EVERETT | City Council Agenda Item Cover Sheet

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

EVERETT
WASHINGTON

1

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

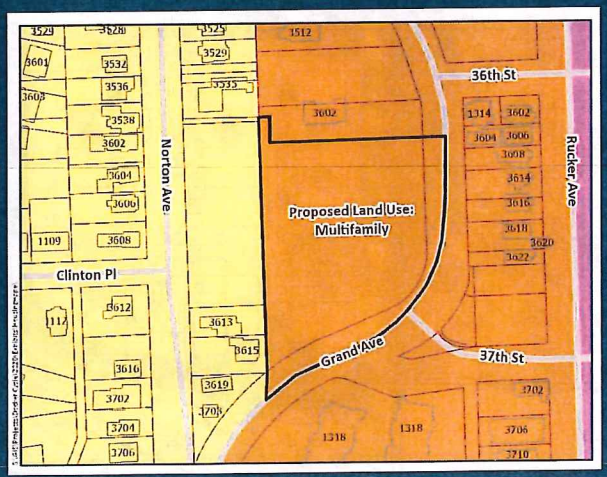

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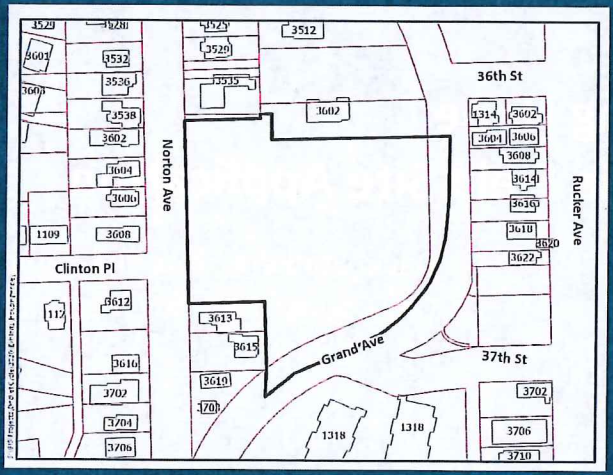
Exhibit 2: Development Agreement



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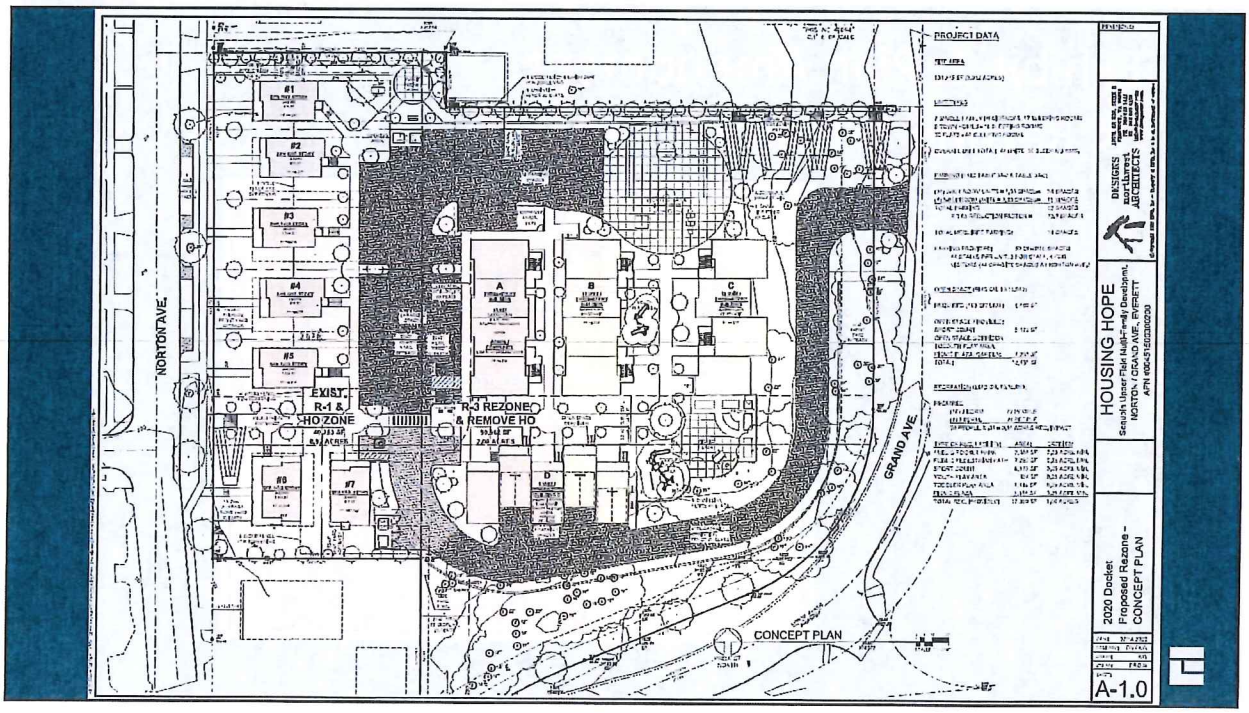

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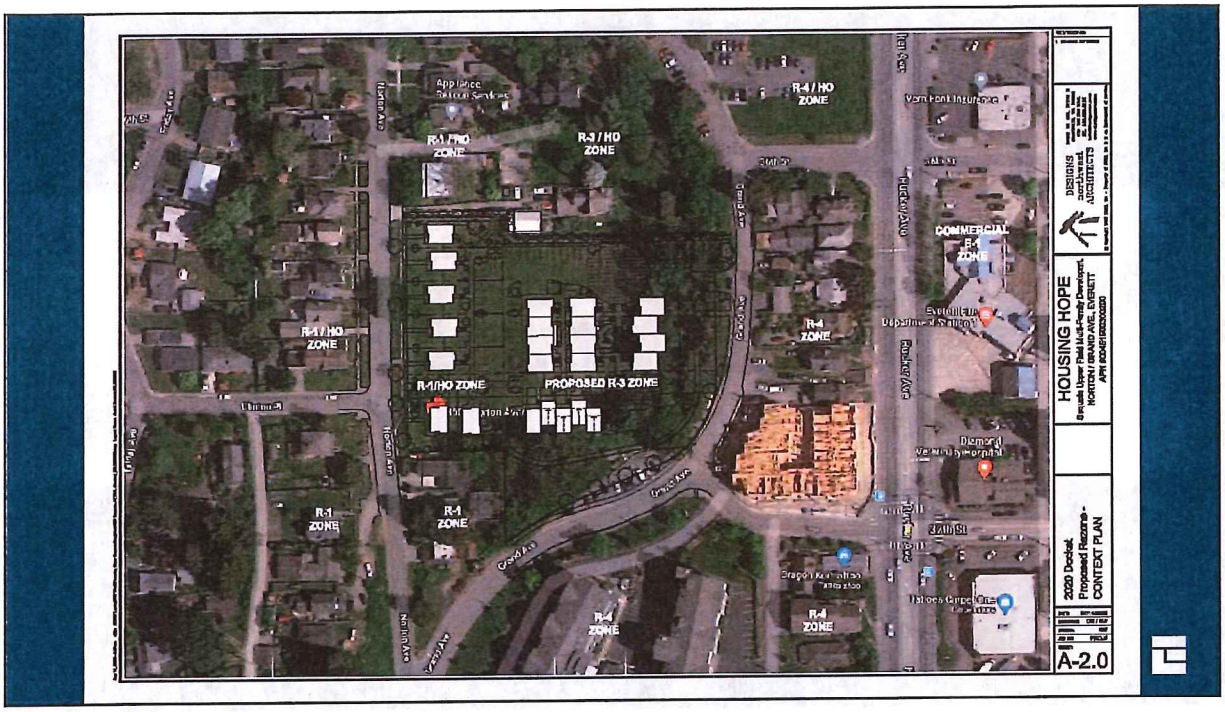
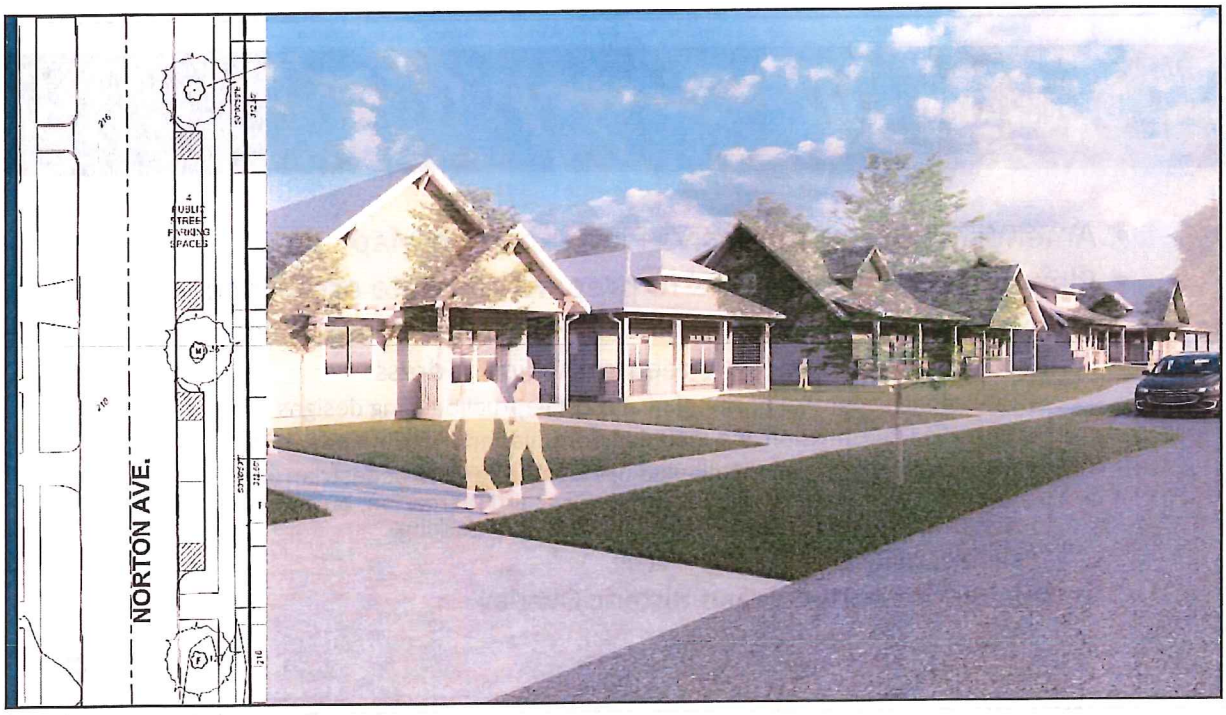
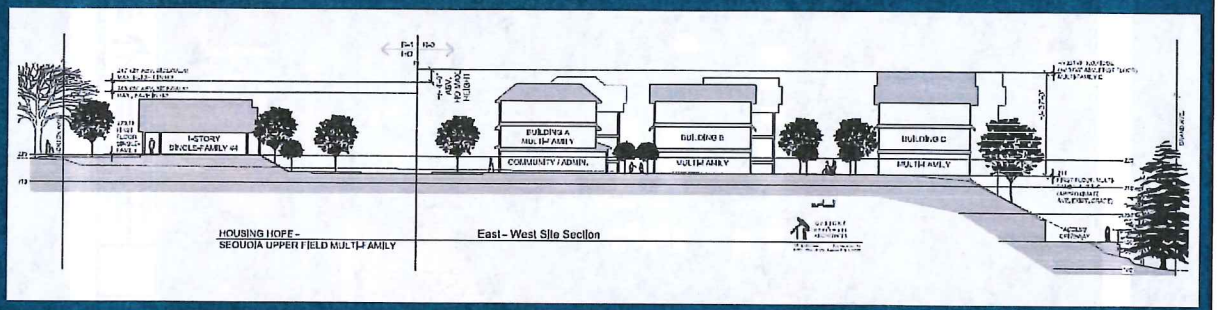

R-1 / HO ZONE
R-3 / HO ZONE
R-1 / HO ZONE
R-1/HO ZONE
PROPOSED R-3 ZONE
R-1 ZONE
R-1 ZONE
R-4 ZONE
R-4 ZONE
R-4 ZONE
R-4 / HO ZONE
COMMERCIAL B-1 ZONE
HOUSING HOPE
2020 Docket
Proposed Rezone -
CONTEXT PLAN
A-2.0

5


NORTON AVE.
4 PUBLIC STREET PARKING SPACES

6



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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

8

QUESTIONS?

