seems appropriate for these zones, possibly even more restricted-density zones. 5. Unclear why temporary shelters are, for the most part, only permitted with the administration's discretion. 	<ol style="list-style-type: none"> 1. Comments noted. 2. Comments noted. 3. Comments noted. However, there is not any increased height or density proposed in historic overlays. 4. Although the classification for group housing is changed in Rethink Zoning, Class I.B and higher Group Homes are not allowed in any single-family zones in the current code. That is why we have not put the Category 2 Group Homes into R-2 or R-2A. The comments raise good questions for discussion. 5. Some amendments for this use are proposed. State law has specific exemptions for religious facilities that host temporary encampments. Otherwise, the code provisions are similar to existing allowances.
Shepherd, Madeline	8-17	<p>Allowing higher density housing in neighborhoods like Northwest would be a grave mistake. Even duplexes detract from the feel and stand out as eyesores.</p>	<p>No additional density is added to single family neighborhoods. An amendment is proposed to restore the current lot merger requirements in EMC 19.38.</p>
Shepherd, Keil	8-17	<p>This all seems rushed. Provision of affordable housing is laudable but not at the cost of the history and fabric of the city.</p>	<p>The process for reviewing and simplifying the land use code started five years ago and has had extensive engagement over the past two. Other comments noted.</p>

Commenter	Date	Comments	Response
Soine, Mark	8-15	Concern about lot merger and height restrictions	An amendment is proposed to restore the current lot merger requirements in EMC 19.38. No changes in the ability to modify how heights are measured are proposed, as each request must meet criteria in EMC 15.03 and requires notice to adjacent owners.
Cunningham, Mary	8-14	<ol style="list-style-type: none"> 1. Lot merger clause – could allow skinny houses in neighborhoods 2. SEPA exemption levels – opposed to increased exemptions 3. Shoreline permits decision-maker – wants to keep the independent Hearing Examiner for large shoreline projects 4. Elimination of Notice for Historic Commission Meetings – wants to keep notice for projects 5. Definitions of Housing types – definition of multiple-family doesn't make sense 6. Building Height Measurement Modifications – concerned with views and neighborhood character 7. Residential standards in 19.08 – supports standards but the modification process should require notice 8. 19.06 standards – concerned about ability to modify standards 	<ol style="list-style-type: none"> 1. The amendments are recommended to be repealed, returning to current standards. This subject should be brought forth in future looks at infill and single-family neighborhoods. 2. Staff does not agree with comments. SEPA provides little, or no additional benefits in infill areas. See memo dated August 28, 2020. 3. Staff does not agree with comments. See memo dated August 28, 2020. 4. Staff does not agree with comments. See memo dated August 28, 2020. 5. Comments noted. A change in the definition of dwelling, multiple-family is proposed. 6. Comments noted. Adding a view analysis is a good recommendation and is proposed to be added in EMC 19.22.100. 7. Staff agrees that modification of most standards should require public notice. A change in both 19.08 and 15.02 are proposed. 8. The ability to modify lot standards in 19.06 is limited to alternative land division processes: binding site plans and unit lot subdivisions. This allows projects, such as townhouses, to be built on individual lots. Perimeter setbacks and density requirements cannot be modified. All unit lot subdivisions are proposed as REV II, requiring public notice (see EMC 15.02.070). Some changes are proposed to require notice (REV II) for lot depth reductions or where exceptions are granted where more than one house exists on one lot.
Koenig, Dave	8-12	<ol style="list-style-type: none"> 1. Changes to public notice requirements should not be approved and rejected 2. Staff should be directed to not include changes in who makes decisions from current code. 3. Opposed to exceptions to lot area, etc. in 19.06.080 4. Changes needed to 19.06.110, density and lot size. 	<ol style="list-style-type: none"> 1. Comments noted. See memo dated August 28, 2020. 2. Comments noted. See memo dated August 28, 2020. 3. The exceptions are limited to alternative land division processes: binding site plans and unit lot

