



**TO:** Cassie Franklin, Mayor  
City Council  
**FROM:** David Stalheim, Long Range Planning Manager  
**DATE:** August 16, 2018  
**RE:** Metro Everett, Clinics and Social Services

At the Council hearing on August 8<sup>th</sup> regarding clinics and social services in Metro Everett, Council expressed an interest in looking more at the four options to the planning commission's recommendation regarding clinics and social services in Metro Everett. Council members also expressed an interest in a fifth option (Option "C" below), which would look at limits within an area similar in area as the current B-3 zoning.

On the following pages, we provide Council with these five options:

Option A: ***Prohibit clinics and social services entirely within Metro Everett.*** This option would prohibit clinics and social services within Metro Everett, on any floor.

Option B: ***Prohibit clinics and social services on ground floor throughout Metro Everett.*** This option would prohibit clinics and social services on the ground floor throughout Metro Everett.

Option C: ***Prohibit clinics and social services on ground floor of Transit-Oriented Development (TOD) and Pedestrian Streets.*** This option would prohibit clinics and social services on the ground floor of TOD and Pedestrian Streets, consistent with other similar uses proposed to be prohibited on the ground floor of these streets, including: teen and private clubs, tattoo parlors, pawnshops, thrift stores, auto-dependent retail, commercial storage, veterinary clinics, food banks, religious facility and places of worship.

Option D: ***Prohibit clinics and social services on ground floor of a REVISED map of Transit-Oriented Development (TOD) and Pedestrian Streets.*** This option is the same as Option C above, but creates a new map that will designate more streets that are zoned Urban Mixed within the previous B-3 zone.

Option E: ***Prohibit clinics and social services on ground floor in Metro Everett in the UM zone based on size, proximity to similar uses, or patient volume.*** This option would prohibit clinics and social services on the ground floor if the use had a gross floor area of more than 3,000 square feet, was within 500' of a similar use located on the ground floor, or had a patient or client volume of more than 50 per day.

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

**Option A: Prohibit clinics and social services entirely within Metro Everett.**

Amend Table 19-1: Use Table, as follows:

TABLE 19-1: USE TABLE				
LAND USE	ZONING CLASSIFICATION			SPECIAL REGULATIONS
	UR	UM	ULI	
<b>COMMERCIAL USES</b>				
<u>Offices</u> - <del>including-excluding medical-clinics, social or human service facility, community services, financial institutions, funeral parlors or mortuary</del>	A	P	P	1. <u>Drive-through facilities</u> : Allowed only in those areas identified on Map 19-3. 2. <u>UR Zone</u> : a) Permitted only on designated <u>Residential Mixed-Use Corridor</u> or TOD streets. b) The use must be located on the ground floor of a residential mixed-use development with no less than 50% of the gross floor area used for single-family or multifamily residential uses.
<u>Offices</u> - <del>clinics, social or human service facility, community services</del>	<u>N</u>	<u>N</u>	<u>N</u>	
<b>PUBLIC, INSTITUTIONAL AND QUASI-PUBLIC USES</b>				
<u>Food bank</u>	N	A	P	3. <u>TOD or Pedestrian streets</u> : Prohibited use on the ground floor
<u>Hospitals</u>	C	A	C	
<u>Social or human service facility</u>	N	<u>AN</u>	<u>AN</u>	
<b>MISCELLANEOUS USES</b>				
<u>Clubs, lodges, similar uses</u>	C	P	A	4. <u>TOD streets</u> : Prohibited use on the ground floor 5. <u>TOD or Pedestrian streets</u> : Teen clubs and private clubs are a prohibited use on the ground floor
<b>Key to Districts:</b>		<b>Key to Review Process:</b>		
UM = Urban Mixed UR = Urban Residential ULI = Urban Light Industrial		P = Permitted (REV I) A = Administrative Use – subject to public notice and discretionary approval (REV II) C = Conditional Use Permit – subject to hearing and approval (REV III) N = Not allowed		

**Option B: Prohibit clinics and social services on ground floor throughout Metro Everett.**

Amend Table 19-1: Use Table, as follows:

TABLE 19-1: USE TABLE				
LAND USE	ZONING CLASSIFICATION			SPECIAL REGULATIONS
	UR	UM	ULI	
<b>COMMERCIAL USES</b>				
<u>Offices</u> - including-excluding medical clinics, social or human service facility, community services, financial institutions, funeral parlors or mortuary	A	P	P	1. <u>Drive-through facilities</u> : Allowed only in those areas identified on Map 19-3. 2. <u>UR Zone</u> : a) Permitted only on designated <u>Residential Mixed-Use Corridor</u> or TOD streets. b) The use must be located on the ground floor of a residential mixed-use development with no less than 50% of the gross floor area used for single-family or multifamily residential uses.
<u>Offices</u> - clinics, social or human service facility, community services	<u>N</u>	<u>A</u>	<u>A</u>	3. <u>Prohibited use on the ground floor.</u>
<b>PUBLIC, INSTITUTIONAL AND QUASI-PUBLIC USES</b>				
<u>Food bank</u>	N	A	P	4. <u>TOD or Pedestrian streets</u> : Prohibited use on the ground floor
<u>Social or human service facility</u>	N	A	A	5. <u>Prohibited use on the ground floor.</u>
<b>Key to Districts:</b>		<b>Key to Review Process:</b>		
UM = Urban Mixed UR = Urban Residential ULI = Urban Light Industrial		P = Permitted (REV I) A = Administrative Use – subject to public notice and discretionary approval (REV II) C = Conditional Use Permit – subject to hearing and approval (REV III) N = Not allowed		

