**Project title:** Everett Housing Authority Park District Briefing

**Project:** Park District Planned Development

**Partner/Supplier:** Everett Housing Authority

**Location:** NA

**Preceding action:** Reviewed by the Planning Commission on October 4, 2022

**Fund:** NA

**Fiscal summary statement:**

NA

**Project summary statement:**

The Park District, located in the Delta Neighborhood, has commonly been known as Baker Heights. This 12-acre site, vacant since 2019, is envisioned by the Everett Housing Authority (EvHA) for redevelopment into a mixed-use and mixed-income community. Early designs propose 1,500 homes, some of which would be senior housing, 14,200 square feet (sf) of retail and/or restaurant space, 28,500 sf of amenity space, and recreation and open space for the site.

EvHA is working towards a phased 10-year design and construction process, consistent with a ten-year goal cited in their 2020-2029 Strategic Plan. In March 2022, EvHA released a master plan that is now being refined. EvHA staff and consultants are in regular conversations with city staff to build an understanding of city requirements and further develop their project proposal.

Development of this site will require a Planned Development Overlay (PDO), which includes action from the City Council, and most likely an accompanying development agreement. The planned development overlay and development agreement process allows the city to balance community benefits, development regulations specific to the development, project phasing, and impact mitigation through a comprehensive negotiated agreement.

Once the overlay application is submitted, the commission will hold a public hearing and make a recommendation to the City Council for a decision (EMC 19.29.060). Examples of prior developments using the PDO process include Waterfront Place and the Riverfront.

**Recommendation (exact action requested of Council):**

Review the background materials and presentation from Everett Housing Authority representatives. Briefing Only.
Memo: Park District Master Plan Summary

TO: Everett City Council

FROM: Jason Morrow and Olivier Landa, Everett Housing Authority
Bob Bengford and Scott Bonjukian, Makers Architecture and Urban Design

DATE: October 26, 2022

Introduction
This memo and corresponding presentation is intended to bring the City Council up to speed on the mission and objectives of the Everett Housing Authority (EHA), share the Park District site history and context, describe recent master planning and community engagement activities, emphasize the need for housing in Everett, introduce the current project team, and explain the ongoing work plan.

EHA is actively exploring housing development opportunities. EHA will soon be applying for a planned development overlay (PDO) to develop the Park District. The PDO will primarily:

- Increase building height limits beyond what is currently allowed in the UR3 zone
- Allow neighborhood commercial and civic uses
- Make minor adjustments to parking standards and other development regulations

Under Chapter 19.29, Everett Municipal Code (EMC), a PDO provides flexibility for innovative development provided there is a corresponding public benefit with development quality, public safety, infrastructure improvements, public amenities, and/or preserved natural features.

The Planning Commission reviews PDO applications and makes a recommendation to the City Council, who provides the final approval. Additional entitlements will be needed for this project including a street vacation, environmental impact statement, and development agreement.

About the Everett Housing Authority (EHA)
The mission of the Everett Housing Authority (EHA) is to create affordable housing, foster healthy communities where households thrive, and replace systemic racism with equity for all.

EHA is a government agency, created pursuant to RCW 35.82, that provides housing assistance for families who need affordable alternatives to the private market. The agency was incorporated in 1942 by the Everett City Council and it is governed by a six-member Board of Commissioners. The commissioners are appointed by the Everett mayor and confirmed by the City Council, but otherwise EHA operates independently of the City. Most of EHA’s funding comes from the United States Department of Housing and Urban Development (HUD).

EHA currently administers about 3,400 Housing Choice Vouchers (HCVs). EHA no longer operates traditional federal public housing, but owns and operates nearly 1,500 units of housing funded through various federal, state, and local programs, some of which receive project-based
voucher assistance. These developments range in size from 8 to 381 units. Most of are located within the City of Everett, with the exception of several small developments for seniors that are located elsewhere in Snohomish County. Tenant-based HCV program participants can use their vouchers to lease a unit anywhere in Snohomish County.

The demand for affordable housing far outstrips the supply and families may wait years to receive housing. There are thousands of households who are waiting on a voucher or unit from EHA. The greatest need is for smaller units with one or two bedrooms.

One of EHA’s 10-year strategic objectives is to create 1,500 EHA-owned or -supported housing units by 2030 primarily through new development. The Park District is the primary housing project by which the agency will meet this objective.

Site Location and History
The subject property is an approximately 12-acre site located the in the Delta neighborhood of north Everett (the current parcel address is 2710 14th Street). Shortly after EHA was incorporated, the site was originally developed as housing in 1943 for Everett’s military personnel, ship and aircraft workers, and their families to support the war effort. After the war, the property was transitioned to low-income housing. It was previously known as Baker Heights. The property closed in 2019.

Park District Master Plan
This property is EHA’s only developable landholding that can deliver housing at scale consistent with strategic plan objectives and timeline. In 2021 EHA commenced a master planning process for the property led by architecture firm GGLO.