Commenter	Date	Comments	Response
		<p>5. There should be no ability to propose a different way to measure building heights.</p> <p>6. Reject the changes to the merger clause.</p> <p>7. Reject proposal to eliminate requirements to make all projects which exceed SEPA thresholds for categorical exemptions subject to Review Process II.</p> <p>8. Private street construction – points out private access drives allowed</p> <p>9. Clarify where tiny house communities are allowed.</p>	<p>subdivisions, lot depth and where more than one single family dwelling exists on an existing lot. These are existing standards: see EMC 19.15A.020. Amendments are proposed to require public notice (REV II) for these modifications.</p> <p>4. There was an editing error that the commenter identified. Amendments are proposed, but the minimum lot sizes are not included as suggested. In some situations, an attached housing project might have a lot that is no larger than the dwelling's footprint. The land or open space might be in a tract and under common ownership. Flexibility is warranted provided that overall density requirements are met.</p> <p>5. In general, staff would agree with this comment. However, there is no way to ensure that there are not valid situations to provide for alternatives without having to go to public hearing through a variance process. There are criteria that must be met for modification (see EMC 15.03.060). An amendment is proposed for EMC 19.22 to require a view analysis if needed.</p> <p>6. Staff agrees that the merger clause should not be changed in this process. Amendments are proposed to retain existing standards.</p> <p>7. If a project is exempt from SEPA, it is not required to provide public notice under state law. See memo dated August 28, 2020.</p> <p>8. Comments noted. The cost to maintain public streets for small subdivisions does not cover the revenues obtained.</p> <p>9. Tiny home communities are identified as a use in EMC 19.05. These communities would not be allowed anywhere in the city as drafted in that chapter. However, pursuant to state law, tiny homes can be allowed in an approved manufactured housing community. Amendments are being forwarded regarding temporary shelters, which could include tiny homes as a temporary option.</p>
Taylor, David	8-12	The "Benson Property", currently zoned C-2, is inappropriately shown now as Heavy Industrial.	The current C-2 zone is a heavy commercial/light industrial zoning classification. The underlying land use

Commenter	Date	Comments	Response
			designation is Industrial. A Light Industrial zoning designation was used in all other circumstances where C-2 zoning is currently in place. The three lots that Mr. Taylor mentions that are currently zoned C-2 should have received a Light Industrial 1 designation. An amendment is proposed to the zoning map.
Choi, Angela & Lee, Justin	8-5	We purchased the empty land next to our 4-plex at 1413 E. Marine View Drive. Would like for the land they purchased to be the same zoning as 1413 (now C-1)	The land that was purchased is currently zoned R-2 and is proposed to remain as R-2. Their 4-plex is proposed to change the Land Use Designation from Commercial to Multifamily because development in that area is residential. A follow-up inquiry was sent asking if they wanted a Neighborhood Business zone, but no response has been received.
Raval, Nehal	7-31	Disagree with the shift from R3 to R2 for the lots they own at 1830 & 1810 Hollow Dale. Wants the zoning to be UR4.	An amendment is proposed to keep the Land Use Designation as multifamily (no change from current) and a zoning designation of UR3. (This is as requested for Land Use, but a slightly less standard for zoning.)
Lindstrom, Gordy	7-29	The 33 single-family homes on West Mall Drive are placed in the UR3 Multifamily zone. Every home would become a nonconforming use.	This property includes streams and wetlands that reduce the ability to develop, and a significant part of the neighborhood is characterized by single-family. This is an area where the Land Use Designation is proposed to change from multifamily to single-family. See ID#20 in the Land Use Change Report. https://everettwa.gov/DocumentCenter/View/23602/Land-Use-Change-Report-6-08-20?bidId=
Chan, Jack	7-28	It is unclear what the duplex restriction is regarding square footage outlined in EMC 19.08.030 in the R-2 zone.	EMC 19.08.030 points to EMC 19.06 for minimum lot area and density requirements. The minimum lot area for a two-unit dwelling is 7,500 square feet and the maximum density is 1 unit per 3,750 square feet.
Shockey, Reid	7-22	Solomon School at 9506 7 th Avenue SE is zoned R2A and will be zoned R2A, which currently allows private schools. Will private schools not be allowed in the revised R2A?	Private schools are allowed in R-2A. A previous draft of the Use Tables did not have many uses identified in this zone but was corrected prior to public hearing. See EMC 19.05.110 .
Bailey, Todd	7-17	Why, in 2020, are we using lumber and wood based products when steel beams and concrete siding would prevent major fires?	This is primarily a building and fire code issue.
Wolken, Mark	7-15	1. The definition of railway is odd and does not work well within the Use Table. 2. Recycling and composting are ignored.	1. Amendments are proposed in both the Use Table and the definitions to address this concern. The intent was to require a Conditional Use for a rail