**Option C: Prohibit clinics and social services on ground floor of Transit-Oriented Development (TOD) and Pedestrian Streets**

Amend Table 19-1: Use Table, as follows:

TABLE 19-1: USE TABLE				
LAND USE	ZONING CLASSIFICATION			SPECIAL REGULATIONS
	UR	UM	ULI	
<b>COMMERCIAL USES</b>				
<u>Offices</u> - <del>including-excluding</del> <del>medical-clinics, social or</del> <del>human service facility,</del> <del>community services</del> <del>financial institutions,</del> <del>funeral parlors or</del> <del>mortuary</del>	A	P	P	1. <u>Drive-through facilities</u> : Allowed only in those areas identified on Map 19-3. 2. <u>UR Zone</u> : a) Permitted only on designated <u>Residential Mixed-Use Corridor</u> or TOD streets. b) The use must be located on the ground floor of a residential mixed-use development with no less than 50% of the gross floor area used for single-family or multifamily residential uses.
<u>Offices</u> - <del>clinics, social or human</del> <del>service facility, community</del> <del>services</del>	<u>N</u>	<u>A</u>	<u>A</u>	3. <u>TOD or Pedestrian streets: Clinics, social or human service facility, or community services are a prohibited use on the ground floor.</u>
<b>PUBLIC, INSTITUTIONAL AND QUASI-PUBLIC USES</b>				
<u>Food bank</u>	N	A	P	4. <u>TOD or Pedestrian streets</u> : Prohibited use on the ground floor
<u>Social or human service facility</u>	N	A	A	5. <u>TOD or Pedestrian streets: Prohibited use on the ground floor.</u>

Key to Districts:	Key to Review Process:
UM = Urban Mixed UR = Urban Residential ULI = Urban Light Industrial	P = Permitted (REV I) A = Administrative Use – subject to public notice and discretionary approval (REV II) C = Conditional Use Permit – subject to hearing and approval (REV III) N = Not allowed

**Option D: Prohibit clinics and social services on ground floor of Transit-Oriented Development (TOD) and Pedestrian Streets (with new Street Designations which align closer to current B-3 boundary)**

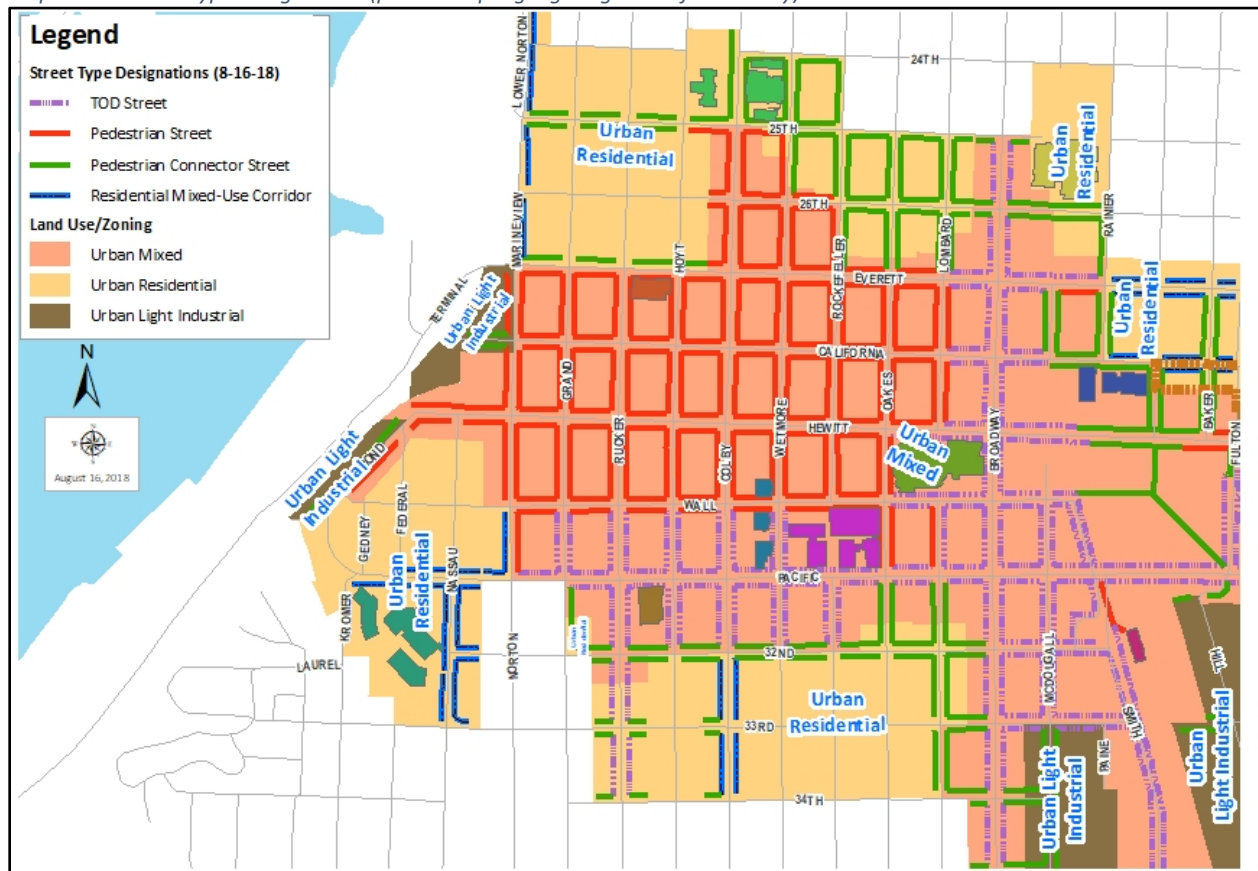
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<b>COMMERCIAL USES</b>				
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TABLE 19-1: USE TABLE				
LAND USE	ZONING CLASSIFICATION			SPECIAL REGULATIONS
	UR	UM	ULI	
<u>Offices</u> - clinics, social or human service facility, community services	N	A	A	3. <u>TOD or Pedestrian streets: Clinics, social or human service facility, or community services are a prohibited use on the ground floor.</u>
<b>PUBLIC, INSTITUTIONAL AND QUASI-PUBLIC USES</b>				
<u>Food bank</u>	N	A	P	4. <u>TOD or Pedestrian streets: Prohibited use on the ground floor</u>
<u>Social or human service facility</u>	N	A	A	5. <u>TOD or Pedestrian streets: Prohibited use on the ground floor.</u>