9

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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: _____

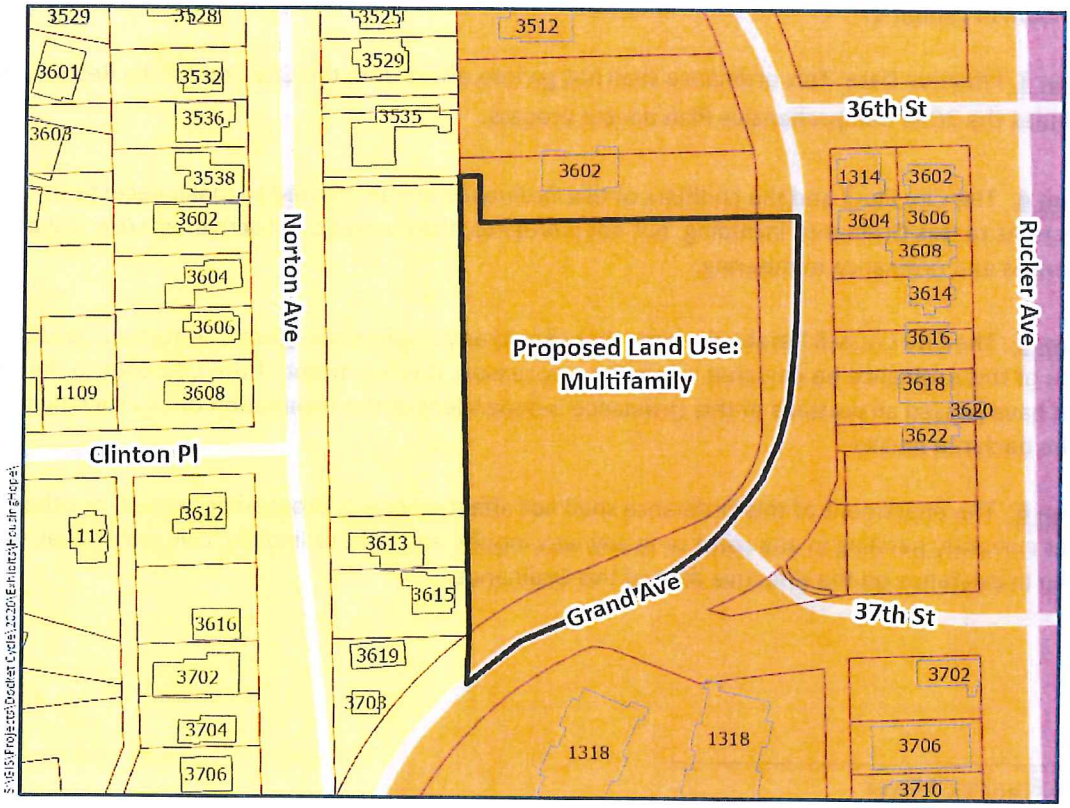
VALID: _____

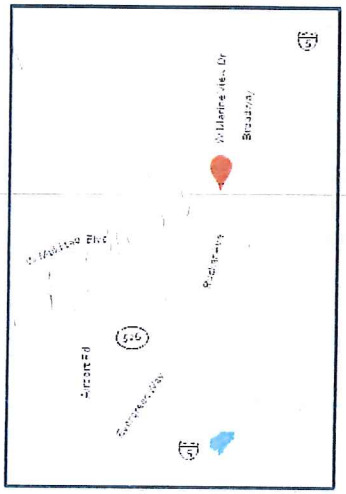
PUBLISHED: _____

EFFECTIVE DATE: _____

Exhibit 1

Housing Hope Application:
Comprehensive Plan Amendment

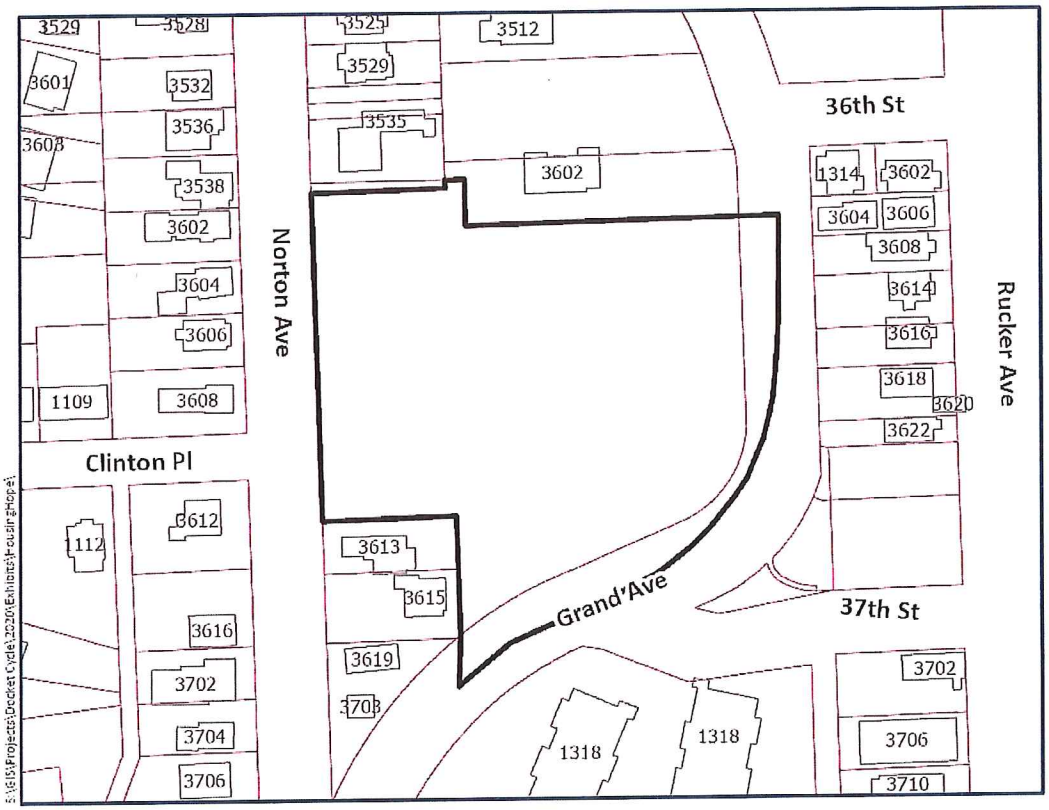


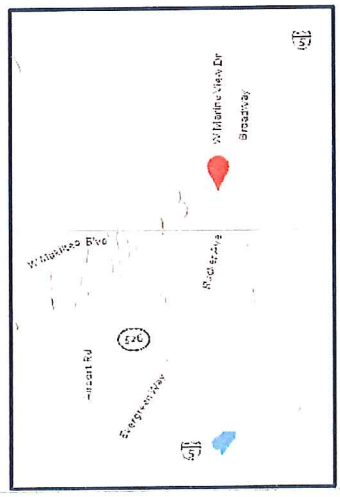


From: Single Family
To: Multifamily

Exhibit 2

Housing Hope Application:
Development Agreement





Area subject to development agreement

EVERETT
WASHINGTON

Community, Planning and Economic Development
2930 Wetmore Ave., Suite 8-A
Everett, WA 98201
www.everettwa.gov

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:	A wide variety of issues have come forward, including: • 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:	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. All other public comments are issues that the Planning Commission needs to consider.

DECISION CRITERIA

SOURCE:	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 Zoning Map Amendments: Chapter 19.41.160, Rezones. Link: https://www.codepublishing.com/WA/Everett/#!/Everett19/Everett1941.html#19.41.160 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

	Development Agreements: RCW 36.70B.170 – 210. Link: https://app.leg.wa.gov/RCW/default.aspx?cite=36.70B
CRITERION:	Comprehensive Plan factors to be considered (Chapter One, Introduction): 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?
	Rezone Criteria (EMC 19.41.160.D): 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. Historic Overlay Designation Criteria (EMC 19.33.040): 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. Development Agreements (RCW 36.70B.170): (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.

EXISTING PLAN REVIEW

GROWTH MANAGEMENT ACT:	Goals of the Growth Management Act (RCW 36.70A.020) that can pertain to this application include: (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.

	(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
COMPREHENSIVE PLAN:	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 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. 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. 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. ***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. Residential densities range from fifteen (15) units per gross acre to unlimited. Densities are typically limited by lot size, building heights, and parking. Chapter 4, Housing Element: **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. **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 4.2.1** 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. **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. **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. **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 4.8.8** 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 4.8.12** 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. Chapter 8, Urban Design Element: **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

	Policy 8.2.4 Establish and/or expand Historic Overlay Districts and design guidelines to preserve distinct neighborhoods and districts. **Goal 8.5** Produce greater compatibility between different land uses and between new and existing development using landscaping or other appropriate design measures. **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.

DISCUSSION

CONSISTENCY WITH PLANS:	The Comprehensive Plan includes goals, objectives and policies that indicate that the proposal may be either consistent or inconsistent with the Comprehensive Plan. Consistent: • 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 Inconsistent • 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
IMPACTS AND CONSIDERATIONS OF PROJECT:	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. 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. 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.

ALTERNATIVES AND OPTIONS (TO) CONSIDER(ED):	There are three options staff have identified for the Planning Commission: 1. Recommend Approval as submitted, which includes: 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: 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: 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: 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

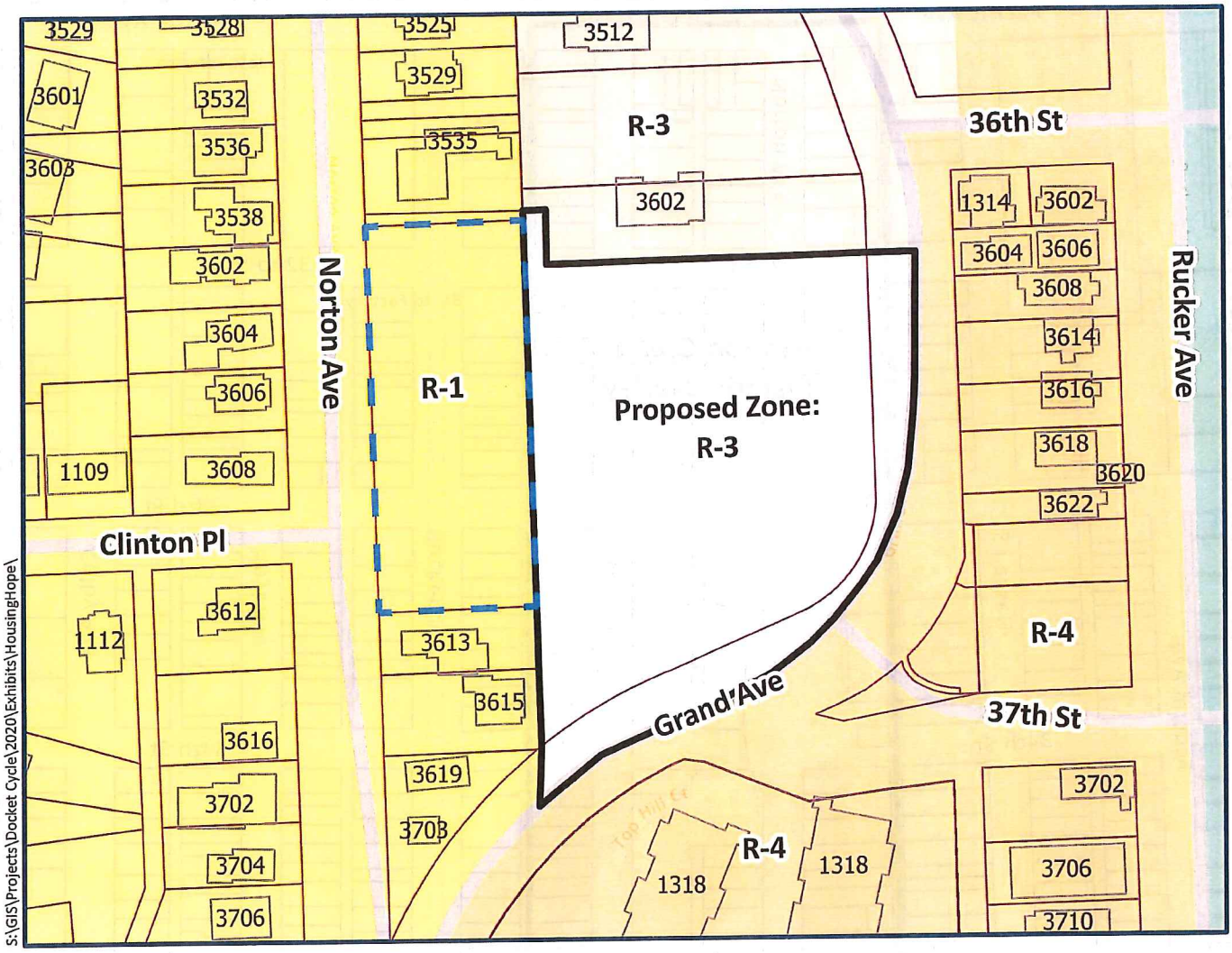
FINDINGS AND CONCLUSIONS

SUGGESTED FINDINGS OF FACT:	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

	designated Residential, Multifamily and either R-3 or R-4 on the Zoning Map. 2. The locational criteria for designation as Residential, Multifamily includes: 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: 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:

	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. 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. 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: 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. 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.
SUGGESTED CONCLUSIONS OF LAW:	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: 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.
SUGGESTED ACTION/MOTION:	See options above

Housing Hope Application:
Comprehensive Plan Amendment & Rezone

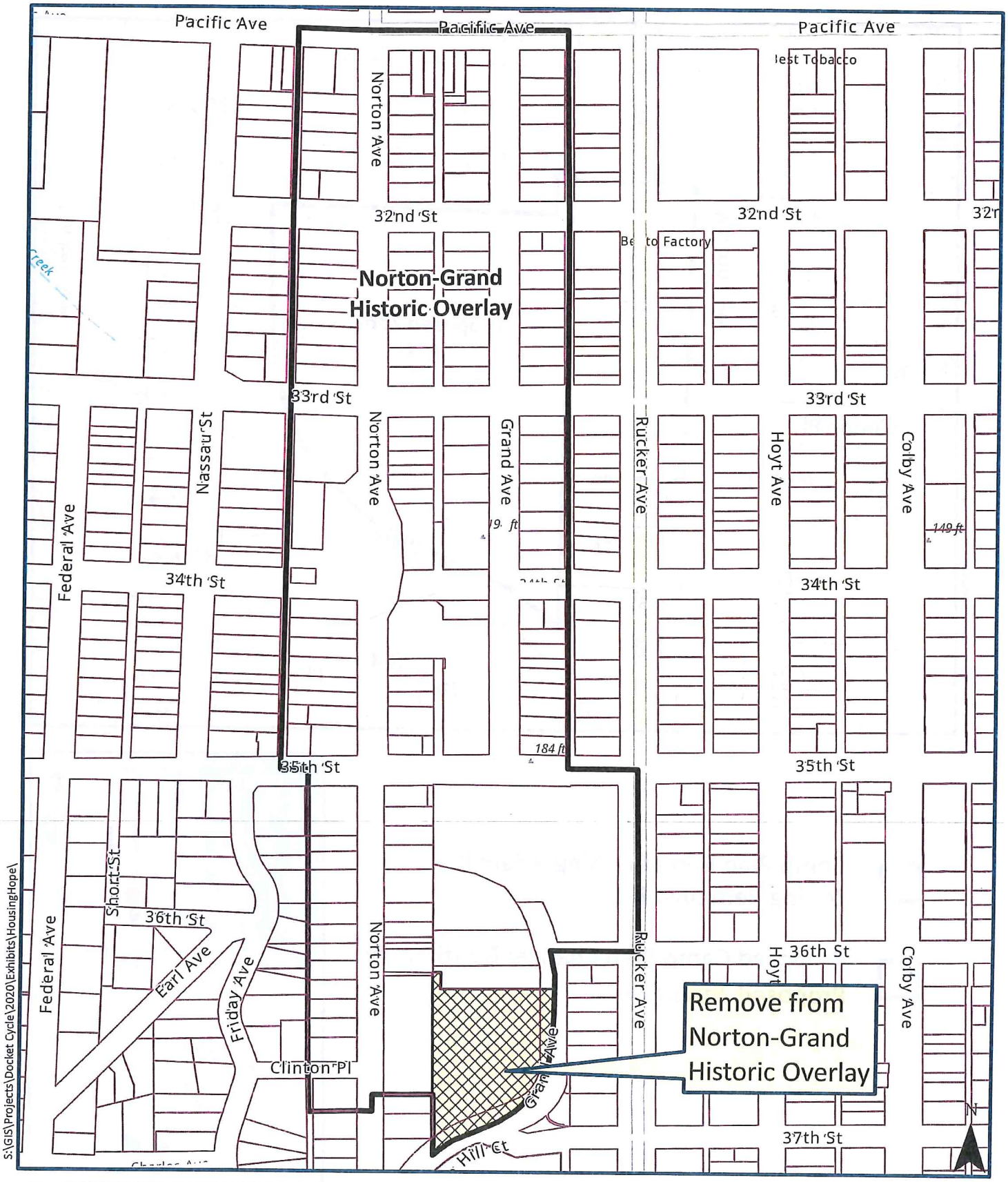


S:\GIS\Projects\Docket Cycle\2020\Exhibits\HousingHope\

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



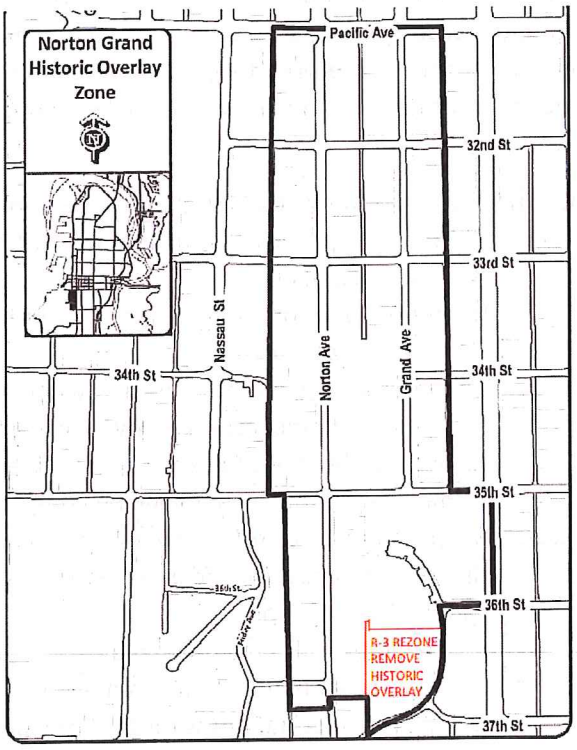
EVERETT
WASHINGTON

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 to address either multifamily or commercial development in historic areas. The final building plans, including heights, would

Planning

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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 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.
   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.

BRENT PLANNING SOLUTIONS
Advisors, Advocates, Negotiators in Land Use Consulting

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

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

Laura S. Brent, AICP

cc: Fred Safstrom, Housing Hope

Attachments: As detailed.

SEPA Environmental Checklist

HOUSING HOPE
we keep hope alive

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

BRENT PLANNING SOLUTIONS

Advocates, Advisors, Negotiators in Land Use Consulting

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

June 2019; Revised August 2019 and July and August 2020

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Appendix A: Legal Description

WAC 197-11-960 Environmental checklist.

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.

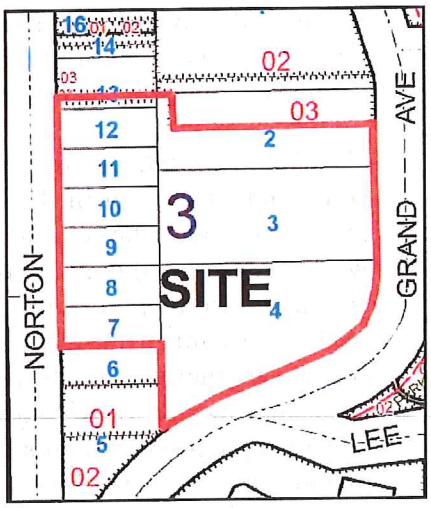
The Subject Site fronts along Norton Avenue to the west and along Grand Avenue to the east and southeast. The site is currently informal grass fields that are slightly below Norton (elevation 214± feet according to Snohomish County Lidar and ALTA/NSPS Land Title Survey). The east and southeast edge of 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.

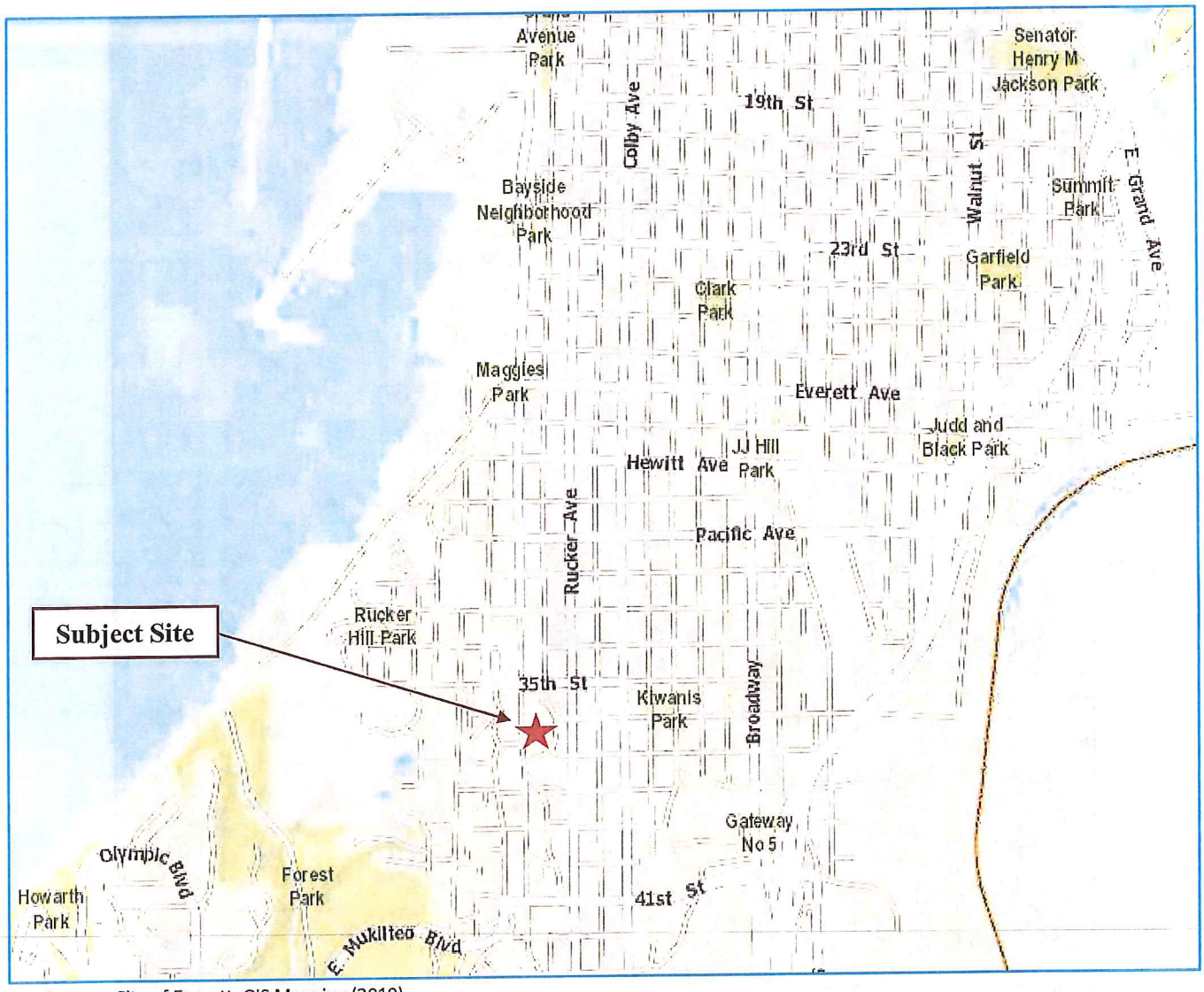
The four multi-family buildings would accommodate between 5 to 12 units each (792 SF – 1,123 SF dwelling units) and include various housing types such as two-bedroom flats and three-bedroom two-story townhomes. These multi-family buildings are proposed as three stories, with the third story at the multi-family 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.

