

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: 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</u>: 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</p> <p><u>Zoning Map Amendments</u>: Chapter 19.41.160, Rezones. Link: https://www.codepublishing.com/WA/Everett/#!/Everett19/Everett1941.html#19.41.160</p> <p><u>Historic Overlay Amendments</u>: Chapter 19.33.040, Historic Overlay Zone Designation—Criteria. Link: https://www.codepublishing.com/WA/Everett/#!/Everett19/Everett1933.html#19.33.040</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> <p>(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.</p>
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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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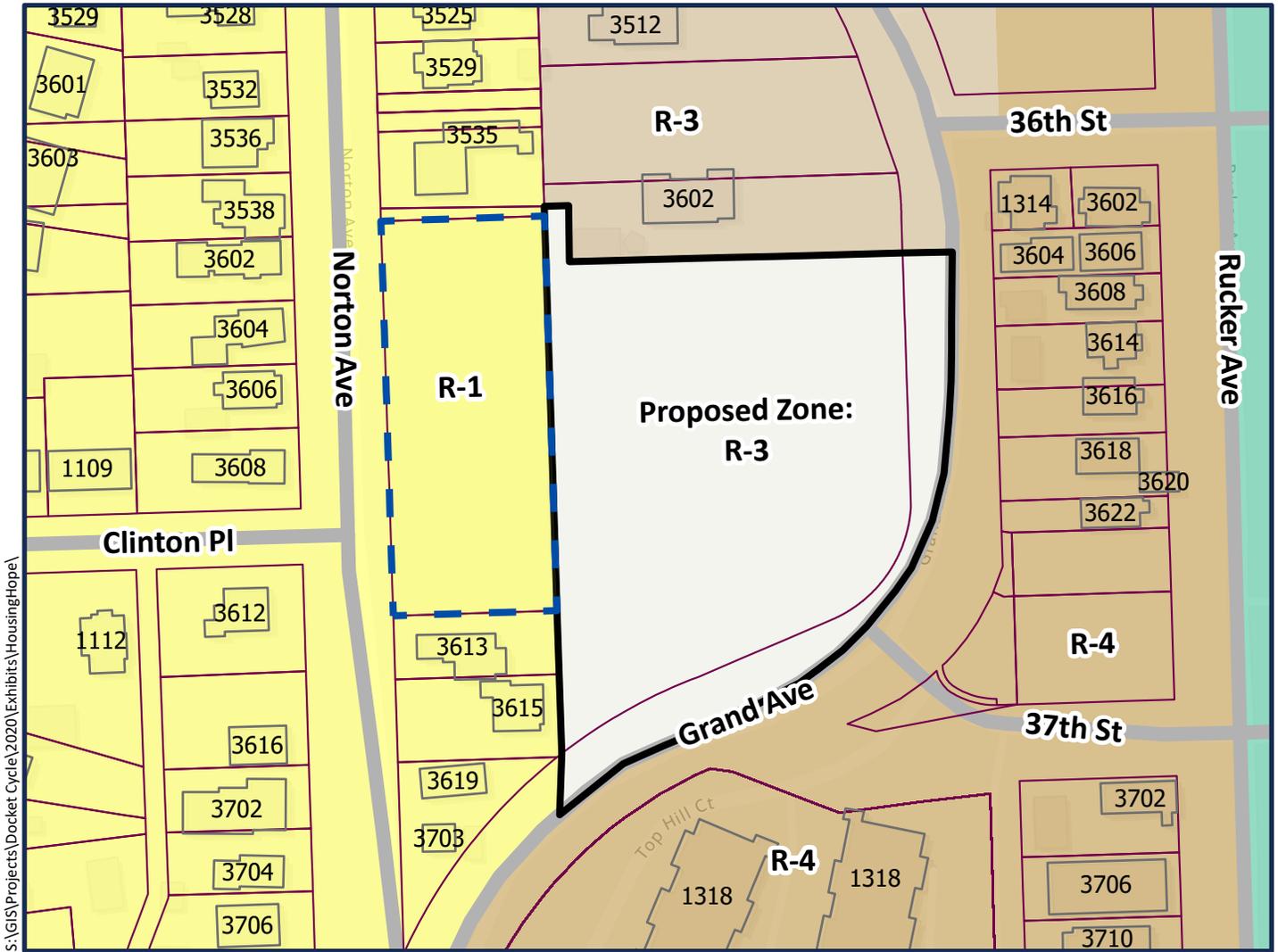
FINDINGS AND CONCLUSIONS

<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> <p>2. The locational criteria for designation as Residential, Multifamily includes:</p> <ul 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." <p>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:</p> <ul 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?" <p>4. Goals and policies of the Everett Comprehensive Plan applicable to the request include:</p>
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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



