Use this application for Rezone map amendments ONLY when an amendment to the Comprehensive Plan is not required for a site-specific project without a development agreement. The Rezone map amendment is considered under Review Process IIIB.

Submit or complete the following items listed in the checklist below. Click on the italicized links to view additional forms online. All documents may be submitted via email and/or on a CD however additional paper copies may be requested if needed.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Fee</td>
<td>See current Fee Schedule for SEPA and Rezone fees posted online. Fees are non-refundable and payable by cash, check or credit card upon application intake. Total Fee: $24,979</td>
</tr>
<tr>
<td>☐ Meeting with Long Range Planning Staff</td>
<td>A meeting is encouraged prior to submitting this application with Long Range Planning Staff. To schedule a meeting call (425) 257-8731.</td>
</tr>
<tr>
<td>☐ Application</td>
<td>The Rezone (Map) Application must be filled out completely and signed by the owner, applicant, or primary contact. Submit one. See attached.</td>
</tr>
<tr>
<td>☐ Map of Site and Surrounding Area</td>
<td>Submit one copy of the Assessor’s Map (or equivalent) showing the location. Maps are available from Snohomish County Assessor or Everett Planning Department. PDF’s shall indicate what size paper will print to scale if submitting by email or CD. The copy must be legible.</td>
</tr>
</tbody>
</table>
1) Prepare a written, typed statement addressing the applicable Rezone criteria. Submit one copy. See attached criteria.

2) Complete the following below:

Existing Comprehensive Plan Designation: Waterfront Commercial
Existing Zoning: W-C

Proposed Zoning: W-C

Adjacent Plan Designations

| North: 4.5 Waterfront Commercial |
| South: 4.5 Waterfront Commercial |
| East: City Limits |
| West: 5.3 (Light Industrial) |

Adjacent Zoning

| M1, C2 |

Environmental Checklist

Must be filled out completely and accurately. Submit one signed copy. The current Environmental Checklist form can be found on DOE’s website at: http://www.ecy.wa.gov/programs/sea/sepa/forms.htm

Notification List of Property Owners

All property owners within 500 feet of the property subject to this action. Must be completed per the instructions for compiling the mailing list. See attached.

Special Studies

Traffic, Geotechnical studies, etc., if required by the Manager of Long Range Planning and Community Development. Provide four copies of each study with the application. For wetland and stream projects, also submit the AutoCad Project file by e-mail to: planning@everettwa.gov. For geotechnical reports, submit report by e-mail to the project planner.

Submit Application with this Checklist

By E-mail: Email all documents to planning@everettwa.gov

In Person or by Mail: City of Everett Planning and Community Development 2930 Wetmore Ave Ste. 8-A, Everett, WA 98201
# REZONE (SITE-SPECIFIC MAP) APPLICATION

**Name of Applicant**: Riverfront Commercial Investment, LLC  
**Address**: 11624 SE 5th Street, Suite 210  
**City**: Bellevue  
**State**: WA  
**Zip Code**: 98005  
**Phone**: 425-559-2300  
**Alt ph**: 425-559-2340  
**Email**: Eric.Evans@ShelterHoldings.com

## FOR OFFICIAL USE ONLY

<table>
<thead>
<tr>
<th>FILE #</th>
<th>FEE $</th>
<th>RECEIPT #</th>
</tr>
</thead>
</table>

## Primary Contact (if other than applicant)

**Address**:  
**City**:  
**State**:  
**Zip Code**:  
**Phone**:  
**Alt ph**:  
**Email**:  

## Property Owner(s)

**Name**: Riverfront Commercial Investment, LLC  
**Address**: 11624 SE 5th Street, Suite 210  
**City**: Bellevue  
**State**: WA  
**Zip Code**: 98005

## Property Address or Location

41st Street Extension Terminus

## Tax Parcel No(s)

See attached Exhibit 1

## Area of Property (acres/sq ft)

76.412 Acres

## Legal Description (attach for rezone purposes)

See attached Exhibit 2

## Brief Description of Proposed Project if Rezone is Approved

See attached Exhibit 3

---

**Authorization**: I am the owner or am authorized by the owner to sign and submit this application. I grant permission for City staff and agents to enter onto the subject property for the sole purpose of making any inspections of the property which are necessary to process this application. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete, and correct.

**Signature**: 

**Date**: 1/10/19

**Print name**: Eric C. Evans  
**Owner**: X  
**Applicant**: X  
**Primary Contact**: 

**City and State where this application is signed**: Bellevue, WA
Rezone Flow Chart – Review Process IIIIB

Under review process IIIIB, the Hearing Examiner holds a public hearing and makes a recommendation to the City Council, which will then make the final decision. The City Council’s action is based upon the Hearing Examiner’s record. No new information or evidence may be presented to the City Council.