The resulting Park District Master Plan was shaped by extensive community engagement. EHA held three community meetings with the Delta neighborhood using surveys and a participatory 3D modeling “game”. EHA also held a meeting with its local tenants. Approximately 100 community members participated in the process.

The master plan emphasizes the community’s vision of a development that is safe, beautiful, welcoming, sustainable, walkable, and connected. The plan calls for a mixed-income development with a goal of building 1,500 homes by the year 2030, and embraces the following community priorities:

- Open Space and Parks
- Community Services and Public Safety
- Community Building and Equity
- Housing Affordability
- Carbon Reduction and Sustainability

These priorities closely align with Everett’s Rethink Housing Action Plan, which has identified a need for approximately 23,000 new homes by the year 2035 and adopts these core principles:

1. Increase housing variety
2. Focus development on urban corridors
3. Promote transit-oriented communities
4. Affordability
5. Reduce displacement

Refining the Master Plan
Shortly after completing the Park District Master Plan early in 2022, EHA curated a team of leading regional consultants to evaluate and refine the master plan and obtain necessary project entitlements. The team includes (with roles noted):

- MAKERS Architecture & Urban Design (entitlements and design guidelines)
- Framework (design coordination and urban design)
- GGLO (multifamily architecture)
- Johnston Architects (townhouse architecture)
- Graham Baba (retail architecture)
- Real Retail (retail specialists)
- Berger Partnership (landscape architecture)
- MIG (site and civil engineering)
- Heffron Transportation (transportation and parking)
- EA Engineering, Science, and Technology (environmental review)
- Natalie Quick Consulting (communications)

The team is actively refining concepts for the site plan, circulation and parking, building massing, and open space. EHA and the consultant team will be conducting additional engagement with the Delta neighborhood and other community members over the next several months to share those refined site and building design concepts prior to completing a PDO application. Our optimistic goal is to secure entitlements by the end of 2023 and break ground on the first phase in 2024.

Public Benefits & Neighborhood Compatibility
The PDO provides the property owner a mechanism “…that is innovative or otherwise beneficial to the community but which does not strictly comply with the provisions of the zone in which the property is located” (EMC 19.29.010). The Park District Master Plan and ongoing work include numerous public benefits:

- 400-700 additional homes (beyond that possible with the base UR3 zone), including:
  - Mixed-income housing
  - A large senior housing component
  - Supportive housing
- Bring services to the Delta neighborhood such as a grocery, restaurants, and other retail
- Placemaking and a park-like setting in a walkable, transit-oriented neighborhood
- Generous open space beyond base code requirements
- Large scale sustainable systems such as innovative wood structural designs.
- Space for major civic uses and commercial partnerships. EHA is pursuing opportunities with several organizations about the possibility of locating on this site, such as:
  - KSER public radio
- A public library
- Small grocery or co-op
- Early childhood education and daycare services

The master plan concept includes rebuilt public streets and a new central pedestrian corridor. The development will be transit-oriented, with a local bus line directly serving the site and bus rapid transit planned to open nearby on Broadway in 2027. The edges of the site are proposed to have lower-intensity uses like townhomes and/or open space to provide a graceful transition to the existing neighborhood and the adjacent wetlands.

Thank you for the opportunity to introduce this transformative, sustainable, and equitable housing development that Everett urgently needs. We invite you to read the Park District Master Plan in full to learn more about the scope and opportunities of the project. We look forward to working with you to build a stronger Everett and make progress on Everett’s Rethink Housing Action Plan.
Park District Master Plan. EHA's project team is now in the process of refining this plan.
The Master Planning Team would like to thank the following for their contributions to the outreach process:

- Delta Neighborhood Association
- Residents of the Delta Neighborhood
- Tenants of the Everett Housing Authority
- Leadership and staff at the Everett Housing Authority
- City of Everett Planning Department
- City of Everett Permitting and Building Department
EXECUTIVE SUMMARY

GGLO, on behalf of the Everett Housing Authority staff and leadership is proud to submit this Master Plan for the Park District, located in the Delta Neighborhood of Everett, Washington, commonly known as Baker Heights.

The roughly 12-acre site is very desirable, gently sloping down from the brow of a ridge to the East overlooking the Snohomish valley and Cascade mountains. It is a rare opportunity for a mature urban area to have a collection of such large parcels. With this large responsibility and a set of strategic objectives, EHA embarked on a year-long journey to find the best use for this redevelopment.

EHA understood that immediate and thorough participation by the community would be critical to the success of this redevelopment. EHA directed GGLO to perform a series of meetings to engage with the community, organized through the venue of the Delta Neighborhood Association. Using a successful approach used during the outreach phase of Baker Legacy, currently under construction. Then the Covid-19 pandemic hit, so GGLO organized video conferences. Three meetings held in succession, using various information gathering tools such as surveys and a participatory “game” to obtain different forms of feedback from the community. Additionally, EHA also held a separate community meeting among local EHA residents to further broaden community input and participation.