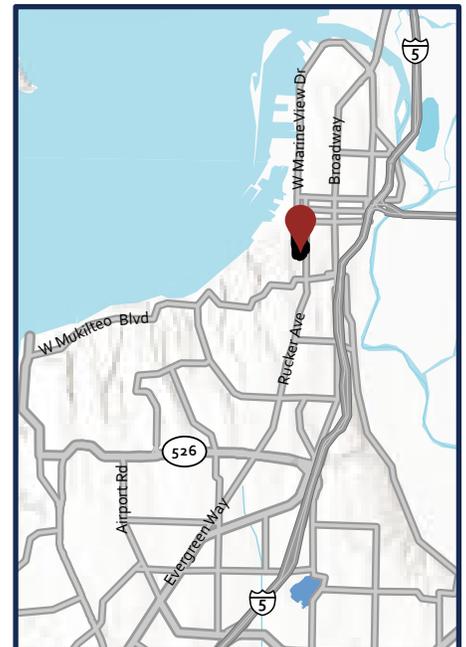
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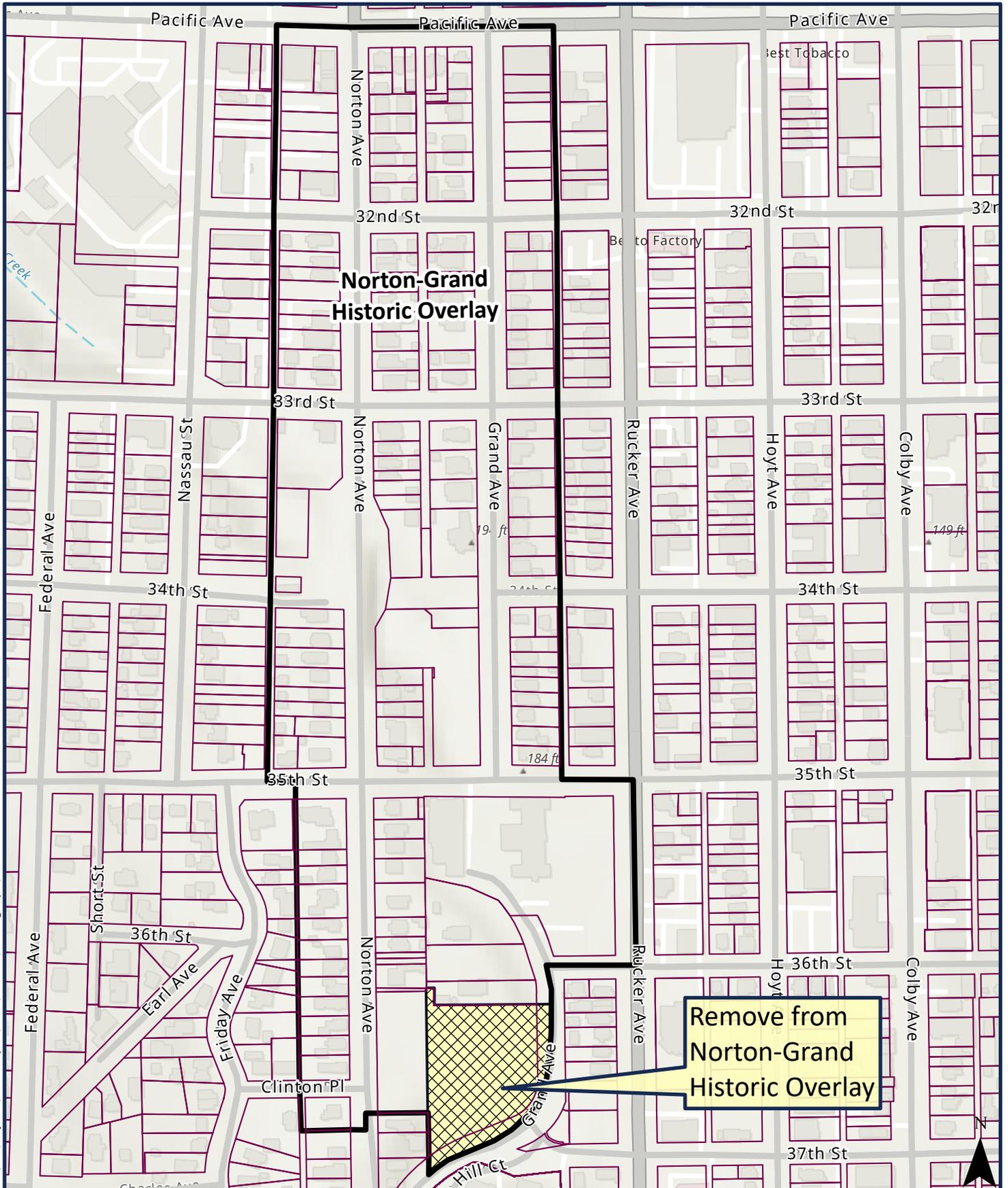
**Comp Plan Remains: Single Family
Zoning Remains: R-1**



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



Housing Hope Application: Norton-Grand Historic Overlay Map Amendment

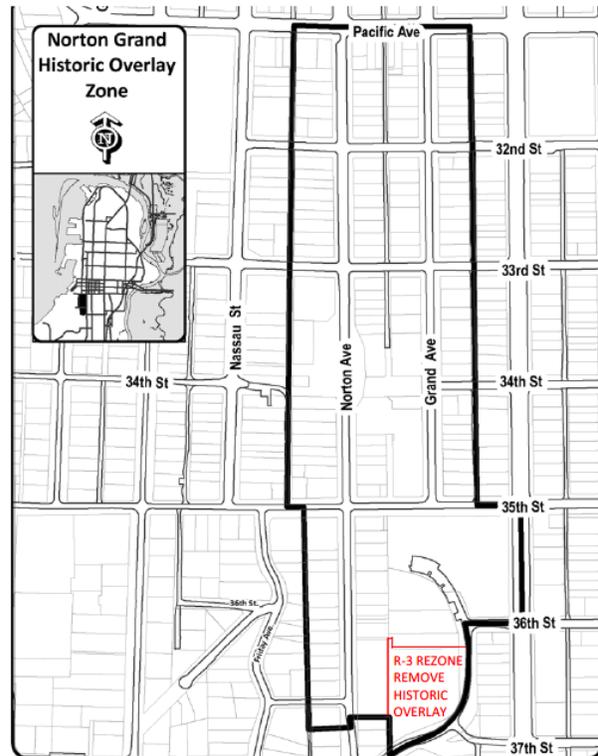


TO: Historical Commission
FROM: David Stalheim, Interim Planning Director
DATE: August 14, 2020
RE: Norton-Grand Historic Overlay Amendment Application

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.



Planning

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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

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.