Meeting with Long Range Planning Staff (recommended) → File Application/Pay Fees → Reviewed by City Departments → Notice of Completeness → Notice of Application → Final SEPA Threshold → Public Notice of Hearing (Hearing Examiner) → Public Hearing (Hearing Examiner) → Hearing Examiner – recommendation to City Council → Public Notice City Council (no new information or evidence allowed) → City Council – decision
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 Rezone (site-specific map) amendment.

Rezone

Rezones can be either site-specific non-project rezones, with or without an amendment to the comprehensive plan, or site-specific project-based development agreement rezones. This application is only for those rezones where an amendment to the comprehensive plan is not required and where a site-specific project-based development agreement is not proposed.

In order to better understand the differences between the two rezone processes, it is advised that you speak with Long Range Planning staff in advance of responding to this section.

The city may approve an application for a site-specific rezone if it finds that:

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.

(EMC 19.41.160(D))

The applicant needs to attach a written narrative that demonstrates how their site-specific rezone meets this criteria.
MAILING LIST INSTRUCTIONS
REVIEW PROCESS III

Why is a mailing list required?
A mailing list is required from the applicant in order for the City to provide required notice to the owners of properties surrounding your project. It is the responsibility of the applicant to obtain accurate ownership information of the properties that must be notified and to provide that information to the City on an Excel mailing list.

Who is required to be on the Excel mailing list? All owners of properties that are within 500 feet of the subject property.

Where do I get an Excel mailing list?
An Excel mailing list may be obtained from either:
1) Snohomish County Assessor’s Office (assessor.snoco.org or 425.388.3433)
2) or any Title Company

Properties which include condominiums and/or apartments:
When a property includes condominiums, the owner of each unit must be on the mailing list. When a property includes apartments, the owner of the apartments, not the tenants, must be on the mailing list.

Format?
All mailing lists should be created in an Excel spreadsheet document (see example below).

How do I submit?
1) Submit the Excel list by email to: planning@everettwa.gov (Include address in subject line.)
2) Print out the sent email, the Excel mailing list and a map showing all included properties and submit with your application.

Example of the Excel Spreadsheet Format

<table>
<thead>
<tr>
<th>NAME</th>
<th>COMPANY</th>
<th>ADDRESS</th>
<th>APT/UNIT</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jane Smith</td>
<td></td>
<td>123 Grand Ave</td>
<td>Apt #2</td>
<td>Everett</td>
<td>WA</td>
<td>98201</td>
</tr>
</tbody>
</table>
Exhibit 1
For: Communications Northwest, Inc.
Affects: Distribution lines and facilities
Lot 19 of Parcel A

31. General Taxes for the year 2017

<table>
<thead>
<tr>
<th>Lot</th>
<th>Tax Account No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>290532-001-020-00</td>
</tr>
<tr>
<td>16</td>
<td>290532-001-024-00</td>
</tr>
<tr>
<td>19</td>
<td>290532-001-019-00</td>
</tr>
<tr>
<td>21</td>
<td>005760-040-000-01</td>
</tr>
<tr>
<td>22</td>
<td>290529-004-016-00</td>
</tr>
<tr>
<td>23</td>
<td>005760-031-000-00</td>
</tr>
<tr>
<td>24</td>
<td>005760-027-000-00</td>
</tr>
<tr>
<td>25</td>
<td>290529-004-017-00</td>
</tr>
<tr>
<td>26</td>
<td>290529-004-018-00</td>
</tr>
<tr>
<td>27</td>
<td>005760-017-000-00</td>
</tr>
<tr>
<td>28</td>
<td>005760-013-000-03</td>
</tr>
<tr>
<td>29</td>
<td>290529-004-019-03</td>
</tr>
<tr>
<td>Parcel 31</td>
<td>005760-041-000-02</td>
</tr>
<tr>
<td>Parcel 32B</td>
<td>290529-004-003-00</td>
</tr>
<tr>
<td>Parcel 33</td>
<td>005760-030-000-02</td>
</tr>
<tr>
<td>Parcel 35</td>
<td>005760-029-000-00</td>
</tr>
<tr>
<td>Parcel 36</td>
<td>005760-016-000-C2</td>
</tr>
<tr>
<td>Parcel 37</td>
<td>005760-016-000-01</td>
</tr>
<tr>
<td>Parcel 38</td>
<td>005760-015-000-01</td>
</tr>
</tbody>
</table>
Exhibit 2
EXHIBIT 'A'