During outreach, GGLO performed research into the site characteristics, culture and community as a design prerequisite, which is gathered in Section 2 of this document. This included analysis of the existing trees to determine which trees had value, and which trees were at risk or in decline. Details on this are documented in the Arborist report, located in the Appendix.

GGLO took the feedback from the 1st Community Meeting, and with the aid of Civil and Traffic consultants, leadership and staff at EHA, prepared iterations of design options for the 2nd and 3rd Community Meetings. At the 2nd Community meeting, three options were presented and considered as described in detail in Section 4. Between the 2nd and 3rd Community meetings, GGLO and EHA reduced the three options to one Park District Master Plan, which was presented at the 3rd Community meeting, including representatives from the Delta Neighborhood Association, the City Council, and the public at-large. The total sum of all community feedback are gathered in the Appendix.

The Master Planning and Site Planning sections of this document go into detail on the conceptual design for the community and how the design responds to the concerns of the community. Program data is contained within this Section, as well as a general description of proposed exterior amenities, parks and features. Street design is based on City of Everett standards for streets and the feedback from the Traffic report, which calculated traffic flow issues for up to 1,500 units. See the appendix for details from the Traffic Report, which concluded likely traffic lights or turn lanes are not required at this time. The scope of the traffic study was limited to on-site, therefore a more broad neighborhood traffic analysis is recommended.

CITY OF EVERETT

Once the Master Plan began to take shape, the team engaged with the City of Everett and proposed how to construct the Master Plan over a period of 10 years, a timeframe chosen with the goal of meeting EHA housing goal.

The team met numerous times with the City staff and leaders to determine the process for entitlements. Through this process, we learned that the City shares the same goals as the Master Plan – working to solve the housing crisis. This Master Plan would make substantial progress toward their goals. Therefore, City staff is dedicated to assist in the next steps.

Various process options are detailed within this document – Section 6, including the Entitlement timeframe (roughly up to two years for the PDO process) and PDO review fees.

GGLO generally recommends a phased implementation of up to six phases. Phasing is generally recommended to set the pace of production to the rate of market-absorption. GGLO recommends that this be refined based on the input of real-estate market consultants. Our recommendation is described in the Phasing portion of Section 6, in which Phase 1 starts with townhomes along the East side of the property. Townhouses are allowed under current zoning and this can

PROPOSED SITE PLAN
begin immediately. Our recommendation is that all subsequent phases would use the Planned Development Overlay process as described in Section 6. It should be noted that this Phasing recommendation is conditional to further feasibility and design studies. An alternate approach would be to develop this parcel together with its opposing street frontage parcel to address issues related to livability, safety, & construction timing & civil infrastructure logistics coordination.

GEOTECH SUMMARY AND CIVIL ENGINEERING

Water and sewer infrastructure date back to the 1940s and 1950s and will need to be replaced. A conceptual Civil design is provided in Section 7, including an analysis of fire safety and traffic for Right-of-Way and street design.

Infrastructure is based on the geotechnical engineer’s soils report, which had data for the lower Eastern portion of the site. Data for the upper western portion of the site is recommended to be obtained as one of the first steps once approval to proceed is given. The Geotech report shows that the existing site soil have very low infiltration capabilities. We recommend that the owner obtain additional geotechnical testing to explore opportunities for infiltration throughout the site if possible.

NEXT STEPS

The next steps in the process will bring a list of new questions to the table and further analysis and refinement as the Housing Authority moves through the entitlement and design process. Many of these questions evolve around specialized additional consulting.

With this Master Plan, GGLO is providing preliminary data and general recommendations for consideration for the next phase of design - Entitlements. However, additional analysis of impacts, risks and implications are recommended to be assessed during an intermittent yet brief next step - Feasibility Analysis.

Part of the future Feasibility phase is for cost estimating. GGLO was asked for approximate costs, including an estimated cost per-unit forecast, as well as estimated City fees for the PDO process. These estimates are a rough order of magnitude at this time based on historical data and not a forecast, and in today’s dollars. At this time, construction costs are volatile and escalating. Per unit, costs are estimated to be in the range of $350,000 to $400,000 per unit.

EHA also asked GGLO to estimate City planning fees. Some fees such as Utility and System Fees, School and Traffic Impact fees for the entire development can be phased and anticipated to be incurred during each individual phase. For the PDO process, we estimate the City Planning Department fees to be approximately $20,000.

The next step in this redevelopment is a Feasibility phase that will refine and further develop project objectives based on the Master Plan, including:

- Refine the objectives and the scope of the Development Agreement
- Cost Estimates - Refine assumptions noted above
- Life Cycle and Cost-Benefit analysis recommended be performed on sewer relocation, and infrastructure phasing options, Parking Efficiency Options
- Survey and investigate utilities in the surrounding perimeter streets surrounding the site to meet with City of Everett Public Works to identify future replacement projects
- Phasing – Develop the phasing to include minimizing the impacts on the adjacent neighborhood and new Park District residents
- Geotech testing of the upper western part of all site parcels
- Street vacation process, costs and fee estimates

GGLO recommends that the Feasibility Analysis begin immediately as a step before Entitlements to gather additional information to produce a detailed schedule, as well as answers to some of the questions and concerns highlighted above, including services in collaboration with EHA and consultants. After a brief Feasibility Phase to refine the scope and schedule, entitlement applications are recommended to proceed.