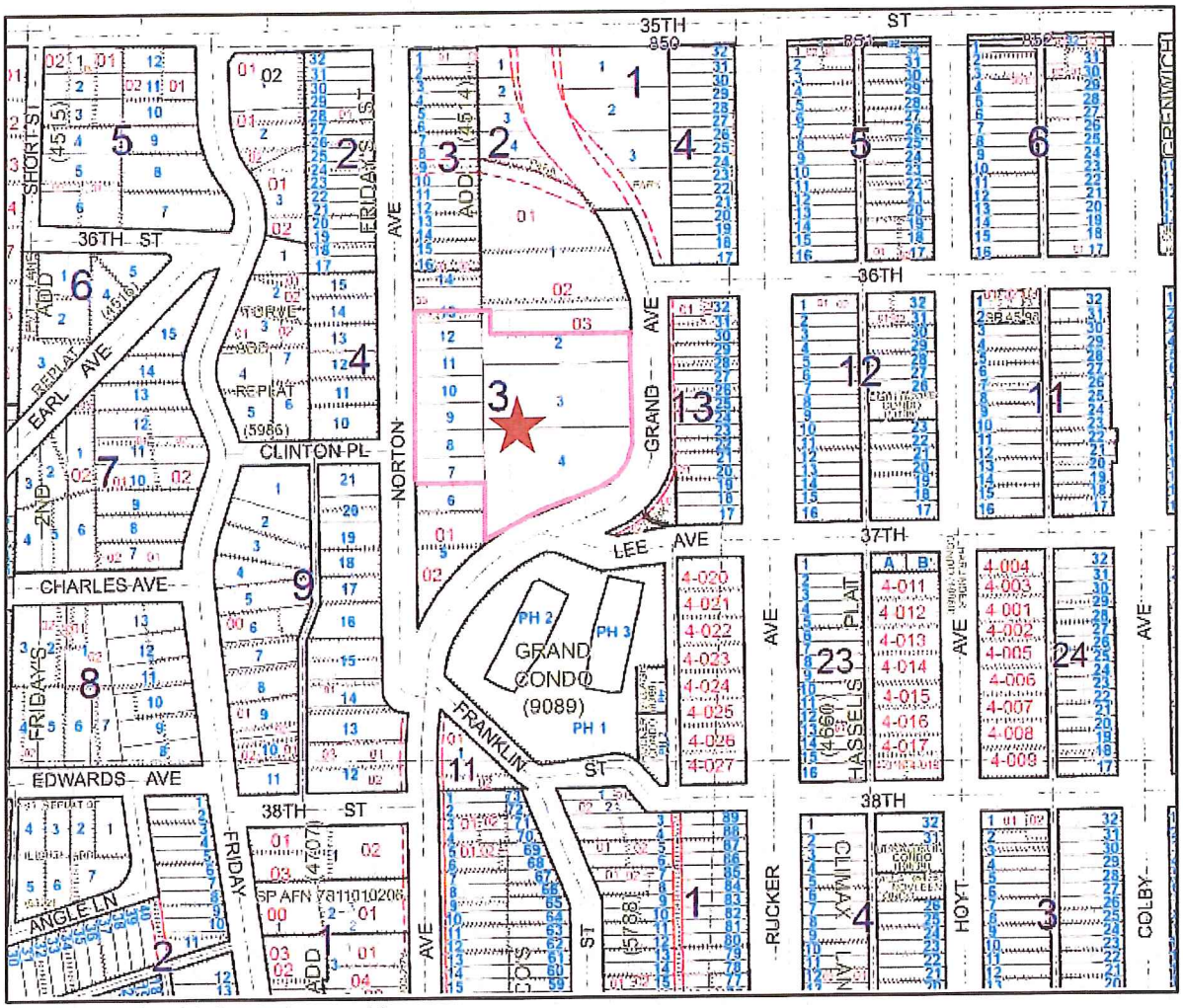
The Subject Site is located within the northern area of the City of Everett (see ***Figure 1 – Vicinity Map and Figure 2 – Aerial Map***). It consists of a single tax parcel (#00541500300200) that is 3± acres in size (see ***Figure 3 – Parcel Map***). The property is located within the southeast quarter 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

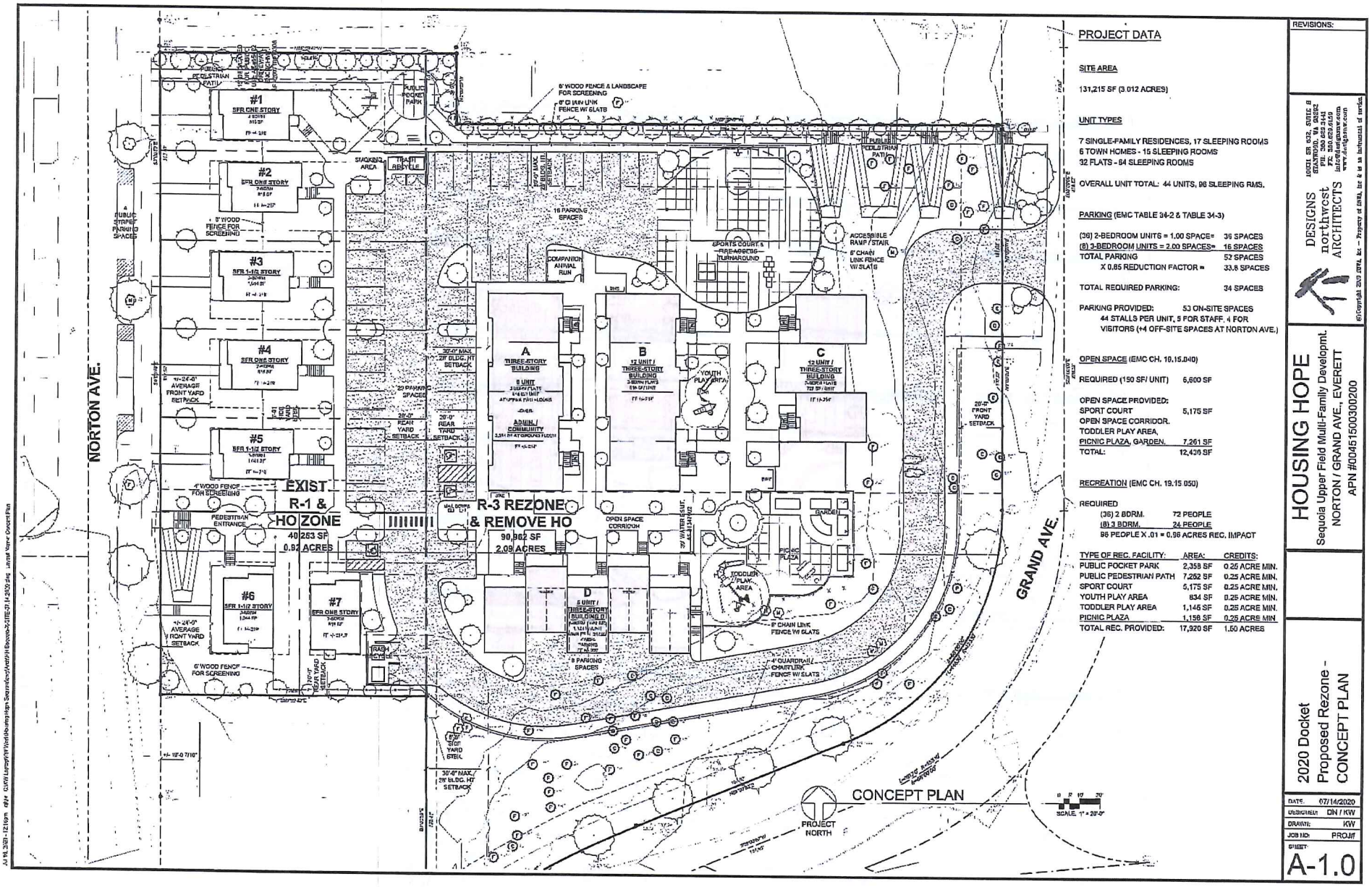


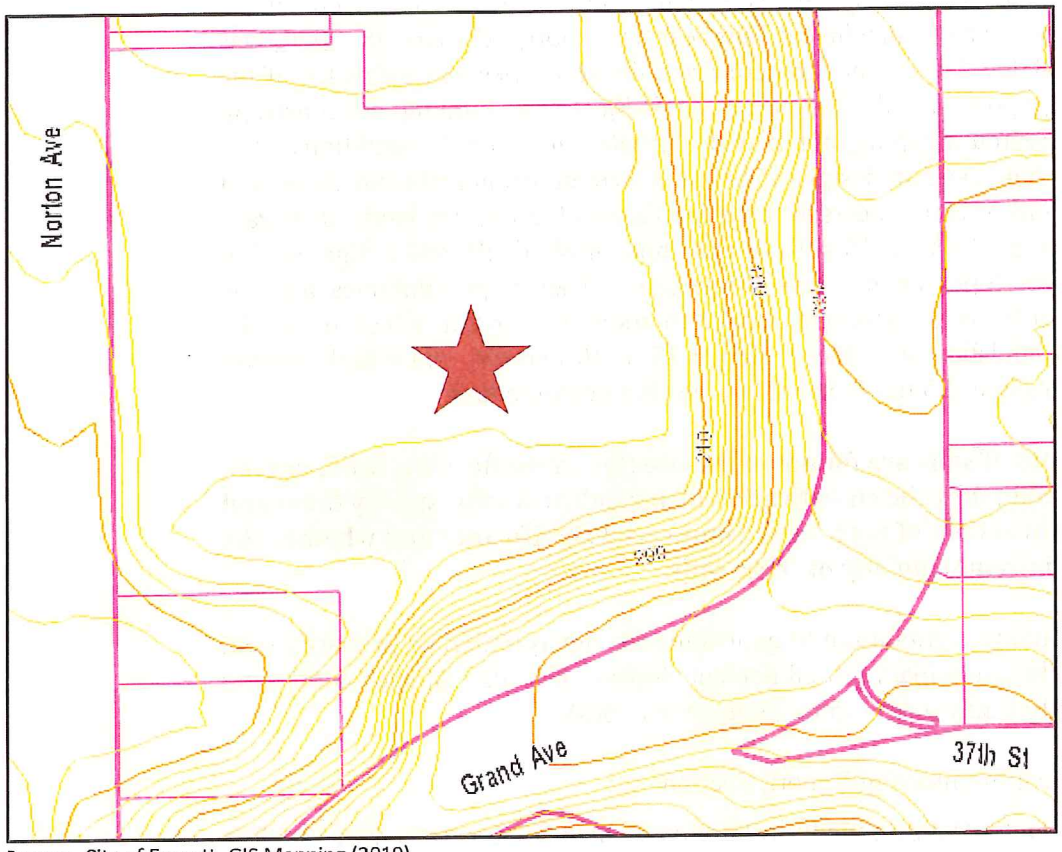
Figure 4 – Concept Plan

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***).

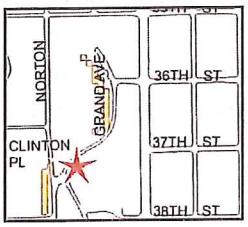


Source: City of Everett, GIS Mapping (2019)

Figure 5 – Topographic Map

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

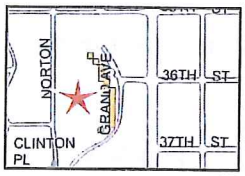
Slopes on the majority of the Subject Site are 0 to 3 percent; however, the perimeter along Grand Avenue is mapped by the *City of Everett Critical Areas Map* as containing areas of "Erosion/Landslide Hazard", with references to Map 2 and 3.