Commenter	Date	Comments	Response
			storage yard, such as the Delta Yard, but not for accessory railway facilities. 2. Comments noted. The code has standards for nuisance characteristics in EMC 19.39.060 .
Benson, Greg	7-7	Everett Planning does not adequately inform those most affected by Rethink Zoning. Many individuals living in single-family zones have the time and resources to engage in this sort of public process, whereas other individuals living outside do not. Clinging to old ideas of what a neighborhood looks like or sequestering a significant population to higher-density and mixed-use housing will not help us. We are maintaining a knowingly racist system as zoning has been a tool wielded against communities of color.	Comments noted. The city widely distributed a Public Participation Plan .
Di Filippo, Angela	7-6	There are increased flood risks from climate change, with substantial increased risk in the areas designated for heavy industrial and light industrial use.	Comments noted. The amendments to single-family neighborhoods have been put on hold, but not lost. The City will likely pick up this conversation over the next year.
Ferrell, Tye	7-1	Provided additional comments on Chapter 19.17 regarding Port Compatibility.	Comments noted.
Port of Everett	6-15		These comments were received prior to the July 13 th draft and have mostly been incorporated. See EMC 19.17 .
Hokanson, Tina	6-16	1. Sidewalks along Evergreen Way and busy arterials in south Everett should be wider. 2. Trees should be planted along Evergreen Way between travel lanes and sidewalks.	1. Sidewalk widths are based on street designations. In EMC 19.33 , Evergreen Way is designated as either a Pedestrian or Connector Street, which requires a landscape frontage zone and 6-8 feet of sidewalk clear zone, plus 2-6 feet of frontage zone. This provides between 12' and 16' from traffic. 2. See above
Koenig, Elizabeth	6-16	Do not make decisions when the public cannot attend meetings. Specifically concerned about procedure changes because state law allows it.	Comments noted. The city widely distributed a Public Participation Plan . See memo dated August 28, 2020 regarding procedure and process issues.
Bartanen, Kat	6-16	Rethink Zoning has proceeded without input from the public.	Comments noted. The city widely distributed a Public Participation Plan .
Naval Station Everett	6-15	Supports the changes to Chapter 19.17 regarding Naval Station Everett. One edit to 19.17.120 is recommended.	The suggested edits were incorporated into the 7-13 draft that went to public hearing. See EMC 19.17.120 .
Harker, Jamie	6-9	Should focus zoning issues on poorer residents and people of color.	Comments noted. The City will likely pick up the conversation about single-family zones over the next year.
Peverly, Kent	6-3	Not in favor of eliminating public notice or posting of sites for land division. Most people do not constantly	Comments noted. See memo dated August 28, 2020 regarding procedure and process issues.

Commenter	Date	Comments	Response
		monitor the city website to keep abreast of things happening in their neighborhood.	
Ries, Ken	6-3	The City should temporarily stop the Rethink Zoning project.	Comments noted.
Satti-Hewat, Jean	6-3	Concerned about the process and timeline.	Comments noted.
Mohammad, Ismail	6-2	Provided links to Seattle changes for DAD and AADU.	Comments noted
Tucker, Andrea	6-2	Slow down changes to Rethink Zoning in the midst of a global pandemic, economic meltdown and national unrest.	Comments noted. The city widely distributed a Public Participation Plan .
			<ol style="list-style-type: none"> Staff has provided city council with updates on Rethink Zoning on June 10th and on July 29th. See above, particularly the summary of changes provided to city council on July 29th. Comments noted. Land division changes are warranted to create a Unified Development Code and remove provisions unrelated to land division (post-development), which also create conflicts. No substantive changes are proposed to historic overlay. See summary for historic overlay. Contract rezones being repealed can be found here and contract rezones being retained found here. All property owners in the areas proposed for repeal have been notified, and no comments have been received. See response above. All property owners with comprehensive plan land use changes or who's contract rezone is proposed to be repealed were provided notice. Several inquiries and some requests came through due to those notices.
		<ol style="list-style-type: none"> The City Council needs to develop direction on what Council actions you are willing to review and act on in the COVID-19 remote system Rethink Zoning is complicated and city council needs to understand the proposed changes. Supportive of pause on single-family and transit overlay. Subdivision changes and historic overlay changes should also be paused. What is happening to contract rezones What happens to Riverfront, Waterfront Center and other custom zones. All property owners should receive a notice 	
Koenig, Dave	5-31		
		Concerned about heights of buildings at the west end of Pacific Ave to Bond Ave, bordering Federal Ave.	The heights in Rethink are not changed from current ordinance. They were increased, however, in the Metro Everett actions in 2018.
Fingarson, Bruce	3-11		
		Building heights	These comments address several issues no longer part of the Rethink Zoning package of code amendments. The one item regarding height modifications is similar to comments made by Mr. Koenig on 8-12 and answered above.
Koenig, Dave	1-17		
		Curious if owner-occupancy of ADUs will be addressed	The current draft of code amendments do not change the requirements for owner-occupancy of ADUs. An
Shockey, Reid	1-2		

Committer	Date	Comments	Response
Koenig, Dave	<p>8-26-19</p>	<ol style="list-style-type: none"> 1. Historic Overlay Zones should remain in place and continued. 2. Rucker Hill and Federal Ave south of Rucker Hill should be UR1 3. Lowell Neighborhood should be UR1 4. Adding single family attached and cottage housing to all residential zones is a concern without seeing what is proposed for standards. 5. Have not found the reason or goal for changing building heights. Suggests changing building heights in UR1 zone to 25 feet. 	<p>earlier version modified those requirements, but it has since been removed.</p> <ol style="list-style-type: none"> 1. The Historic Overlay Zones remain in place. 2. No changes to single family zoning are proposed at this time. 3. No changes to single family zoning are proposed at this time. 4. Single family attached and cottage housing standards are found in EMC 19.08. 5. Comments noted.