The Park District Site Summary includes a list of new questions and concerns, as well as a detailed schedule and analysis of costs, including an estimated cost per-unit forecast, as well as estimated City fees for the PDO process. These estimates are a rough order of magnitude at this time based on historical data and not a forecast, and in today’s dollars. At this time, construction costs are volatile and escalating. Per unit, costs are estimated to be in the range of $350,000 to $400,000 per unit.
### Everett Housing Authority
- Provide housing sooner
- Simplified entitlement process
- Sustainable design
- 400-700 additional homes
- Mass Timber demonstration project
- Support local innovation Mass Timber
- Support local industry Mass Timber & jobs
- Increased financial feasibility
- Potential location for future EHA offices
- Increased public benefit for the cost
- Provide artist spaces
- Provide live/work spaces
- Providing opportunity for small businesses
- Provide neighborhood amenities
- More eyes on the street with diversified uses
- Taller buildings allow more open space and homes
- More park space
- Healthier ecology
- Housing affordability
- Taller buildings will utilize great views
- Taller building hts allow more open space and homes
- Diverse land uses supports a walkable neighborhood
- More homes related to local jobs

### Neighborhood And Future Residence
- Parks
- Trails
- Neighborhood rainwater management

### City Of Everett & Snohomish County
- Affordable Housing
- Essential Housing
- Market Rate Housing
- Neighborhood rainwater management

### PUBLIC BENEFITS STATEMENT
The Project Team and the Community have collaborated on a strong set of public benefits that show the project will be a steward for the community and a sustainable development.
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SECTION 01 | INTRODUCTION

OVERVIEW AND GOALS
MASTER PLAN TIMEFRAME
10 YEAR TIMELINE
EXISTING SITE PLAN
PROPOSED SITE PLAN
The team began with goals aligning with the mission statements of both the Everett Housing Authority and GGLO, including:

- 1500 Units by 2030
- Maximize the density within the neighborhood context
- Connecting people through beauty and innovation
- Sustainability
- Equity
- Placemaking
- Maximize Modularity and Pre-Fabrication

Community outreach included three participatory workshops, an online survey and an online planning game that gave direction to the design team. Through that process and continued analysis, the team goals evolved into five primary Community Objectives.

- Housing Affordability
- Community Services and Public Safety
- Human Scale
- Biophilia - connection to nature
- Sustainability - Healthy Environment and Ecology

OVERVIEW AND GOALS

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DESIGN GOALS

Through further investigations into the context of site and culture, and the regulatory framework, the mission and vision above was translated into design goals.

Support City of Everett vision, to become a more walkable, transit-friendly, and mixed-use community with consistently high-quality site and architectural design.

Maximize long term economic benefits and provide variety of housing choices.

Provide community services to bring retail energy, eyes on street and third places*.

Enhance the natural connectivity with biophilia*, open spaces and parks.

Respect the natural and multicultural strengths that the Baker Heights neighborhood was founded upon.

OPPORTUNITIES

- Connect to Delta Neighborhood with a park like setting and provide spaces for community gathering
- Connection to Baker Heights Legacy to the south
- Connect to future wetland park to the west
- Connect to Wiggums Hollow Park to the north
- Great view to east

CHALLENGES

- +/- 40 Ft grading change from west to east
- Existing ROW and road alignment
- Existing neighborhood scale
- Phasing of construction

* Biophilia: a love of life and the living world; the affinity of human beings for other life forms.
Source: dictionary.com
MASTER PLAN TIMEFRAME

The master plan and community process began in early 2021 and concluded at the end of the year.

A series of three online meetings took place in the spring and fall of 2021, recorded and posted to the EHA website for access to all the participants. Surveys and other tools were used to gain feedback and reactions to the proposed plan options, and ultimately the final proposed plan. Refer to the section of this document on Community Meetings for more information.

The master plan work by GGLO developed several options for review in the community meetings, and the Everett Housing Authority took some time to review the options and gain additional input from their stakeholders and constituents,

The project team also met with the City of Everett regarding short and long term planning for goals and objectives described previously.
The next steps in the master plan process will be the design and construction of the buildings, spaces and places which are envisioned by the master plan.

The Housing Authority envisions the full site development will be split into multiple phases of roughly 400 to 500 homes.

The design, permitting, and construction of those phases may take place over the next ten years.

The Housing Authority envisions a continuation of the community engagement process throughout each design phase. Community members and stakeholders will have the opportunity to provide input and feedback on the actual building design, spaces and places which are a part of each phase. Baker Heights Legacy accommodated a similar series of outreach meetings.
The master planning area has a rich history and diverse culture. The current homes and streets were designed in a "train-car" fashion along the upper ridge of the plateau of North Everett. These homes will be demolished in the near future.