Key to Districts:	Key to Review Process:
UM = Urban Mixed UR = Urban Residential ULI = Urban Light Industrial	P = Permitted (REV I) A = Administrative Use – subject to public notice and discretionary approval (REV II) C = Conditional Use Permit – subject to hearing and approval (REV III) N = Not allowed

Map 19 - 2: Street Type Designations (partial map highlighting west of Broadway)



Note: this new map changes street designations from Pedestrian Connector to Pedestrian in areas zoned Urban Mixed (UM) that were previously zoned B-3.

**Option E: Prohibit clinics and social services on ground floor in Metro Everett in the UM zone based on size, proximity to similar uses, or patient volume.**

Amend Table 19-1: Use Table, as follows:

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LAND USE	ZONING CLASSIFICATION			SPECIAL REGULATIONS
	UR	UM	ULI	
<b>COMMERCIAL USES</b>				
<u>Offices</u> - <del>including</del> <del>excluding</del> <del>medical</del> clinics, <del>social</del> or <del>human</del> service facility, <del>community</del> services <del>financial</del> institutions, <del>funeral</del> parlors or <del>mortuary</del>	A	P	P	1. Drive-through facilities: Allowed only in those areas identified on Map 19-3. 2. UR Zone: a) Permitted only on designated Residential Mixed-Use Corridor or TOD streets. b) The use must be located on the ground floor of a residential mixed-use development with no less than 50% of the gross floor area used for single-family or multifamily residential uses.
<u>Offices</u> - clinics, social or human service facility, community services	<u>N</u>	<u>A</u>	<u>A</u>	3. <u>Prohibited use on the ground floor if:</u> a) <u>The use occupies a gross floor area of more than three thousand (3,000) square feet on the ground floor; or</u> b) <u>Another clinic, social or human service facility, or community service is located on the ground floor within five hundred (500) feet of the proposed use; or</u> c) <u>The use would have a daily patient or client volume of more than fifty (50) per day.</u>
<b>PUBLIC, INSTITUTIONAL AND QUASI-PUBLIC USES</b>				
<u>Food bank</u>	N	A	P	3-4. TOD or Pedestrian streets: Prohibited use on the ground floor
<u>Social or human service facility</u>	N	A	A	5. <u>Prohibited use on the ground floor if:</u> a) <u>The use occupies a gross floor area of more than three thousand (3,000) square feet on the ground floor; or</u> b) <u>Another clinic, social or human service facility, or community service is located on the ground floor within five hundred (500) feet of the proposed use; or</u> a)c) <u>The use would have a daily patient or client volume of more than fifty (50) per day.</u>
<b>Key to Districts:</b>		<b>Key to Review Process:</b>		
UM = Urban Mixed UR = Urban Residential ULI = Urban Light Industrial		P = Permitted (REV I) A = Administrative Use – subject to public notice and discretionary approval (REV II) C = Conditional Use Permit – subject to hearing and approval (REV III) N = Not allowed		