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:

Types of Equipment	Range of Noise Levels
Bulldozer	65-84
Dump Truck	70-82
Paver	74-76

Activity	Range of Hourly Leq (in decibels*)
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.*

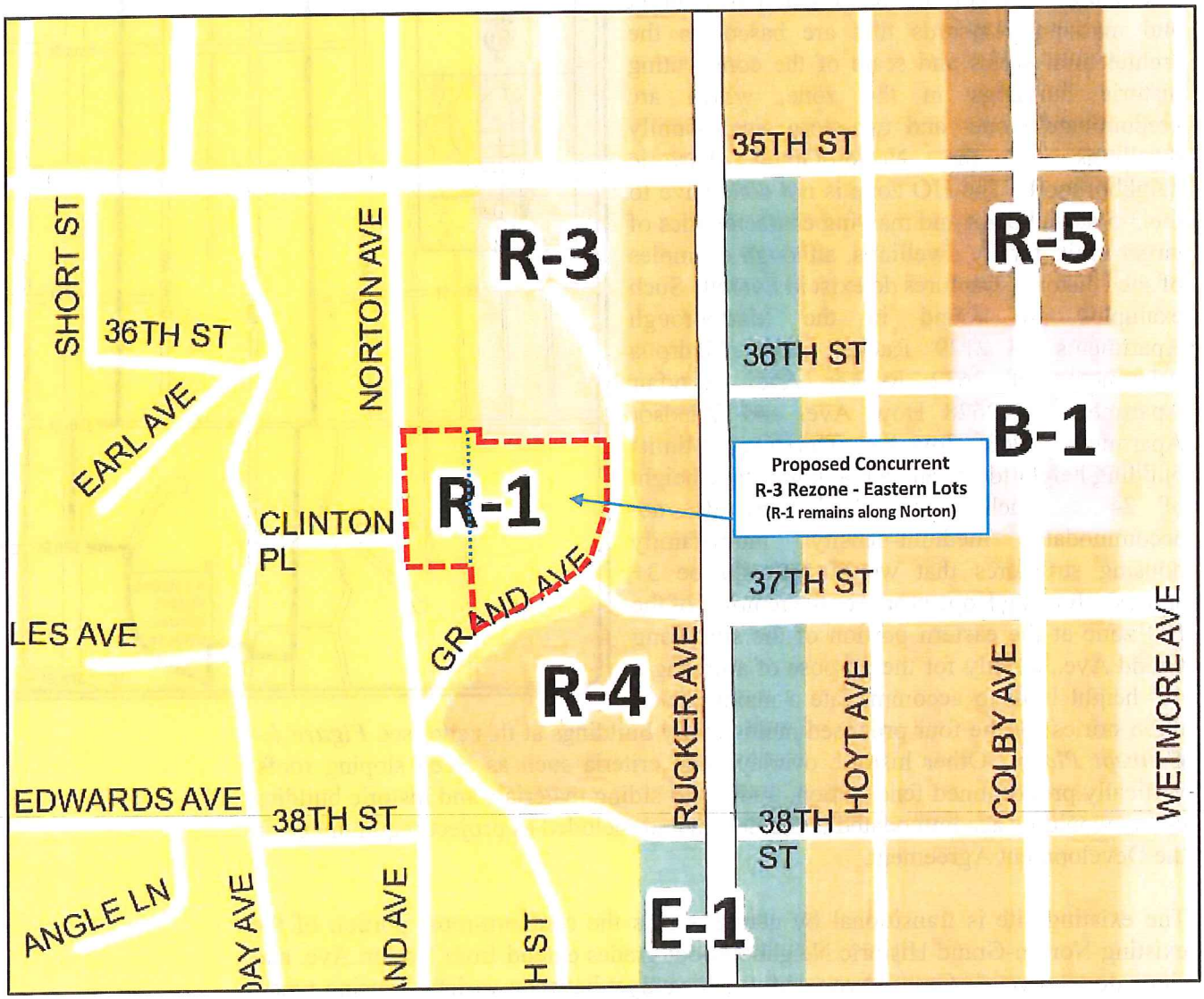
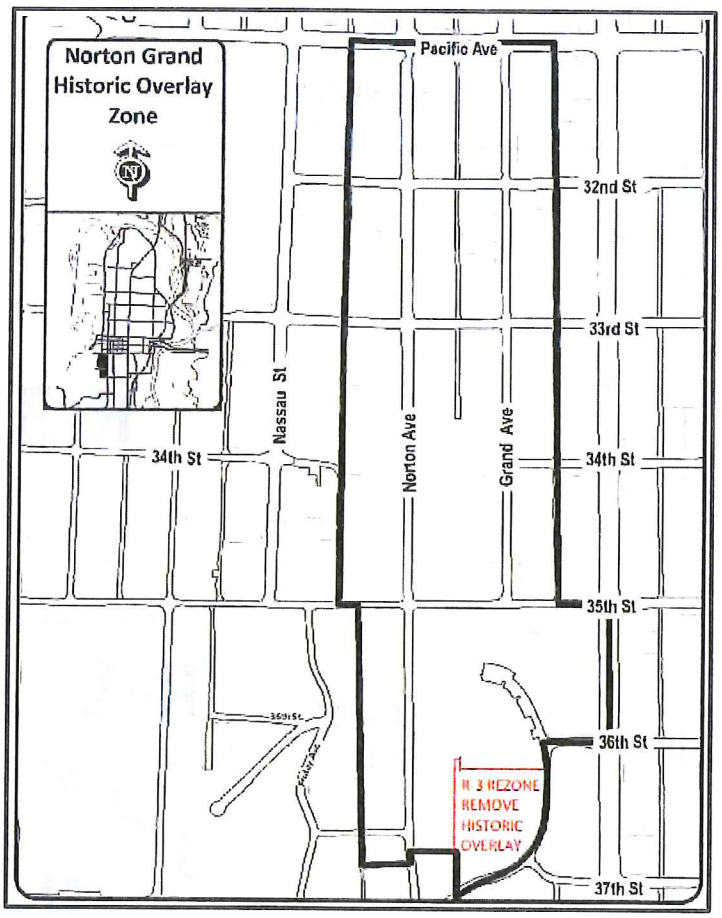


Figure 6 – Zoning Map

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.

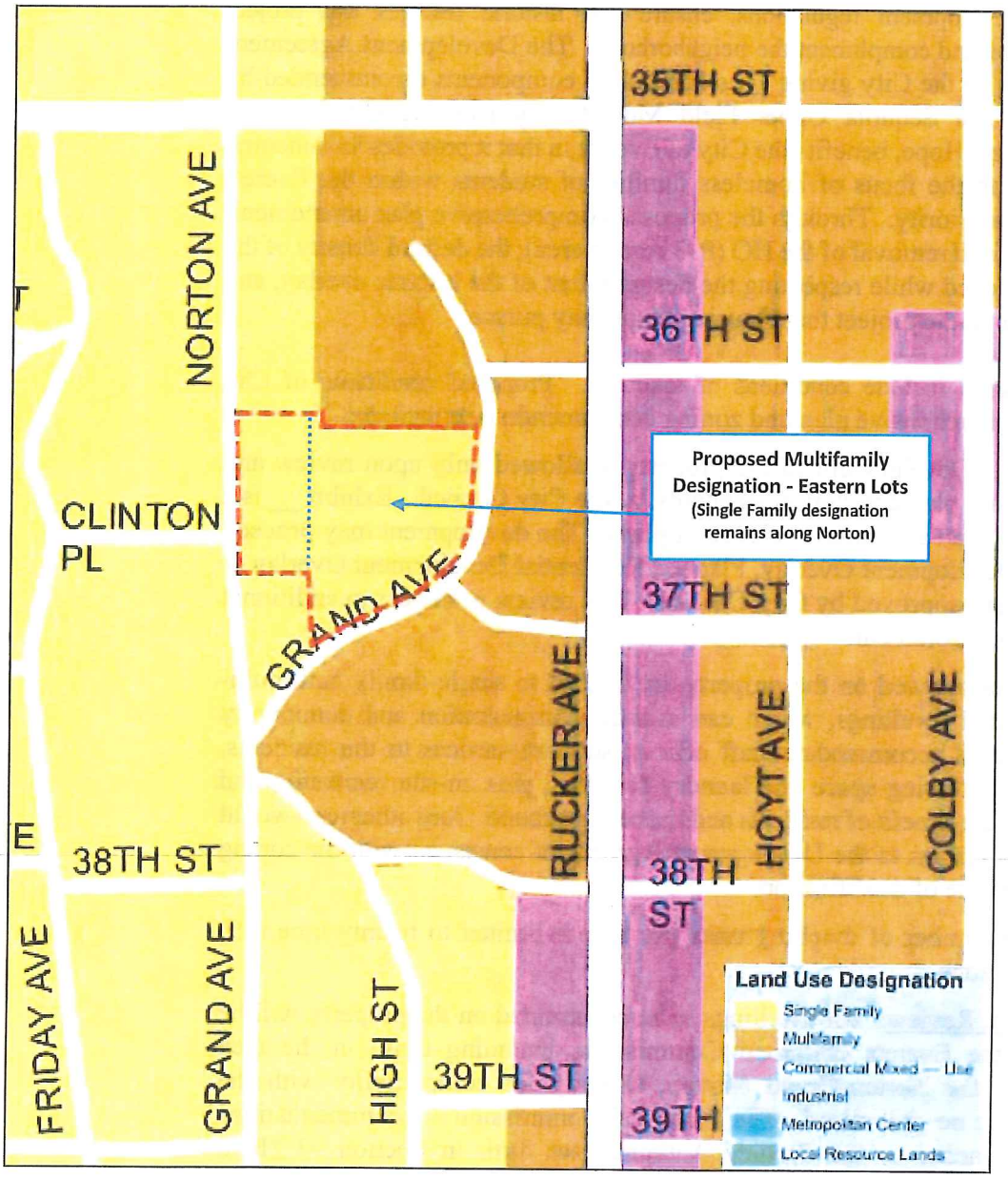


Figure 7 – Comprehensive Plan Map

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.

l. 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 vison 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 southern-most 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 ..... Ziply 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

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 at 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

Rezones can be either non-project or performance agreement rezones. 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.