The site slopes down significantly to the East. Extraordinary views to the valley and mountains are available to almost everyone on site.

Existing streets and utilities date back to mid-20th Century and need to be replaced. To accommodate the master plan, Larch Streets and Hemlock Streets will be vacated. The other rights of way will remain unchanged.

The master planning process includes an analysis of current zoning and other options for changing or modifying the zoning. These are summarized throughout the section on Context and Existing Conditions.
The results of this effort are represented in the master plan, which including extensive analysis of context, regulatory framework, and community feedback. This design proposes a master plan that confronts the housing crisis, providing badly needed essential housing for the people of Everett.

A variety of housing types will be provided, including townhomes for families, elevated flats in mid-rise and high-rise towers, live/work units and supportive housing for disadvantaged populations. The Everett Housing Authority proposes this development in a way that promotes equity and equality to a diverse range of mixed-incomes, mixed-ages and ethnicity.

Current zoning does not allow buildings above four stories, nor commercial uses. Therefore, this development proposes the Planned Development Overlay (PDO) land use process in order to allow retail and other commercial services, and taller buildings.

The Everett Housing Authority proposes the PDO to achieve the scale required in order to provide public amenities and benefits for the community.

The scale of the design will allow the Housing Authority to provide almost twice the required open space with an emphasis on safety and providing safe and sustainable environments and spaces for community gathering opportunities.

The scale of the master plan will also allow the opportunity for large scale sustainable systems such as innovative wood structural designs that support our regional economy, alternative low-impact stormwater and wastewater management strategies, renewable and energy-efficiency measures. We recommend these opportunities be explored in detail in the future permitting phase through the lens of the International Living Communities or LEED-ND rating systems.
CITY CONTEXT
North Everett - A diverse neighborhood with strong assets
The northern-most portion of Everett, affectionately known as “North Everett,” is geographically and literally the northernmost tip of the Seattle/Tacoma/Everett metropolitan core. This portion sits upon a plateau above the Snohomish River delta, consisting of a wide diversity of uses, including single and multi-family homes, primary and high education facilities, commercial and recreational uses, as well as a major transportation corridor.

The neighborhood history also includes heavy industrial use, which has recently undergone a major Superfund cleanup site. Industrial uses continues on the working waterfront, in combination with recreational uses, commercial uses and housing.
NATURAL CONTEXT

14,000 years ago glaciers deposited the loamy soils and gravelly sand that once supported dense forests of Douglas-fir, western red cedar, grand fir, and western hemlock trees before the arrival of European-descendant settlers.

The Park District and the Port Gardner peninsula are embraced by a rich collection of marine ecosystems home to abundant wildlife. The Snohomish River Estuary, wetlands, tidal flats, and the Puget Sound perform vital ecosystem services for the area.

Tourism and fishing are important activities in the Everett community that are driven by the delicate and dynamic environments around the site.

Views of the larger region including the Cascade foothills and Mt. Baker to the east, as well as the Olympic Mountains to the west, provide exciting opportunities to connect people to the larger landscape.

Future development will strive to protect and expand these habitats and landscapes through responsible and sustainable development practices. Plant selections and configurations can increase habitat area and value to support the larger ecosystem.
HISTORICAL LANDSCAPES

Historically, large, long-lived conifer forests dominated the Pacific Northwest. These forests included Douglas-fir, western redcedar, grand fir, and western hemlock trees. Conifer forests covered much of the landmass and extended throughout the Puget Sound region. Early settlers first disturbed these natural areas when they cleared the land for logging, development, or views; channelized and piped streams and seeps; and drained or filled wetlands.

Today, some of these cleared areas have been recolonized by short-lived, fast-growing native deciduous species such as bigleaf maple, cottonwood, willow, and red alder.

GREEN EVERETT PARTNERSHIP
(20 YEAR FOREST MANAGEMENT PLAN)

The Green Everett Partnership is building a sustainable network of healthy urban forests for the benefit and enjoyment of current and future generations, with the goal of bringing 354 acres of Everett’s forested parkland into active management during the next 20 years.

In 2012, the City of Everett and Forterra formed a partnership to evaluate the condition of Everett’s forested parkland and develop a plan to help make Everett’s vision of a sustainable, healthy forest a reality. Soon, Everett became the first Green City Partner in Snohomish County. Since then Green Everett Partnership working to create a plan that address the needs of the Everett community.

SOURCE

https://everettwa.gov/DocumentCenter/View/1221/Green-Everett-20-Year-Plan-PDF
SECTION 02 | SITE CONTEXT & EXISTING CONDITIONS

INDIGENOUS CULTURE

The Everett peninsula and Snohomish River Estuary have been inhabited by native peoples for millennia. At the north end of the peninsula the Snohomish Tribe established Hibulb Village which is memorialized and studied at the Hibulb Cultural Center. Plentiful food and links to other settlements and areas fostered an active community composed of many tribes.