TO: Planning Commission
FROM: David Stalheim, Long Range Planning Manager
DATE: August 28, 2020
RE: Rethink Zoning
Response to Public Notice, Decision-making and SEPA exemptions

The following memorandum addresses public notice, decision-making and exemptions from the State Environmental Policy Act (SEPA) for development projects; this is part of the package of code changes in Rethink Zoning.

After review of the public comments, we believe that the package of procedures should move forward without any substantive change. The procedures we have provided are based on numerous hours of staff discussion, including our former planning director, Allan Giffen, our Economic Development Director, and our Land Use permitting staff.

Summary of Changes

The following are changes from current procedures which are outlined further in the chapter and title summaries found in the [project library](#).

- **Land Divisions:** State law ([RCW 58.17.060](#)) allows for the summary approval by administrative staff of short plats or short subdivisions, which is the division of land into less than ten (10) lots. There is no requirement in state law for public notice of the application. The draft is consistent with state law, eliminating the posting and notice to adjacent owners.
- **Shoreline Permits:** State law ([RCW 90.58](#)) for development within SMA jurisdiction dictates specific notice requirements and timing for issuance of shoreline substantial development permits. The SMA, however, does not dictate who the local decision-maker is. The amendments revise the decision-maker to streamline procedures and timing, but do not revise the public notice requirements of the SMA.
- **Historic Overlay Projects:** No changes are proposed to Historical Commission authority or Historic Overlay standards. The changes are limited to no longer requiring notice to owners within 500' and posting of sites for minor projects, such as an addition of an accessory dwelling unit (ADU); alteration of a significant feature of a local register property; or additions to a building.
- **State Environmental Policy Act (SEPA):** The requirement to post a project site when it is exempt from SEPA is eliminated. In addition, consistent with state law, additional exemptions from SEPA for infill development are added in the Urban Residential 4 (UR4) zone and Mixed Urban zone.

Planning



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We base our recommendations on the following principles:

1. Public participation in land use should be focused on the writing of comprehensive plans and development regulation. Public input is needed to establish how city priorities and goals are best implemented in every neighborhood and on every street; unfortunately, public input on a project-by-project basis has a tendency to lose this broader city context in a flurry of individual emotions and perceptions. Therefore, the effective time for extensive public input about development standards is during the planning and code writing process, not on individual projects.
2. Site-specific land use permit applications -should be decided based on development standards and regulations set by policy makers. Once plans and codes are adopted by those entrusted to set city-wide policies, implementation of the standards should be through the fair, objective administration of those city policies and standards. Adding additional public notices serves no purpose; on the contrary, it is a more fair and equitable process for applicant's projects to be decided based on adopted standards informed by public discourse.
3. Our land use permitting process should help address significant economic hardships in the city. COVID-19 has significantly impacted our community. We need to make sure that our land use procedures do not add time and expense but guide and assist in our economic recovery. Development standards do not need to be compromised, but permit timelines, with clear expectations of requirements, are a significant area where planning can help with economic recovery; on the other hand, adding time and complexity to the permit process results in fewer completed projects and less economic activity. For example:
 - Requiring a public hearing (hearing examiner) could add five (5) months to a project approval and additional application fees (over \$800 increase).
 - Moving a project from an administrative approval (REV I) to a planning director approval (REV II) requires posting of the site and notice to neighbors. This process can add two to three months in land use permit review, adds cost to the applicant (over \$800 increase) and workload for city staff.
4. Taxpayer funds are wasted conducting SEPA review on projects in infill areas. The State Environmental Policy Act (SEPA) was passed in 1971, nearly two decades before passage of the Growth Management Act (GMA). With GMA, the city has standards for all the subjects addressed by SEPA, such as traffic, noise, stormwater, wetlands, historic preservation, etc. The Legislature amended SEPA in 2003, 2012 and again in 2020 to allow the city to improve the development approval process, enhance economic development, accommodate infill development and realize the goals and policies of our growth management act plans. Our changes are consistent with the legislature's goals and authority and would exempt residential projects up to 200 dwellings in the areas we expect and want that level of infill development: Urban Residential 4 and Mixed Urban zones. Requiring SEPA can add 1-3 months to the permitting process and costs at least \$560 in application fees (usually more). Requiring a developer to go through SEPA review for these types of projects adds time and costs with no additional benefit. [Note: The City can still require SEPA if there are a series of exempt actions that may have a probable significant adverse impact. [WAC 197-11-305](#)]
5. The Local Project Review Procedures should allow a higher review process if needed, but it should not require that an expensive, extraordinary review process be Everett's standard practice. It is recognized that some projects might require additional review and notice. Making all projects subject to the same process only leads to delays, increased costs and frustration from applicants, as



well as increased workload for staff. The draft code authorizes the planning director to “...require the permit application to be reviewed using a higher level of review process than otherwise required.” (See draft [EMC 15.02.060.B.6](#)) This provision was written into REV I projects, where the planning director could require notice and posting of the site if warranted. A similar provision was not written into the REV II procedures, which could require a public hearing on land use permit applications. An amendment is recommended to add this authority for REV II, which could include shoreline permits now being reviewed as REV II but would instead require a hearing examiner decision.