LEGAL DESCRIPTION:

PARCEL A:
LOT 15, 16, 19, and 21 THROUGH 29, INCLUSIVE, AS DESCRIBED AND SHOWN ON CITY OF EVERETT BOUNDARY LINE ADJUSTMENT NO. 08-004, FILED UNDER AUDITOR'S FILE NO. 200804085006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL 31:
ALL THAT PORTION OF BLOCK 41 OF J.S. SINES ACRE TRACTS AS PER PLATRecorded in VOLUME 4, PLAT, PAGE 11, SNOHOMISH COUNTY RECORDS, WHICH LIES NORTHWESTERLY OF A LINE PARALLEL TO AND DISTANT 72 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE EASTERLY RIGHT OF WAY LINE OF THE FORMER NORTHERN PACIFIC RAILWAY COMPANY (NOW BURLINGTON NORTHERN INC.), AS NOW ESTABLISHED.

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL 32B:
THAT PORTION OF LOT 17 OF BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY RECORDED UNDER RECORDING NO. 20060821:5004 AND BOUNDARY LINE ADJUSTMENT NO. 05-008 RECORDED UNDER RECORDING NO. 2006082:0267, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF 36TH STREET EXTENDED EASTERLY FROM THE NORTHEAST CORNER OF BLOCK 14 TO THE NORTHWEST CORNER OF BLOCK 15, ALL AS SHOWN ON J.S. SINES ACRE TRACTS, ACCORDING TO "THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 11, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT ANY PORTION LYING WITHIN THAT PORTION CONVEYED TO THE CITY OF EVERETT, BY DEED RECORDED UNDER RECORDING NO. 200805140866.

PARCEL 33:
ALL THAT PORTION OF BLOCK 30 OF J.S. SINES ACRE TRACTS AS PER PLAT RECORDED IN VOLUME 4, PLAT, PAGE 11, SNOHOMISH COUNTY RECORDS, WHICH LIES NORTHWESTERLY OF A LINE PARALLEL TO AND DISTANT 50 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE EASTERLY RIGHT OF WAY LINE OF THE FORMER NORTHERN PACIFIC RAILWAY COMPANY (NOW BURLINGTON NORTHERN INC.), AS NOW ESTABLISHED.

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL 35:
ALL OF BLOCK 29 OF J.S. SINES ACRE TRACTS AS PER PLAT RECORDED IN VOLUME 4, PLAT, PAGE 11, SNOHOMISH COUNTY, RECORDS.

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.
PARCEL 36:

ALL THAT PORTION OF BLOCK 16 OF J.S. SINES ACRE TRACTS AS PER PLAT RECORDED IN VOLUME 4, PLAT, PAGE 11, SNOHOMISH COUNTY RECORDS, WHICH LIES WESTERLY OF A LINE PARALLEL TO AND DISTANT 30 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY RIGHT OF WAY LINE OF THE FORMER NORTHERN PACIFIC RAILWAY COMPANY (NOW BURLINGTON NORTHERN INC.) AS NOW ESTABLISHED.

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL 37:

TRACT 16, OF J.S. SINES ACRES TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 11, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE WESTERLY 30 THEREOF.

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL 38:

ALL THAT PORTION OF BLOCK 15 OF J.S SINES ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 11, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, THAT LIES EASTERLY OF A LINE DRAWN PARALLEL TO AND DISTANT 50 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY SIDE LINES OF SAID BLOCK.

EASEMENT PARCEL A:

AN EASEMENT FOR INGRESS, EGRESS AND CONSTRUCTION AS ESTABLISHED BY RECIPROCAL TEMPORARY CONSTRUCTION EASEMENTS AGREEMENT RECORDED UNDER RECORDING NO. 200805140925.

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.
RIVERFRONT PROJECT NARRATIVE

1. INTRODUCTION BACKGROUND.

For more than two decades the City of Everett has been working on the cleanup and redevelopment of the Everett Landfill/Tire Fire site located along the Snohomish River. The City completed an Environmental Impact Statement ("EIS") for the site in June 2008. The EIS anticipates that the redevelopment will include construction of a mixed-use commercial/residential development, shoreline and habitat restoration and rehabilitation of a former, mostly industrial site. Many improvements to the site have already been completed by the City and the developers of the Simpson Pad and Eclipse Mill sites. This project covers the Landfill Pad, which remains undeveloped.

In 2008, the City and the original developer, planned the Landfill Pad as a large retail shopping center, known as a "Lifestyle Center". As a result of the Great Recession and other market realities, the original developer did not develop the Landfill Pad as contemplated.