Such a rich history offers the opportunity to engage with diverse cultures and the history of the region, honoring the original inhabitants of the land. One possibility would be to pursue partnerships with Tribal groups as development progresses. These partnerships can help new development to be more inclusive, educational, and engage a wider system of values.

SOURCE

https://www.historylink.org/file/7397
CITY OF EVERETT HISTORY

Everett has a rich history that begins with habitation by Indigenous Peoples ~10,000 years before the present and continues with the development of the city as it is today. Cultural developments, exploitation of natural resources, industrial enterprise, and the growth of the city itself mark periods in history that can be acknowledged in a variety of ways in the Park District.

New projects and spaces in the district can be firmly rooted in elements of the past to help ensure a lasting future. Familiar materials, imagery, and built forms can be leveraged to tie the Park District to the surrounding city.

SOURCE

https://everettwa.gov/272/About-Everett
The project lies in the heart of one of Everett’s most active neighborhoods. The Delta Neighborhood Association is active within the City of Everett’s Council of Neighborhoods and has been a partner with the Housing Authority in the past on projects within its boundaries. The Delta Neighborhood association and its members and constituents will continue to play a role throughout the development of the former Baker heights into the Park District.
BAKER HEIGHTS HISTORY

The Everett Housing Authority built Baker Heights in 1943 for military personnel, workers in the shipbuilding and aircraft industries, their families and others flooding into the city to help with the war effort. Newcomers could reside there until they could find suitable homes.

The plan always had been for the mission to shift to housing low-income families once the war ended, according to early housing authority documents.
SITE SURROUNDING AND CONTEXT IMAGES

*Note: The site surrounding and context images are in reference to the map on previous page

1. Baker Heights Legacy - to be completed in 2023
2. Bakerview Apartments
3. 12 Pines Apartments
4. Hawthorne Elementary School
5. Everett Boy’s & Girl’s Club
6. Meadows Apts
7. Friendship Garden
8. Donovan Homes
The team studied the existing conditions at Baker Heights and determined three important aspects to inform the master plan design: Existing roads, sidewalks and open spaces.

EXISTING VEHICLE & TRANSIT DIAGRAM
- Existing Local Road Serving Redevelopment
- Bus Stops
- Bus Routes

EXISTING PEDESTRIAN CIRCULATION DIAGRAM
- Sidewalk

EXISTING PARKS AND OPEN SPACE DIAGRAM
- Open Space Area

EXISTING SITE DIAGRAMS
CONCEPTUAL SITE DIAGRAMS

The proposed master plan includes these proposed site concepts.

VEHICULAR CIRCULATION

BIKE CIRCULATION

ACTIVE STREET LEVEL FRONTAGES

KEY

EXISTING STREET
PROPOSED NEW STREET
PROPOSED PEDESTRIAN CORRIDOR
PROPOSED ALLEY

KEY

BIKE LANE BY CITY BICYCLE MASTER PLAN
SHARROW BY CITY BICYCLE MASTER PLAN
PROPOSED BIKE ROUTE
POTENTIAL BIKE CONNECTION

KEY

RETAIL/ AMENITY
POTENTIAL LIVE/WORK UNITS
SITE STUDY SUMMARY

Based upon input from the second community meeting and additional design insight and Housing Authority feedback, we developed three iterations of the preferred site design concept. These iterations use differing levels of development density based upon land use code requirements and allowances for modifications.

**BY RIGHT PLAN**
(COMPLIANT WITH CURRENT ZONING)
TOTAL=800-900 DU
INNER BLOCK UNITS=+/-720 DU

**PDO PLAN OPTION 1**
(REQUIRES PLANNED DEVELOPMENT OVERLAY)
TOTAL =1400-1500 DU
INNER BLOCK UNITS=+/-1264 DU

**PDO PLAN OPTION 2**
(REQUIRES PLANNED DEVELOPMENT OVERLAY)
TOTAL=1,150-1,250 DU
INNER BLOCK UNITS=+/-1,040 DU
SOLAR IMPACT STUDY
Access to sun and avoidance of shadows are important factors in the success of a large site master plan. The taller buildings in the center of the site with smaller buildings on the perimeter minimize the impacts of shadows on adjacent properties.

MARCH - EQUINOX

March / Sept 15 - Equinox - 9:00am
March / Sept 15 - Equinox - 12:00pm
March / Sept 15 - Equinox - 3:00pm

JUNE - SUMMER SOLSTICE

June 15 - Summer Solstice - 9:00am
June 15 - Summer Solstice - 12:00pm
June 15 - Summer Solstice - 3:00pm
SECTION 03 | COMMUNITY ENGAGEMENT

COMMUNITY MEETING #1
COMMUNITY MEETING #2
COMMUNITY MEETING #3
FUTURE COMMUNITY PARTICIPATION - INTERIM PLAN
COMmUNITY MEETING #1
PUBLIC OUTREACH SURVEY
SUMMARY
The team hosted an online meeting 23rd February 2021 wherein the team and master planning process was introduced. At this initial meeting the goal was to receive community input on ideas, strategies and concerns which the team could implement within the master planning process.