6. The land use permitting process should help rather than burden the city’s staffing and financial challenges. The City’s preliminary budget deficit for 2021 is over \$18 million. In the 2021 budget, the planning division will be reduced by another two (2) FTE from 2020 levels. In 2015, Planning had 15 FTEs and in 2021, it will be 10 FTEs. Long range planning staff will consist of a GIS analyst and a planner that also does review of historic preservation development projects. Land use permit review is backlogged and can take up to six (6) months to complete a review. Each process that adds posting of a site, notice to adjacent property owners, phone or email inquiries, or a public hearing adds to the workload and delays in reviewing land use permit applications.
7. The City is successfully implementing new ways to be transparent about land use permitting applications. Five years ago, the City did not have online mapping available to the public; now see what is available at <https://everettwa.gov/2205/Map-Gallery>. Five years ago, the City did not have an online permitting portal; now both are available at <https://pw.everettwa.gov/eTRAKIT/>. By the end of 2020, the City will have additional improvements to online mapping and permit tracking, similar to what can be found at Snohomish County (<https://www.snohomishcountywa.gov/3820/PDS-Active-Projects-and-Permits>).
8. Policy requires that the public and neighbors are always informed when a deviation, or modification of development standards is proposed. Some of the comments received are not correct regarding a) what is subject to modification; b) whether notice is required when a modification is submitted; and c) whether there are criteria for consideration of modification requests. Where the code allows modification of development standards, the process requires notice to adjacent property owners and posting of the site. So, while it may be true that someone may request a modification for how building heights are measured (top of a pole was mentioned in the oral comments), the process would require public notice and meeting of the criteria for modification of development standards set forth in [EMC 15.03.060](#). Those criteria include being equivalent or superior results, meeting the intent of the standards being modified, and does not create impacts or nuisances which cannot be mitigated. If there is not flexibility built into the code to allow modifications, the only option for deviation is a variance, which would be a public hearing and potential five-month delay in getting a decision. One amendment is recommended, however, to make [EMC 15.02.070](#) consistent with [EMC 19.06](#), which does not allow modification of setbacks except through the exceptions specifically listed in [19.06.030](#) or through a variance.

See memorandum attached from the City’s Economic Development Director regarding these issues.

See the following page that compares current procedures with draft procedures.



Decision Making Matrix (sample)

The following table identifies some of the land use decisions with current practice and draft standards.

Project	Current Standard	Draft Standard
Preliminary short subdivision of 9 lots or less	REV II	REV I
Preliminary subdivision of 50 lots or less	REV II	REV II
SEPA Review	REV II	REV II (more projects would be exempt from SEPA, however)
Historic review – single family or 2-unit	REV I for single family REV II for 2-unit (500 feet notice requirement)	REV I
Historic review – addition of an ADU	REV II (500 feet notice requirement)	REV I (but still subject to Historical Commission review and recommendation)
Historic review – alteration of significant historic features of an Everett Register site	REV II (500 feet notice requirement)	REV I (but still subject to Historical Commission review and recommendation)
Historic review – addition of more than 150 sq. ft. to a building with 3+ units and considered contributing structure	REV II (500 feet notice requirement)	REV I (but still subject to Historical Commission review and recommendation)
Historic review – demolition of any building listed as historically significant or contributing	REV II (500 feet notice requirement)	REV II (notice limited to 150 feet)
Historic review – deviation from overlay standards or guidelines	REV II (500 feet notice requirement)	REV II (notice limited to 150 feet)
Shoreline permits – less than 1 acre of project footprint in shoreline	REV II (special SMA notice requirements of 300 feet)	REV I (special SMA notice requirements of 300 feet; amendment recommended to increase to 500')
Shoreline permits – 1 acre or more of project footprint in shoreline	REV III (notice within 500 feet)	REV II (special SMA notice requirements of 300 feet; amendment recommended to increase to 500')
Shoreline permits – shoreline variance or conditional use	REV III (notice within 500 feet)	REV III (notice within 500 feet)
Chapter 5 – Uses	See https://www.codepublishing.com/WA/Everett/#!/Everett19/Everett1905.html#19.05	The proposed Use Table is streamlined compared to current. There are just 82 uses compared to 134 currently. It is not logistically possible to identify the changes in how uses are classified. See https://everettwa.gov/DocumentCenter/View/25459/Ch-1905-Use-Table-7-13-20



CITY OF EVERETT
Economic Development

MEMO: PUBLIC NOTICE, DECISION-MAKING, AND SEPA EXEMPTIONS

TO: Planning Commission
FROM: Dan Eernisse, Economic Development Director
DATE: 28 August 2020

David Stalheim asked me to review the memo he prepared for you regarding the streamlining efforts in ReThink Zoning to public notice, decision-making, and SEPA exemptions.