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:

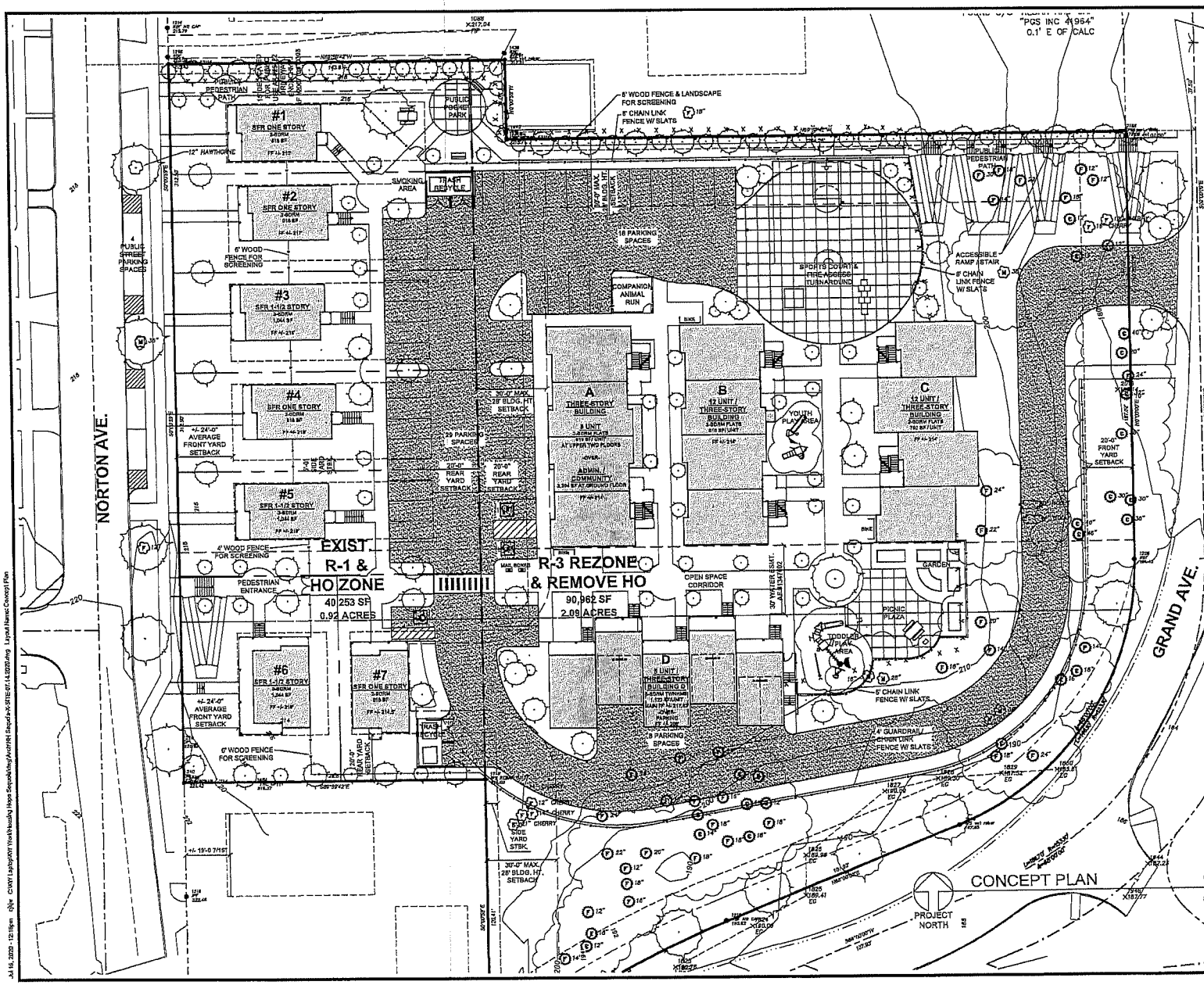
- retaining the single-family (R-1) zone along Norton Ave. with the Norton-Grand Historic Overlay (HO) zone;
- adding an amendment to remove a portion of the HO (from lots on the east along Grand Ave. proposed for a rezone to R-3, which allows necessary multi-family building heights); and
- establishment 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 vison 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



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, 96 SLEEPING RMS.

PARKING (EMC TABLE 34-2 & TABLE 34-3)

(36) 2-BEDROOM UNITS = 1.00 SPACE=	36 SPACES
(8) 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. 19.15.040)

REQUIRED (150 SF/ UNIT)	6,600 SF
OPEN SPACE PROVIDED:	
SPORT COURT	5,175 SF
OPEN SPACE CORRIDOR, TODDLER PLAY AREA, PICNIC PLAZA, GARDEN:	7,261 SF
TOTAL:	12,436 SF

RECREATION (EMC CH. 19.15.050)

REQUIRED

(36) 2 BDRM.	72 PEOPLE
(8) 3 BDRM.	24 PEOPLE

96 PEOPLE X .01 = 0.96 ACRES REC. IMPACT

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	1,156 SF	0.25 ACRE MIN.
TOTAL REC. PROVIDED:	17,920 SF	1.50 ACRES

REVISIONS:

DESIGNS northwest ARCHITECTS
10031 SR 532, SUITE B
STANWOOD, WA 98292
PH: 360.629.4654
FX: 360.629.4656
info@dnarcw.com
www.dnarcw.com

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HOUSING HOPE

Sequoia Upper Field Multi-Family Developmt.
NORTON / GRAND AVE., EVERETT
APN #00451500300200

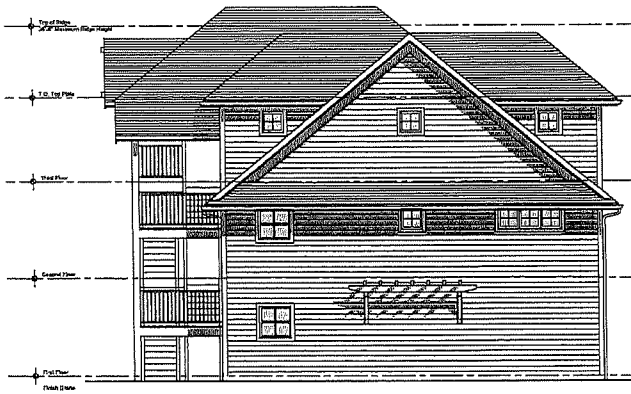
2020 Docket
Proposed Rezone -
CONCEPT PLAN

DATE:	07/14/2020
DESIGNED:	DN / KW
DRAWN:	KW
JOB NO:	PROJ#
SHEET:	A-1.0

Jul 16, 2020 - 12:15pm rjlv C:\KW Laptop\KW Work\housing Hope Sequoia\Archi\H Sequoia-X-SITE 07.14.2020.dwg Layout:Name Concept Plan

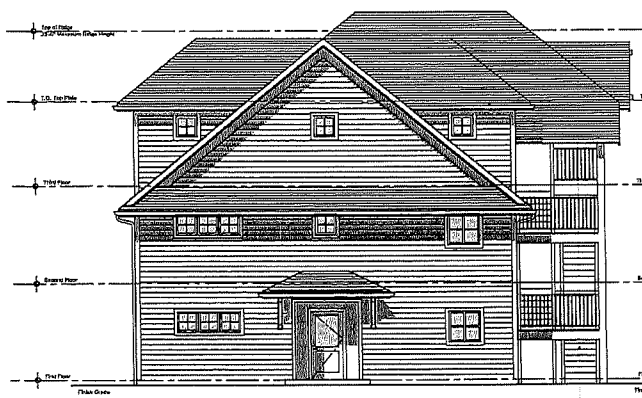
Exterior Elevation Plans

Full-size



Proposed
NORTH ELEVATION

Proposed
WEST ELEVATION



Proposed
SOUTH ELEVATION

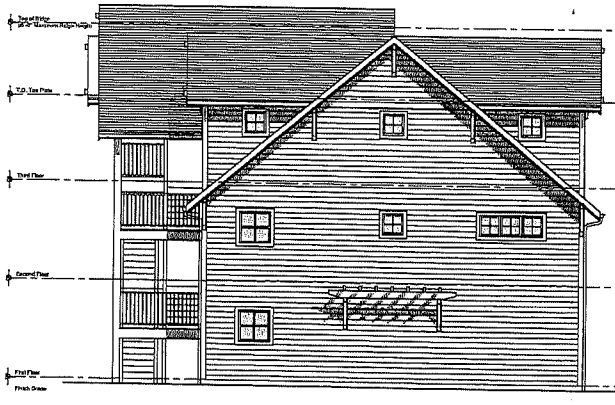
Proposed
EAST ELEVATION

Building "A"

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
26915 102nd Dr NW, Stanwood, WA 98292



Proposed
NORTH ELEVATION

Proposed
WEST ELEVATION

Proposed
SOUTH ELEVATION

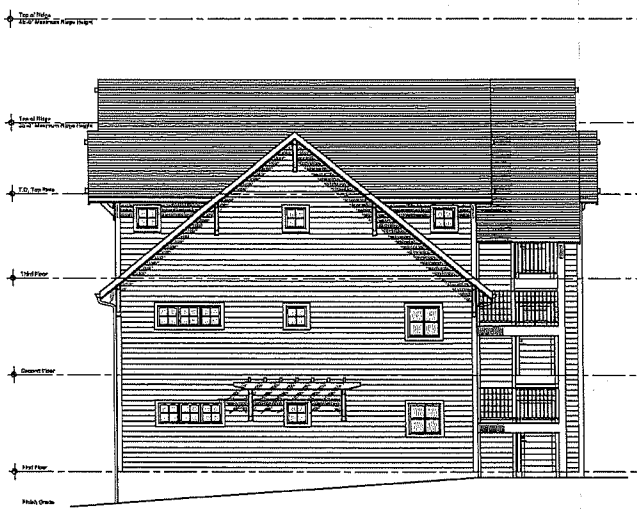
Proposed
EAST ELEVATION

HOUSING HOPE - Sequoia Upper Field Multi-family

Norton Avenue / Grand Avenue, Everett, WA 98201

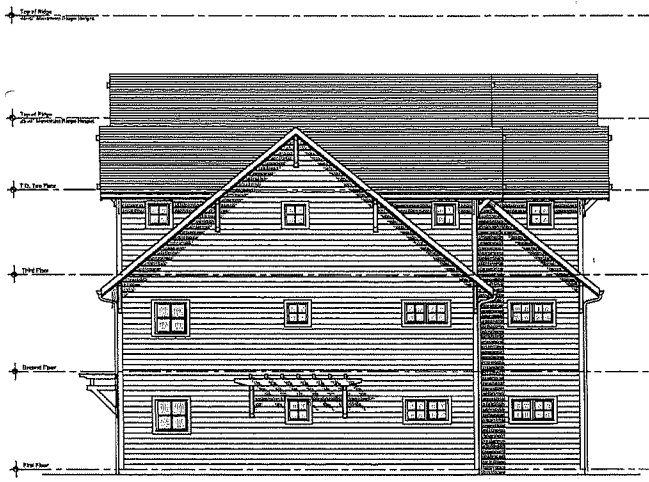
Building "B"

DESIGNS northwest ARCHITECTS
Tel 360.629.3441 Fax 360.629.6159
26915 102nd Dr NW, Stanwood, WA 98292



Proposed
NORTH ELEVATION

Proposed
WEST ELEVATION



Proposed
SOUTH ELEVATION

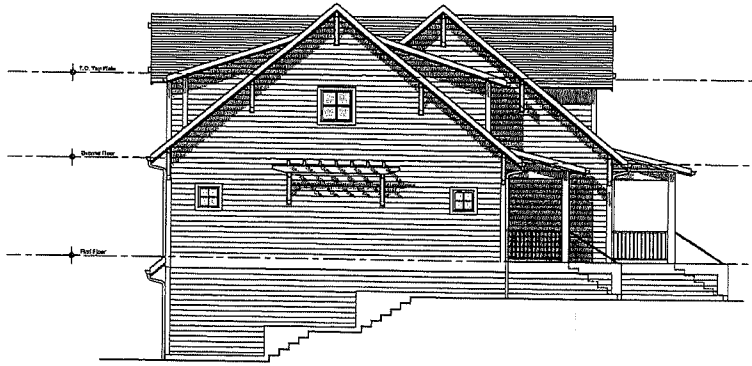
Proposed
EAST ELEVATION

Building "C"

HOUSING HOPE - Sequoia Upper Field Multi-family

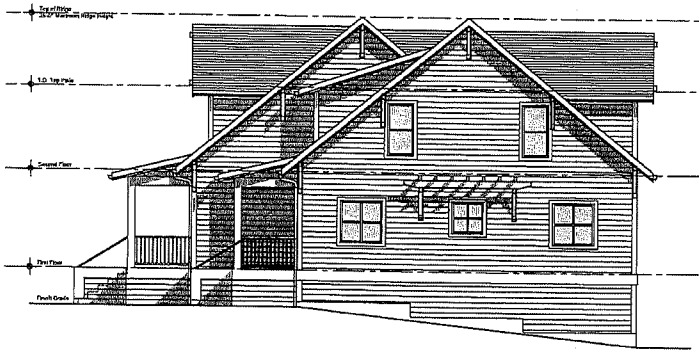
Norton Avenue / Grand Avenue, Everett, WA 98201

DESIGNS northwest ARCHITECTS
Tel 360.629.3441 Fax 360.629.6159
26915 102nd Dr NW, Stanwood, WA 98292