The team also hosted an online survey as a part of the community outreach between 23rd February 2021 and 12th April, 2021. Participants provided feedback on their vision for Baker Heights Master Plan. The survey was divided in three parts, part 1 topics included: land use and sense of place, safety and security, environment and open space, transportation and access, and wishes for the development. Part 2 included an image survey for architectural features: residential character, stoops, street character, side walk, bike facilities; landscape features: active play, passive recreation, site features and natural features. Part 3 included demographics information.

Key comments emerged from the survey are described in the summary report are listed below:

• ENCOURAGE DEVELOPMENT OF LOCAL BUSINESSES:
Participants desire a more diverse mix of businesses in neighborhood—not only for residents to enjoy but to add employment opportunities through coffee shops and/or restaurant in the new development.

• IMPROVE RECREATIONAL OPPORTUNITIES
A strong theme was a desire for physical infrastructure to be properly maintained. These include sidewalks, streets, and recreational facilities which are safe and secure spaces desired for resident children and designated space for a dog park. Also improved pedestrian and bike trails throughout the master plan.

• REDUCE SPEED AND TRAFFIC CALMING:
While many participants voiced concern over traffic, there was an even stronger focus on reducing speeds and calming traffic, through means such as crosswalks and other strategies.

• MAINTAIN NEIGHBORHOOD CHARACTER:
Survey participants across all categories indicated it is important to maintain the character of the neighborhood. Scale of homes, greenery, size of lots, walkability were all identified as key parts of community character to be addressed.

• CONCERNS FOR DENSITY DONE RIGHT:
The participants shared a concern about the density proposed in the new development. They are concerned about maintaining the existing residential appearance and character. They also noted to preserve the Wiggum Hollow Park and its connection to the new development.

Word Cloud created from the top used words in the comments submitted by 61 participants for Question #27

Full documentation and a recording of this meeting are also available on Everett Housing Authorities’ website. https://www.evha.org/
COMMUNITY MEETING #1
EXAMPLE SURVEY QUESTIONS
KEY FINDINGS BY TOPIC:

PART 1A
Neighborhood Character was the strongest theme to emerge from the results of this survey. Responses throughout the survey addressed this topic, including sections where participants could write their own responses.

LAND USE AND SENSE OF PLACE
Q1: MAINTAIN OVERALL NEIGHBORHOOD FEEL AND CHARACTER.
Answered: 62  Skipped: 0

SEVERAL SAMPLE RESPONSES ARE BELOW.
“A feeling of neighborhood and community means people will want to live and stay, longer tenancies are better for everyone.”

“We need to consider adding some commercial space and opportunities for small businesses. This area is a food desert and more opportunities for growth and community is critically important for safety and economic success.”

“Include art that speaks to the amazing diversity of the community”

Q29: RESIDENTIAL CHARACTER: RANK THE IMAGES ABOVE IN ORDER “MOST PREFERRED” TO “LEAST PREFERRED.”
Answered: 54  Skipped: 8

*Detail survey questions and responses are included in Section 07-Appendices
**COMMUNITY MEETING #1**

**MASTER PLANNING GAME**

**SUMMARY**

The team hosted a Master Planning Game as public engagement tool to get input from the community for design ideas. The game provided the public with game pieces representing buildings, streets, parks and pathways. The participants could click and drag the game pieces onto the board.

The game was available from 23rd February 2021 to 12th March 2021 and 21 people participated in the game. This report summarizes the responses to the master plan game.

Using the responses received by the participants we created a heat map to identify the most common location for the game pieces. The design team review this data to inform the master plan for Baker Heights.

**NO OF ENTRIES: 21**

**AVERAGE NO OF UNITS: 859**

**AVERAGE SF OF GREEN AREA: 13,453 SF**

**AVERAGE SF OF PUBLIC AREA: 11,967 SF**

**AVERAGE SF OF PLAY AREA: 8,068 SF**

---

**SAMPLE RESPONSES**

**2-3 STORY TOWNHOUSES**

[Heat map image]

*2-3 Story townhouse shows preference for townhouse along west edge.*

**3 STORY WALKUP APARTMENTS**

[Heat map image]

*3 Story walkup apartment shows preference for east edge of site.*

**4-6 STORY MULTIFAMILY**

[Heat map image]

*4-6 story multifamily shows preference for taller buildings in the middle.*

*Detail responses to the game are included in Section 07-Appendices*
COMMUNITY MEETING #2
The team hosted an online community meeting #2 on 23rd March, 2021 as a followup to the community meeting #1. The team shared the results from the online Survey and the Master Planning Game and shared the main concepts and suggestions that the team will use to develop the master plan further.