Riverfront Commercial Investment LLC acquired the Landfill Pad in 2013 and began working with the City to bring a large destination retail user to the site that would establish the property as a retail destination. Ultimately, after nearly 4 years of collective efforts by the City and Riverfront Commercial Investment LLC, that retailer elected not to move forward with the site. Riverfront Commercial Investment immediately began work to refine and re-energize the lifestyle center plan in a way that would meet market demand/realities and create the vibrant pedestrian-oriented experience the City had planned for the Riverfront property. Over the years since the initial plan for the Riverfront was developed, the successful lifestyle center has continued to evolve. The retail market and form has been impacted significantly by the rise of online shopping. As a result, rather than being anchored by big-boxes or department stores, as they were in the past, lifestyle centers are now often multi-purpose leisure-time destinations, including restaurants, entertainment, open spaces and amenities. They include residential elements over retail, restaurant, services and entertainment-based use. The residential element gives the community the 24-hour presence that is necessary to support the desired retail and services, which would otherwise not be economically viable on their own.

2. Description of Proposed Action

The Riverfront proposal includes construction of a vibrant mixed-use commercial, retail, residential Community, called the Riverfront. As the redevelopment of a former landfill, the project seeks to create a market-based, town-center type atmosphere with a unique sense of place while balancing the environmental considerations associated with this unique brownfield development.

The community will provide a place to live, shop, recreate, and enjoy entertainment for people throughout the greater Everett area, and will draw visitors from around the Puget
Sound region. The proposal includes the construction of approximately 1,850,000 square feet of mixed commercial, retail and residential uses; with up to 1,250 residential units, 230,000 square feet of retail/commercial and 125,000 square feet of commercial uses and 250 room hotel reserved. The ultimate mix of uses constructed will be determined by market demand, and therefore, the site plan may be amended from time to time to reflect the market realities.

Buildings will front along the main Riverfront Boulevard with a variety of retail and amenity spaces on the main Riverfront Boulevard. On-street parking for retail uses and guests will be provided along Riverfront Boulevard with additional resident and retail parking provided behind the mixed use buildings that front and frame Riverfront Boulevard. Transit access has been planned along Riverfront Boulevard along with a bus layover area to facilitate ease of transit access and to encourage residents and guests to access the community. A median island has been included to soften the streetscape, create interest and encourage residents to slow down and stop in at the various retail, commercial and residential offerings.

A raised “table top” main pedestrian plaza crosses Riverfront Boulevard and connects a public plaza and central gathering space that will serve a variety of public amenity activities such as farmers markets, street fairs and concerts. These elements, along with the pedestrian streetscape along Riverfront Boulevard, seek to create a functional and pleasant pedestrian experience both along Riverfront Boulevard and in the Community. Pedestrian trail connections to the adjacent Riverfront trail to the north and east have been provided so that residents and others in the community can walk along the River and stop in at the Riverfront.

The site plan positions buildings to allow opportunities for pedestrians to spill out of and into the retail spaces and connect to the built and natural environment, while still preserving windows for views and light. Buildings have been framed around the public plaza and central gathering spaces and been positioned to create interest and allow ample pedestrian pathways between and around the buildings. In addition a series of partially covered walkways have been planned to provide access from the parking areas and connect to these pathways and access points.

Buildings have been set back from the Riverfront Boulevard to provide comfortable places for restaurants and shops to spill out on to the street to create activity and encourage residents and guests to linger, enjoy time together and activate the streetscape. The organization of the mixed use buildings along Riverfront Boulevard with the residential uses above will create a 24 hour presence which will make the retail more sustainable and give a vibrancy to the community that is often lacking in multi-use programs contemplated with the original plan.

The development will include a specialty grocer and theater, in addition to other retail, restaurant and service providers. The ultimate mix of other uses within the mixed-use development will be determined by market demand and the land use capacity of the site (type, location, and size of uses and structures, and infrastructure capacity).

The proposed development of the Landfill Pad will not only provide an important physical connection between the surrounding communities, but will also provide a place
for gathering and community-building as well as providing access to necessary services. The redevelopment of this property will activate the area in a manner that will increase public safety and will allow easier access to the Riverfront trail, which is part of a larger regional trail system. As part of the proposal, the developer will also complete improvements to the City's existing 3-Acre Park, located just north of the Landfill Pad, providing an additional recreational amenity to the Everett community.

Consistent with the feedback from the neighborhood meeting, the stated desire to reflect the historically industrial character of the community, a more modern industrial character was developed for the proposed buildings with materials consistent with this design vocabulary included in the design guidelines that follow.

The proposed development will be designed and constructed in Phases and will use sustainable building practices.