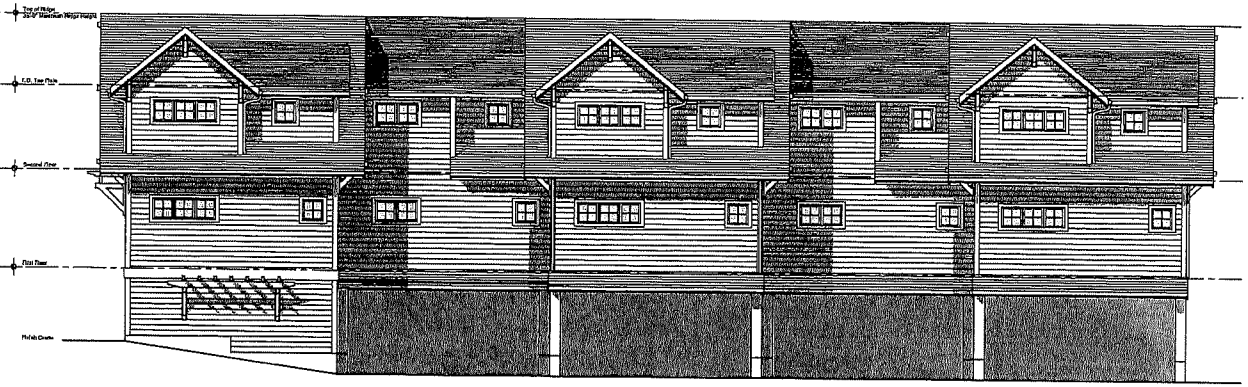


Proposed
EAST ELEVATION

Proposed
NORTH ELEVATION



Proposed
WEST ELEVATION



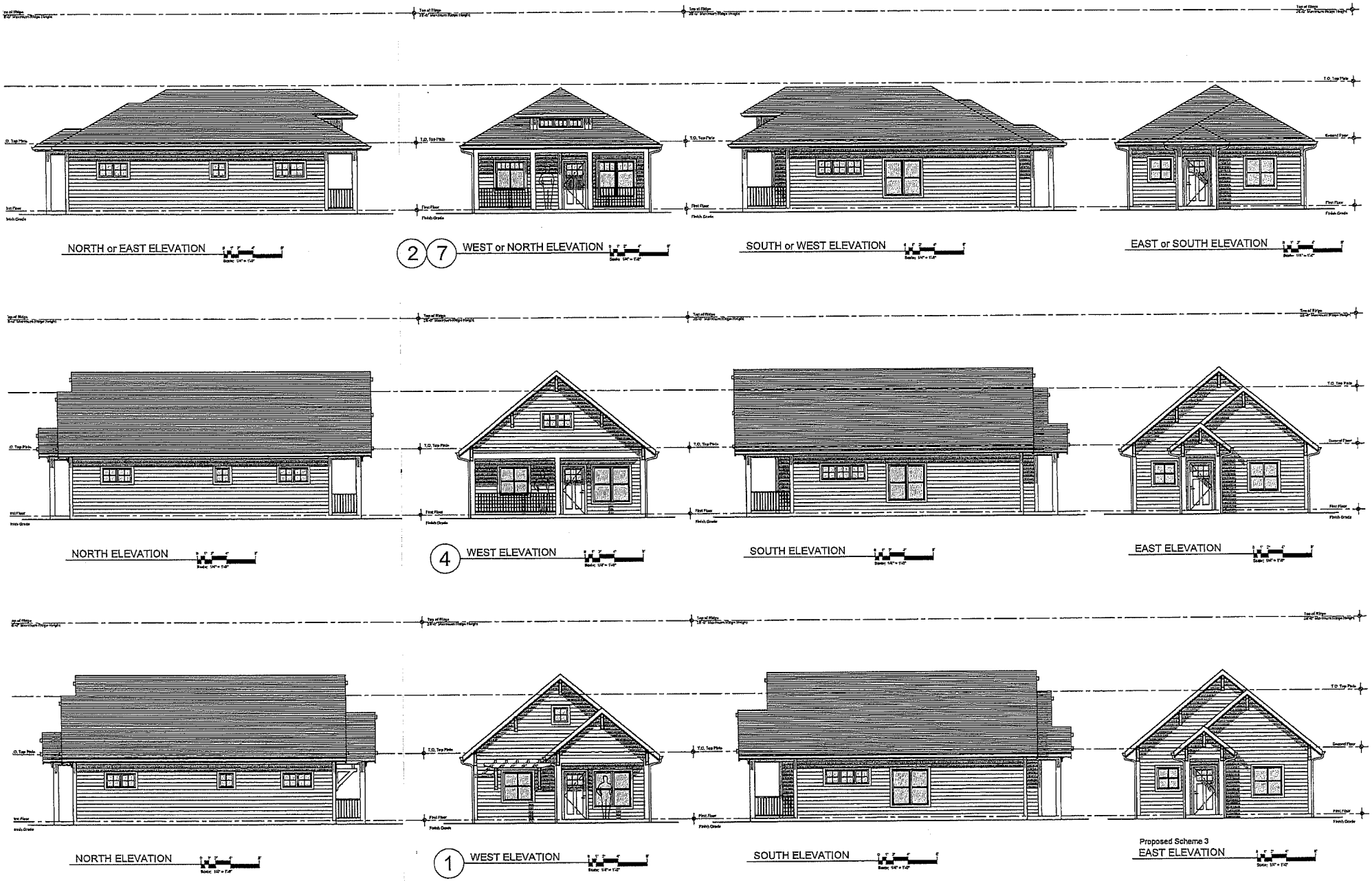
Proposed
SOUTH ELEVATION

HOUSING HOPE - Sequoia Upper Field Multi-family

Building "D"

Norton Avenue / Grand Avenue, Everett, WA 98201

DESIGNS northwest ARCHITECTS
Tel 360.629.3441 Fax 360.629.6159
26915 102nd Dr NW, Stanwood, WA 98292



1-Story SFR

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
26915 102nd Dr NW, Stanwood, WA 98292

HOUSING HOPE - Sequoia Upper Field Multi-family

Norton Avenue / Grand Avenue, Everett, WA 98201

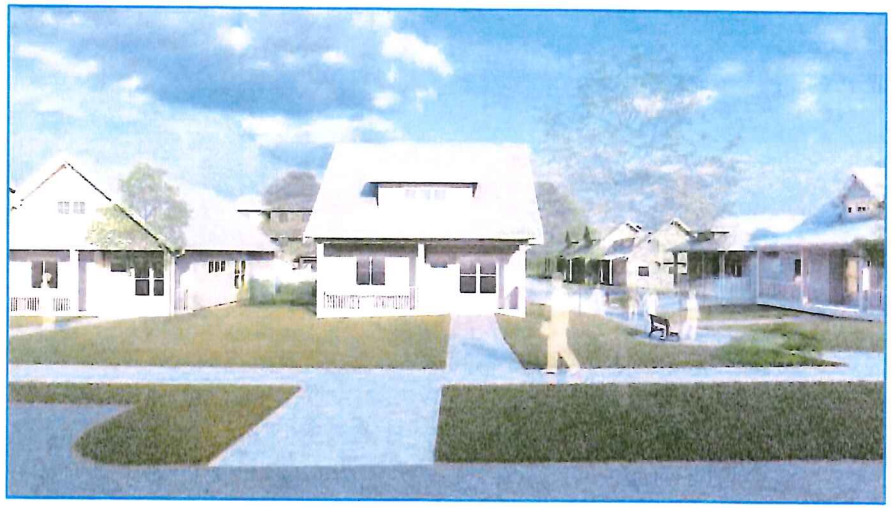
1 1/2-Story SFR

DESIGNS northwest ARCHITECTS

Tel 360.629.3441 Fax 360.629.6159
26915 102nd Dr NW, Stanwood, WA 98292

Birdseye View

Norton Avenue

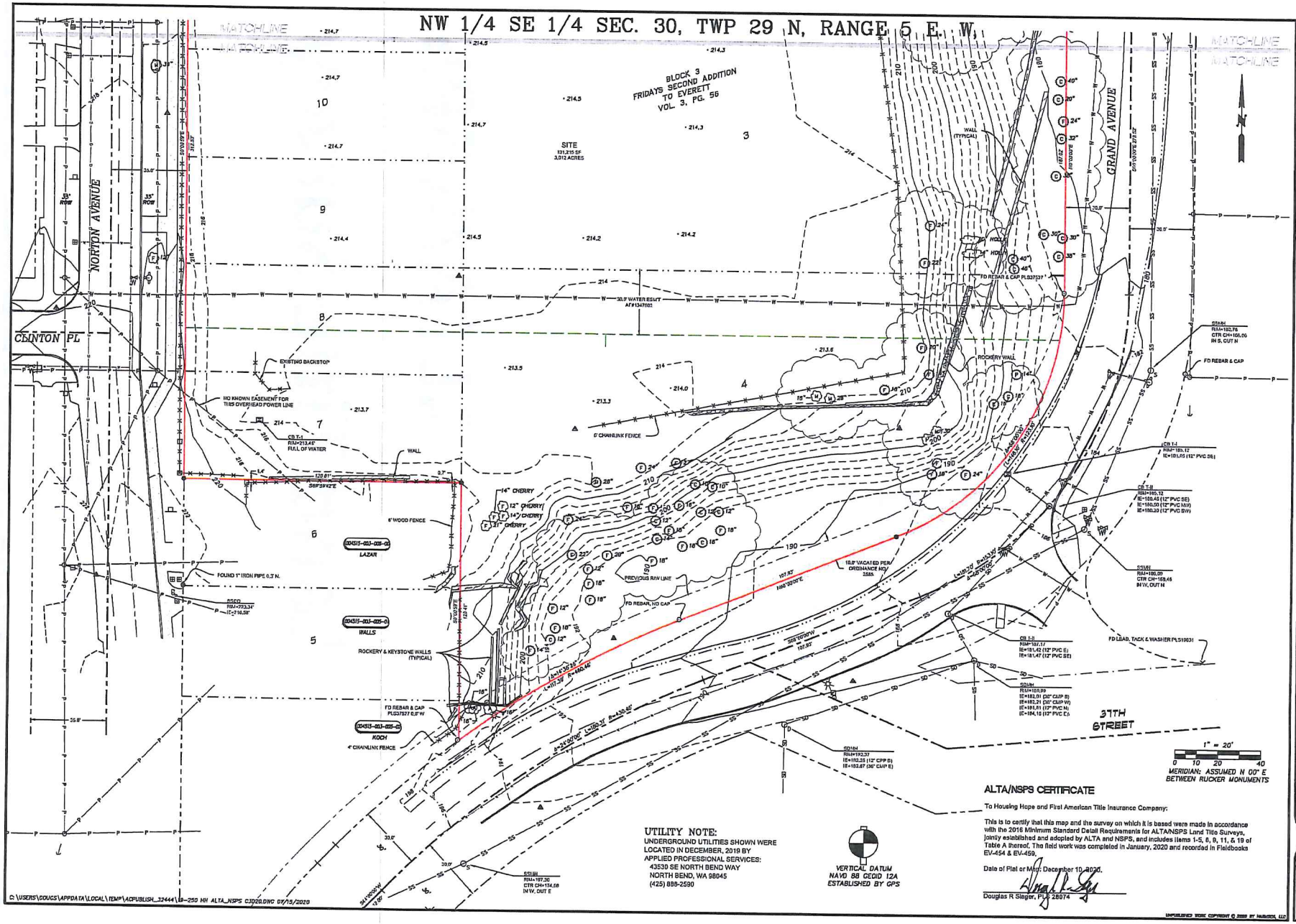


Housing Hope – Sequoia Upper Field - Single Family Residences on Norton Avenue
Concept Plan – Birdseye View
Designs Northwest Architects (July 2020)

ALTA/NSPS

Land Title Survey

NW 1/4 SE 1/4 SEC. 30, TWP 29 N, RANGE 5 E. W.



UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN WERE LOCATED IN DECEMBER, 2019 BY APPLIED PROFESSIONAL SERVICES:
43530 SE NORTH BEND WAY
NORTH BEND, WA 98045
(425) 888-2590

VERTICAL DATUM
NAVD 88 GEOID 12A
ESTABLISHED BY GPS

ALTA/NSPS CERTIFICATE

To Housing Hope and First American Title Insurance Company:

This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 8, 9, 11, & 19 of Table A thereof. The field work was completed in January, 2020 and recorded in Fieldbooks EV-454 & EV-459.