First, I concur with every point he makes in his memo, so I will not restate his reasoning here.

Second, most of the points that David made are from the legitimate perspective of Everett residents; I would to add the additional perspective of a hypothetical investor contemplating development in the Puget Sound region who is considering building in Everett.

- This investor is likely skilled at one area of development (industrial, residential, office, etc.). For our purposes, let's say this investor is a townhome builder who builds attached, three-story homes for sale.
- She is a speculative builder, meaning that she is not building for herself or for a client; she is building for the market. Therefore, she carefully tracks how much comparable homes like the ones she builds are selling for in every neighborhood in the Puget Sound region.
- She is borrowing almost all the money to build from partners and the bank, and these partners will expect to be paid 5 – 7% on the money they loan. The longer she borrows, the more cost she incurs.
- This investor knows exactly how much it costs to assemble a three-story building, and these hard construction costs vary little whether she is building in north Seattle, Bothell, or Everett.
- If she can find a project where the expected sales price exceeds her hard costs sufficiently—usually at least 10-15% to cover the cost of her money and leave a small profit--she will proceed with the project; she will not proceed if the expected margin is under 10%.
- Therefore, the critical variables that she monitors between locations are permitting cost (because they eat up her small profit), permitting time (because every month delay is a month

of paying interest to her investors) and permitting predictability (because the bank will make her build in more contingency funds).

Seattle, Kirkland, Bellevue, and Redmond enjoy margins that far exceed costs. In those cities, investors are finding it easy to achieve 10-15% returns even with long delays in permitting. Investors are flocking to those markets from all parts of the world.

Everett's rents and sales prices are much lower, so each additional cost added in permitting literally drives projects away. Unfortunately, this has a compounding effect; when the investor looks to see how much townhomes are selling for and finds no comparable product, she assumes that this market is not profitable. Going forward, it nearly impossible for her to be convinced otherwise. Everett gets a reputation of being a city where townhome builders avoid.

Your decisions on these permitting issues truly make a difference. I—along with the Planning staff—are working to bring investment to Everett to meet the city's most noble goals and priorities. I urge you not to undermine these worthy efforts by adding time and expense to the process with unnecessary process.

Sincerely,

A handwritten signature in blue ink that reads "Dan". The signature is stylized with a large initial 'D' and a long horizontal stroke extending to the right.

Dan Eernisse, Economic Development Director

Project title: An Ordinance Increasing the Number of Permitted Recreational Marijuana Retail Stores to Not More than Eight, Amending Section C of Ordinance No. 3486-16 (EMC 19.39.145, as amended)

Council Bill # *interoffice use*
CB 2009-49

Agenda dates requested:
9/23/20; 10/7/20; 10/14/20

Briefing X
Proposed action
Consent
Action
Ordinance X
Public hearing 10/14/20
 X Yes No

Budget amendment:
 Yes X No

PowerPoint presentation:
 Yes X No

Attachments:
Opt 1. Ordinance with Exhibits
Opt 2. Ordinance with Exhibits

Department(s) involved:
Planning
Legal

Contact person:
David Stalheim, Interim Planning Director

Phone number:
425-257-8731

Email:
dstalheim@everettwa.gov

Initialed by:

Department head
DS
Administration

Council President

Project: Amendment of recreational marijuana zoning regulations

Partner/Supplier : n/a

Location: City-wide

Preceding action: May 9, 2018: City Council decided to not increase the number of permitted retail marijuana stores

Fund: n/a

Fiscal summary statement:

n/a

Project summary statement:

EMC 19.39.145.B.13 limits the number of retail marijuana stores in the city to five.

In the late winter and spring of 2020, the Public Safety Committee of the City Council reviewed information related to tax revenues generated by retail marijuana stores, calls for police service for retail stores in comparison to other types of businesses, and the current regulations for where retail marijuana stores can be located.

The Public Safety Subcommittee asked staff to bring forward an ordinance allowing the number of permitted stores to be increased to not more than eight, and requiring that any retail store hereafter established be certified by the Washington State Liquor and Cannabis Board as a medical marijuana provider.

