

Everett Residential Character Evaluation Comments

Overall Comments

- Keep Everett's history intact. South Everett/Evergreen Way is too crowded and not as safe. Mill Creek has become too dense since 1983 (when "officially" established.) North Everett and Lowell are rich in history. I hope it's not covered up.
- Yay for trees!
- Allow townhomes in UR2 – UR4 zones
- Sound barriers!
- Allow duplexes in all SFR zones.
- My main concerns are increasing density in the city and providing more land in general for a variety of housing uses. I'm less for uses that will be result [sic] in housing geared toward those who make \$60k+, but that will largely depend on how much more land is available for these types of options. We need a vast increase of the supply in them, because when you have a small supply what is most profitable is not to build for poor people, but to build luxury condos.

Comments about specific styles

1. Traditional Courtyard

- Greenery and community space
- Like variety
- Works great [for] single family
- Love it
- Looks nice, but not increasing housing

2. Duplex: Side by Side

- Don't like 3 stories
- Works great [for] single family
- No front yard
- No garage in front
- Too tall for [single family]
- Love it
- Looks cozy, comfortable
- Too close to adjacent buildings
- Needs details that fit in with the historic neighborhoods
- 12 K +

3. Cottage Housing

- Looks like assisted living?
- Love it
- ! 😊 Good for seniors

4. A block of similar duplexes

- Too MacMansion [sic] looking.
- Not visually diverse
- Love it
- Too uniform
- Too suburban

5. Corner Duplex

- Would depend on where
- Love it
- Needs details that fit the historic neighborhood
- Just don't cram in.

6. Contemporary Duplex

- Not in old fashioned neighborhoods
- Downtown
- Contemporary can be a "cold" feeling
- Great design in right place
- Not in historic districts
- Affordable?
- Best space/light
- It looks cool, but it's a big box.
- Not a fan of contemporary.
- OK south of 41st downtown, Broadway

7. 4 Story Multifamily

- MF only
- Don't have enough variety of scale, street engagement
- Best space/Light
- OK in boundary between urban/suburban
- Okay in downtown not in neighborhoods
- Pretty good – in transit overlay

8. 3 Story Walk-Up

- Pretty good – in transit overlay
- Cheap + ugly
- Ugly but affordable
- Design standards need to be established
- Lacing scale, encourage walking
- MF only

9. 3 Story Multifamily

- MF only
- Scale missing, walking
- Again need people oriented bldg [sic]
- Okay near downtown, not in neighborhood
- Pretty good – in transit overlay

10. Contemporary Multi-family

- Good along Broadway/Evergreen
- Ugly
- Not in historic district
- Scale! Variety! Nice street presence
- Along Evergreen

11. Small Infill Multifamily

- MF only
- Somehow they should be different than duplex
- In traditional single family
- If tastefully done
- Pretty good – in transit overlay

12. 5 Story Multifamily in Mixed Use District

- Mixed Use ok, 5 stories not so much
- Must have green space/sidewalks
- Too tall
- Love mixed use. Live where you sleep & do life.
- No
- Pretty good – in transit overlay
- Good use of space
- Good in downtown, not in neighborhoods

13. Craftsman Style Townhouses

- Love it
- This one is my favorite but needs to be more affordable.
- Great detail, scale, street presence
- MF zones only too tall
- [Options 13 – 18] need to have a good analysis on parking townhomes are always underparked!
- Equally practical [as options 15 and 17], just differences in style. OK
- Affordable?
- Parking?
- Pretty, but looks cost prohibitive

14. Townhouses around a path

- Best for zone
- Parking?
- Depends on style. OK if as in photo.
- Need public open space, not private
- Pathways feel inviting
- Allow townhomes in UR2-UR4 zones
- Attractive.
- Too tall for SF zones
- Beautifully done, variety, scale, walkability, love it
- My favorite of all
- Love it

15. A block of similar townhouses

- Could be good
- Style is important though
- No.
- Too congested “Sardine can”
- Parking?
- No – landscape.

16. Contemporary townhouses with parking

- Not in old fashioned neighborhoods
- Best capacity for light
- Ugly
- Stairs terrible
- Ugly

17. 3 Story Townhouses

- Not in historic district
- Enhances feeling of ownership, individual stoops
- Big windows + light
- Like “Row houses” near library

18. Townhouses around a courtyard

- Need public, not private open space
- [OK] if style as in photo
- Good height for SF
- Green space is nice, design = boring
- Okay
- Please, not with arch pitched roofs
- I like the courtyard but would like variety w townhomes