Date of Plat or Map: December 10, 2020.

Douglas R Singer, PLS 28074

REVISIONS

DWN. BY:DRS
CHK. BY:KET
DATE: 01/15/20
JOB #:19-250
F/B #:454/459
SCALE: 1" = 20'

HARMSEN
ENGINEERS
SURVEYORS
PLANNERS
HARMSEN, LLC
125 EAST MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
www.harmsenllc.com

HOUSING HOPE
5830 EVERGREEN WAY
EVERETT, WASHINGTON 98203
ALTA/NSPS LAND TITLE SURVEY
PARCEL 00451500300200

DRAWING:
S1

SHEET: 1 OF 2

C:\USERS\DOUGS\APPDATA\LOCAL\TEMP\ACPUBLISH_32444\19-250 HH ALTA_NSPS CJ020.DWG 07/15/2020

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NW 1/4 SE 1/4 SEC. 30, TWP 29 N, RANGE 5 E. W,

Table A Notes:

- (1) Property corners were set and a separate survey map will be recorded with Snohomish County Auditor.
- (2) No address has been provided for this site by the City or the USPS.
- (3) Property is in Zone "X," a zone determined to be outside of the 500 year floodplain per FIRM Panel 53061C1030 F, dated September 16, 2005.
- (4) The gross land area of the site is 131,215 SF (3.012 acres).
- (5) The contours shown hereon are at 2' intervals and the vertical datum is NAVD-88.
- (8) Substantial features are shown hereon.
- (9) There are no designated parking spots on the site.
- (11) The underground utilities were marked by Applied Professional Services (APS), 43530 SE North Bend Way, North Bend, WA (425) 954-8436. Apparent utilities are also shown hereon.
- (19) No easement or servitude documents were provided to the surveyor other than those listed in the Title Report.

SURVEYOR'S NOTES

(Per First American Title Guarantee 3372416, Supplemental Report, dated December 30, 2019) Schedule B, Part II, Record Matters:

A. Paragraphs 1 & 2 could note be addressed by this survey;
B. The waterline easement, AF#1347602, Paragraph 3, is shown hereon;
C. The survey recorded under AF#200701225214, Paragraph 4, is referenced hereon; this survey revises the property lines shown on said survey;
D. The encroachment referred to under AF#200710010308, Paragraph 5, is shown hereon. The portion of the property having the encroachment is also subject to use as a Public Street per AF#25322;
E. The Public Use portion, Paragraph 6, AF#25322, is shown hereon (see Note D).

- Some older trees that were deemed insignificant were not located as part of this survey.
- Gas & water lines shown hereon are based on both record asbuilt maps and field ties to location markings. Lines based on asbuilt maps are approximate and in a lighter shade.

LEGAL DESCRIPTION

(Per First American Title Insurance Company Guarantee 3372416 Supplement 1, dated December 30, 2019)

Lots 3, 4, 7, 8, 9, 10, 11 and 12, Block 3, Friday's Second Addition to Everett, according to the plat thereof recorded in Volume 3 of plats, page 56, records of Snohomish County, Washington;

TOGETHER WITH the South 62.5 feet of Lot 2, Block 3, of said Friday's Second Addition to Everett;

AND TOGETHER WITH that portion of said Lot 2, described as follows:
Beginning at a point on the west line of said Lot 2, 62.5 feet North of the Southwest Corner thereof;
thence North along said west line to a point which is 12.5 feet north of the Southeast Corner of Lot 13 of said Block 3;
thence East 15 feet;
thence South parallel to the west line of said Lot 2 to a point which is distant North 62.5 feet from the south line of said Lot 2;
thence West 15 feet to the Point of Beginning;

AND TOGETHER WITH the South 12.5 feet of Lot 13, Block 3, of said Friday's Second Addition to Everett;

AND ALSO TOGETHER WITH that vacated portion of Grand Avenue adjacent to Lot 4, Block 3 of said Plat.

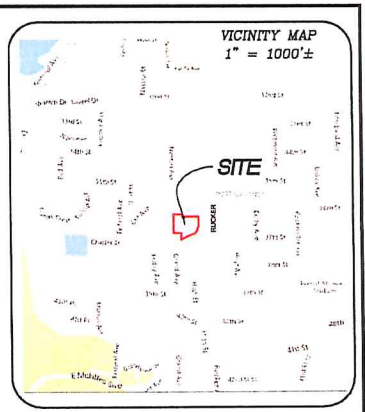
Situate in County of Snohomish, State of Washington.

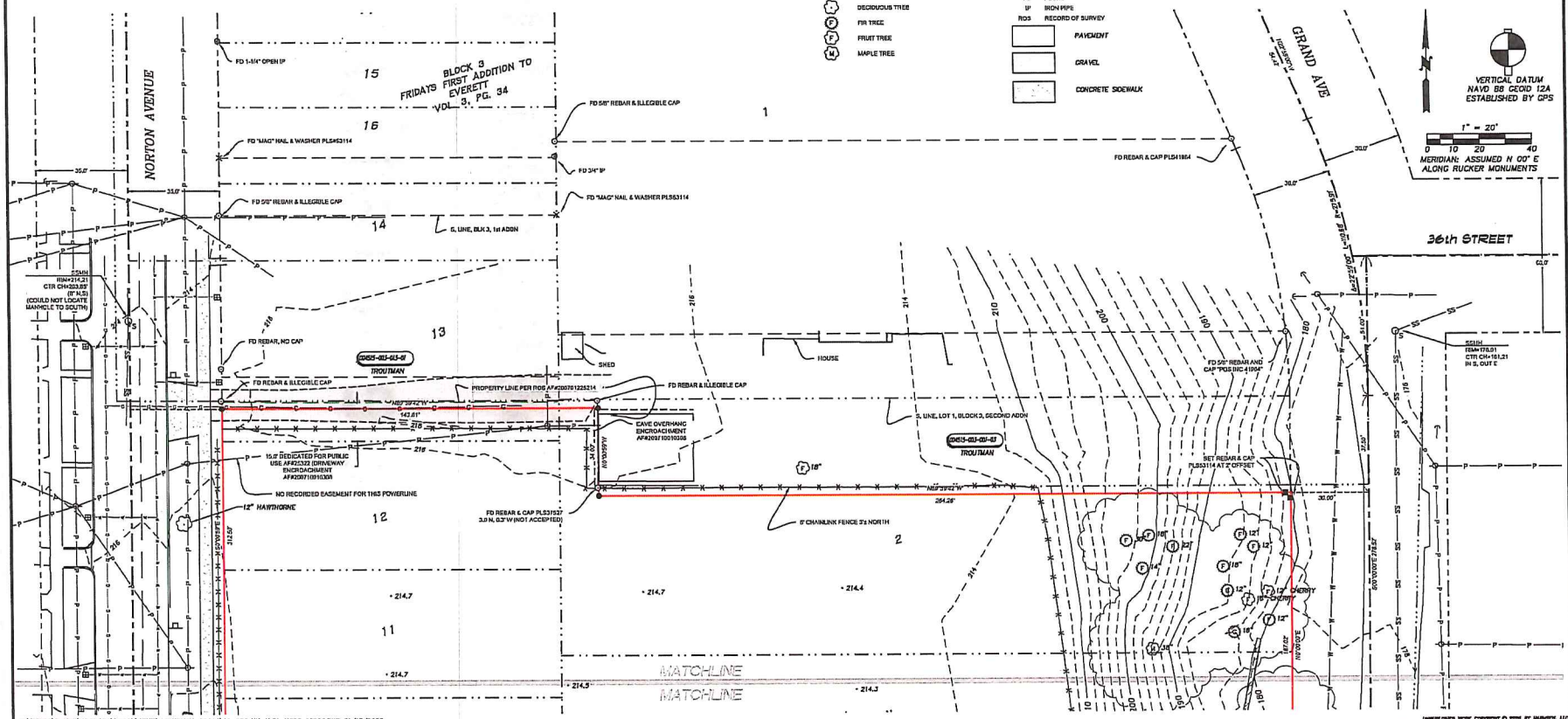
LINE & SYMBOL LEGEND & ABBREVIATIONS

- SET 1/2" X 24" IRON REBAR W/CAP PLS#53114
- SET 1/2" X 24" IRON REBAR W/CAP PLS#53114 FOR LINE ONLY
- FD NAIL AS DESCRIBED
- FOUND IRON PIPE AS NOTED
- FOUND REBAR AS NOTED
- FOUND CONCRETE MONUMENT
- CONTROL POINT
- HOLLY BUSH
- GATE POST
- CATCH BASIN
- WATER VALVE
- SPOT ELEVATION
- LUMINAIRE
- TRANSFORMER PAD
- STORM DRAIN MANHOLE
- SIGN POST
- SEWER MANHOLE
- ALDER TREE
- CEDAR TREE
- DECIDUOUS TREE
- FIR TREE
- FRUIT TREE
- MAPLE TREE
- PINE TREE
- JUNCTION BOX
- POWER POLE
- GUY ANCHOR
- FIRE HYDRANT
- WATER METER
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE OF R/W
- EASEMENT
- SECTION LINE
- PLAT LOT LINE
- ADJOINING PROPERTY LINE
- LINE PER ROS AF#200701225214
- 6' CHAINLINK FENCE (OR AS NOTED)
- WATERLINE
- SANITARY SEWER
- STORM DRAIN
- OVERHEAD POWER & UTILITIES
- GASLINE
- BUILDING
- OVERHANG / EAVE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT

PLS PROFESSIONAL LAND SURVEYOR
AF# AUDITOR'S FILE NUMBER
FD FOUND
I.P. IRON PIPE
ROS RECORD OF SURVEY

PAVEMENT
GRAVEL
CONCRETE SIDEWALK





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REVISIONS

DWN. BY:DRS
CHK. BY:ACT
DATE: 01/15/20
JOB #:19-250
F/B #:454/459
SCALE: 1" = 20'

ENGINEERS
SURVEYORS
PLANNERS
HARMSEN
HARMSEN, LLC
125 EAST MAIN STREET, SUITE 104
P.O. BOX 516
MONROE, WA 98272
(360) 794-7811
www.harmsenllc.com

HOUSING HOPE
5830 EVERGREEN WAY
EVERETT, WASHINGTON 98203
ALTA/NSPS LAND TITLE SURVEY
PARCEL 00451500300200

DRAWING:
S2
SHEET: 2 OF 2

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

GTC #19-151

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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

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R-2 Zoning - 45 Units

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

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

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R-2 Zoning - 45 Units

Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM
(a.k.a.): Weekday AM Peak Hour

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Multifamily (Low-Rise)	45 units	220	0.46	23%	77%	21	0%	0	21	0%	0	0%	0	21	0	0	0	0	5	16
Single-Family Detached	-17 units	210	0.74	25%	75%	-13	0%	0	-13	0%	0	0%	0	-13	0	0	0	0	-3	-10
Totals						8		0	8		0		0	8	0	0	0	0	2	6

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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**

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

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R-3 Zoning - 80 Units

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

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

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R-3 Zoning - 80 Units

Trip Generation for: **Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM**
(a.k.a.): **Weekday AM Peak Hour**

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Multifamily (Low-Rise)	80 units	220	0.46	23%	77%	37	0%	0	37	0%	0	0%	0	37	0	0	0	0	9	28
Single-Family Detached	-17 units	210	0.74	25%	75%	-13	0%	0	-13	0%	0	0%	0	-13	0	0	0	0	-3	-10
Totals						24		0	24		0		0	24	0	0	0	0	6	18

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R-3 Zoning - 80 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

									NET EXTERNAL TRIPS BY TYPE											
									IN BOTH DIRECTIONS						DIRECTIONAL ASSIGNMENTS					
			Gross Trips				Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	Trips In+Out (Total)	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Multifamily (Low-Rise)	80 units	220	0.56	63%	37%	45	0%	0	45	0%	0	0%	0	45	0	0	0	0	28	17
Single-Family Detached	-17 units	210	0.99	63%	37%	-17	0%	0	-17	0%	0	0%	0	-17	0	0	0	0	-11	-6
Totals						28		0	28		0		0	28	0	0	0	0	17	11