The City Council held the following briefings on this issue before delaying action due to COVID-19:

- 2/12/20 – Briefing and 1st reading of ordinance
- 2/19/20 – 2nd reading of ordinance (no comments)
- 3/11/20 – 2nd reading of ordinance (some citizen comments)
- 3/18/20 – 2nd reading of ordinance (discussion about postponing the public hearing and 3rd and final reading until a later date and council resumes normal council meetings)

After the February 19th meeting, an alternative ordinance was sent to council – without any recommendation, that would reduce the minimum required separation between retail marijuana stores from 2,500 feet to 500 feet.

We are providing two ordinance options for the City Council to consider:

1. Option 1. An ordinance increasing the number of retail marijuana stores to eight with a requirement that they are a medical marijuana provider. (Original Ordinance)
2. Option 2. An ordinance increasing the number of retail marijuana stores to eight with a requirement that they are a medical marijuana provider and reducing the minimum separation distance between retail marijuana stores from 2,500 feet to 500 feet.

Recommendation (exact action requested of Council):

Adopt Ordinance increasing the number of permitted Recreational Marijuana Retail Stores to not more than Eight, amending Section C of Ordinance No. 3486-16 (EMC 19.39.145, as amended)



ORDINANCE NO. _____

An ORDINANCE Increasing the Number of Permitted Recreational Marijuana Retail Stores to Not More than Eight, Amending Section C of Ordinance No. 3486-16 (EMC 19.39.145, as amended)

WHEREAS,

- A.** The City Council adopted Ordinance No. 3486-16, establishing a limit on the number of permitted recreational marijuana retail stores in the city limits of Everett to not more than five;
- B.** The Washington State Liquor and Cannabis Board (WSLCB) will allow up to ten recreational marijuana stores within the Everett city limits;
- C.** Subsection c.13 of Section 2 of Ordinance No. 3486-16, provided for review of the number of retail stores to be permitted by June 1, 2018;
- D.** The Planning Commission held a public workshop on February 20, 2018, at which they requested additional information from City staff regarding a variety of standards in the City's current regulations for recreational marijuana retail stores, and took public testimony about the current regulations;
- E.** The Planning Commission held a public hearing on April 3, 2018, to consider information provided by City staff and to take additional public testimony;
- F.** The Planning Commission recommended that the City Council increase the permitted number of retail marijuana store to ten;
- G.** The City Council held a public hearing on May 9, 2018, to consider the recommendation of the Planning Commission, but decided at that time not to change the permitted number of recreational marijuana stores or change the minimum separation requirement between stores;
- H.** In 2019, the Public Safety Committee of the City Council conducted a review of the permitted number of recreational marijuana retail stores, and after considering police department data and information from the Washington State Liquor and Cannabis Board, asked staff to prepare an ordinance for consideration by the full City Council to increase the permitted number of recreational marijuana stores from five to eight, provided that any new store shall commit to being certified by the Washington State Liquor and Cannabis Board as a medical marijuana provider;

- I. The City Council held a public hearing on October 14, 2020, to take public testimony concerning the recommendation from the Public Safety Committee;
- J. Although there are no policies in the Comprehensive Plan related to recreational marijuana retail stores, the proposed amendment to the Zoning Code is not inconsistent with the Everett Growth Management Comprehensive Plan;
- K. The proposed amendment bears a substantial relation to public health, safety or welfare; and
- L. The proposed amendment to the Zoning Code provides for the best long-term interests of the Everett community.

NOW, THEREFORE, THE CITY OF EVERETT DOES ORDAIN:

Section 1. Section 2 of Ordinance No. 3486-16, as amended (codified at EMC 19.39.145.C.13), is amended as follows, with strikeouts deleted and underlining added:

C. Retailers. Marijuana retailers may operate in the city pursuant to the following restrictions:

- 13. The maximum number of retail marijuana stores allowed in the city of Everett shall not exceed five eight. Any retail marijuana store hereafter established shall be certified as a medical marijuana provider by the Washington State Liquor and Cannabis Board.

Section 2. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any internal references.

Section 3. The City Council hereby declares that should any section, paragraph, sentence, clause or phrase of this ordinance be declared invalid for any reason, it is the intent of the City Council that it would have passed all portions of this ordinance independent of the elimination of any such portion as may be declared invalid.

Section 4. The enactment of this Ordinance shall not affect any case, proceeding, appeal or other matter currently pending in any court or in any way modify any right or liability, civil or criminal, which may be in existence on the effective date of this Ordinance.

Section 5. It is expressly the purpose of this Ordinance to provide for and promote the health, safety and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Ordinance. It is the specific intent of this Ordinance that no provision or any term used in this Ordinance is intended to impose any duty whatsoever upon the City or any of its officers or employees. Nothing

contained in this Ordinance is intended nor shall be construed to create or form the basis of any liability on the part of the City, or its officers, employees or agents, for any injury or damage resulting from any action or inaction on the part of the City related in any manner to the enforcement of this Ordinance by its officers, employees or agents.

Cassie Franklin, Mayor

ATTEST:

Sharon Fuller, City Clerk

PASSED: _____

VALID: _____

PUBLISHED: _____

EFFECTIVE DATE: _____



ORDINANCE NO. _____

An ORDINANCE Increasing the Number of Permitted Recreational Marijuana Retail Stores to Not More than Eight and Reducing the Separation of Retail Stores to No Less than Five Hundred Feet, Amending Section C of Ordinance No. 3486-16 (EMC 19.39.145, as amended)

WHEREAS,

- A.** The City Council adopted Ordinance No. 3486-16, establishing a limit on the number of permitted recreational marijuana retail stores in the city limits of Everett to not more than five;
- B.** The Washington State Liquor and Cannabis Board (WSLCB) will allow up to ten recreational marijuana stores within the Everett city limits;
- C.** Subsection c.13 of Section 2 of Ordinance No. 3486-16, provided for review of the number of retail stores to be permitted by June 1, 2018;
- D.** The Planning Commission held a public workshop on February 20, 2018, at which they requested additional information from City staff regarding a variety of standards in the City's current regulations for recreational marijuana retail stores, and took public testimony about the current regulations;
- E.** The Planning Commission held a public hearing on April 3, 2018, to consider information provided by City staff and to take additional public testimony;
- F.** The Planning Commission recommended that the City Council increase the permitted number of retail marijuana store to ten and decrease the required separation between retail marijuana stores from two thousand five-hundred feet to five-hundred feet;
- G.** The City Council held a public hearing on May 9, 2018, to consider the recommendation of the Planning Commission, but decided at that time not to change the permitted number of recreational marijuana stores or change the minimum separation requirement between stores;
- H.** In 2019, the Public Safety Committee of the City Council conducted a review of the permitted number of recreational marijuana retail stores, and after considering police department data and information from the Washington State Liquor and Cannabis Board, asked staff to prepare an ordinance for consideration by the full City Council to increase the permitted number of recreational marijuana stores from five to eight, provided that any new store shall commit to being certified by the Washington State Liquor and Cannabis Board as a medical marijuana provider;

- I. The City Council held a public hearing on October 14, 2020, to take public testimony concerning the recommendation from the Public Safety Committee;
- J. Although there are no policies in the Comprehensive Plan related to recreational marijuana retail stores, the proposed amendment to the Zoning Code is not inconsistent with the Everett Growth Management Comprehensive Plan;
- K. The proposed amendment bears a substantial relation to public health, safety or welfare; and
- L. The proposed amendment to the Zoning Code provides for the best long-term interests of the Everett community.

NOW, THEREFORE, THE CITY OF EVERETT DOES ORDAIN:

Section 1. Section 2 of Ordinance No. 3486-16, as amended (codified at EMC 19.39.145.C.6), is amended as follows, with strikeouts deleted and underlining added:

C. Retailers. Marijuana retailers may operate in the city pursuant to the following restrictions:

- 6. Marijuana retailers may not locate within ~~two thousand~~ five hundred feet of any other legally established marijuana retailer;

Section 2. Section 2 of Ordinance No. 3486-16, as amended (codified at EMC 19.39.145.C.13), is amended as follows, with strikeouts deleted and underlining added:

C. Retailers. Marijuana retailers may operate in the city pursuant to the following restrictions:

- 13. The maximum number of retail marijuana stores allowed in the city of Everett shall not exceed ~~five~~ eight. Any retail marijuana store hereafter established shall be certified as a medical marijuana provider by the Washington State Liquor and Cannabis Board.

Section 3. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any internal references.

Section 4. The City Council hereby declares that should any section, paragraph, sentence, clause or phrase of this ordinance be declared invalid for any reason, it is the intent of the City Council that it would have passed all portions of this ordinance independent of the elimination of any such portion as may be declared invalid.

Section 5. The enactment of this Ordinance shall not affect any case, proceeding, appeal or other matter currently pending in any court or in any way modify any right or liability, civil or criminal, which

may be in existence on the effective date of this Ordinance.

Section 6. It is expressly the purpose of this Ordinance to provide for and promote the health, safety and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Ordinance. It is the specific intent of this Ordinance that no provision or any term used in this Ordinance is intended to impose any duty whatsoever upon the City or any of its officers or employees. Nothing contained in this Ordinance is intended nor shall be construed to create or form the basis of any liability on the part of the City, or its officers, employees or agents, for any injury or damage resulting from any action or inaction on the part of the City related in any manner to the enforcement of this Ordinance by its officers, employees or agents.

Cassie Franklin, Mayor

ATTEST:

Sharon Fuller, City Clerk

PASSED: _____

VALID: _____

PUBLISHED: _____

EFFECTIVE DATE: _____