**CONCEPT-1 CENTRAL PARK**
- Efficient block dimension to maximize the density
- Centralized community gathering space
- Low rise building west of Poplar Street to provide a buffer zone from existing neighborhood single family houses

**CONCEPT-2 ROLLING FOOTHILLS**
- Meandering pedestrian pathway in the core to allow more gentle downhill walkway
- Centralized community gathering space
- Low rise building west of Poplar Street and east of Fir Street to provide buffer zones from existing neighborhood single family houses

**CONCEPT-3 PERIMETER LINEAR PARK**
- Linear pedestrian connection from current community center to Wiggums Hollow park
- Linear parks on the perimeter to provide buffer zones from existing neighborhood single family houses
- All residential units are in the core

*Detail breakout room comments and responses are included in Section 07-Appendices
COMMUNITY MEETING #3

SUMMARY

The team hosted an online community meeting #3 on 9th November, 2021 as a followup to the community meeting #1 and #2. The team shared one proposed master plan which incorporated the comments and suggestions received from the community.

VISION- SAFE / BEAUTIFUL / WELCOMING / SUSTAINABLE / WALKABLE / CONNECTED

DESIGN OPPORTUNITIES AND CHALLENGES:

1. Responsive to site context and enhance site connections.
2. Mixed uses and variety
3. Open Space and amenities (Park like community)
   a. Main street retail on poplar
   b. Townhomes east of fir
   c. Midrise buildings and taller buildings with great views

The team developed a concepts based on the design opportunities and challenges and shared that in community meeting #3 (shown on right). Further the team split in smaller teams with the community to get comments on the plans which are shared in Section 06 - Appendices.

The team hosted an online survey #2 as a part of the community outreach between 29th October 2021 and 12th November, 2021 which is included in Section 06 - Appendices.

Full documentation and a recording of this meeting are also available on Everett Housing Authorities’ website. https://www.evha.org/

*Detail breakout room comments and responses are included in Section 07-Appendices

Example of feedback from a break-out session, Community Meeting #3. Complete listing of all breakout room session data is located in the Appendix.
FUTURE COMMUNITY PARTICIPATION

INTERIM PLAN

Once the site is cleared, large amounts of land will be available for temporary uses until each phase is developed. This is a unique opportunity to engage the community with programming and amenities that would not typically be possible. Options range from play fields to food truck corrals, art installations to tree nurseries and community gardens. A community outreach process could be leveraged to determine what program elements are most desired by residents.
After further refinement and design, the team developed the proposed master plan as shown. This proposed plan was shared at the third community meeting for further review and insight.

The development pattern proposed consists of townhouses and low rise buildings on the east and west edges to act as a buffer to the existing single family neighborhood.

Buildings in the center of the plan consist of mid-rise (5-9 story) buildings and high-rise (up to 12 story) buildings with residential homes on the upper floors, retail and amenities at the base, and structured parking below grade.

The site plan consists of a central gathering space with pocket parks, garden spaces, additional connected open space and a pedestrian connection north to south through the plan. See Section 05 for more detail on landscape site planning.

Existing Larch and Hemlock Streets are proposed to be vacated and Poplar and Fir will be improved to current city standards with new sidewalks, street trees, and bike lanes. A new street running east-west will connect Poplar and Fir Streets in the middle of the site.

Connectivity through the neighborhood will be encouraged and enhanced with Poplar street envisioned as a neighborhood business street with small shops, cafes, and live-work small businesses.

The Master Plan shown at left is described in detail on the following pages.
SITE PROGRAM SUMMARY

The proposed master plan includes the areas and calculations as shown on this page.

<table>
<thead>
<tr>
<th>Block / Building</th>
<th>Stories</th>
<th>Retail/Amenity</th>
<th>Residential Homes</th>
<th>Total</th>
<th>Parking Stalls</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td></td>
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<td>gross area (SF)</td>
<td>required parking</td>
<td>Required Parking</td>
<td>Surface Parking</td>
<td>Garage Stories</td>
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<td>Block 1</td>
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<td>0</td>
<td></td>
<td></td>
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<td>25</td>
<td>25</td>
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<tr>
<td>Block 4</td>
<td>8F</td>
<td>15,000</td>
<td>35</td>
<td>350</td>
<td>338</td>
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<td>444</td>
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<td>574</td>
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<td>1,480</td>
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<td></td>
<td></td>
<td>1,791</td>
<td>61</td>
<td>1,852</td>
</tr>
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</table>

Notes:

Parking Requirements - Existing Zoning

- 2.00 For each Townhomes
- 1.125 per residential unit (1.0 for Studio and 1BR, 1.5 for 2BR, 2.0 for 3B, and 0.75 additional reduction factor for access to frequent transit service)
- 0.70 per each affordable unit
- 2.00 per Live/Work Unit
- 2.50 per 1000 sf General Retail
- 5.00 per 1000 sf Food or Beverage
- 2.50 per 1000 sf General Office
- 1.00 for each 10 children+1 loading for each 20 children

Assume 730 NSF/DU for MF with +/- 85% building efficiency (80% Market Rate and 20% Affordable & Essential Housing)

Unit Mix:

Market Rate Residential Program:

<table>
<thead>
<tr>
<th>Bedroom</th>
<th>Mix</th>
<th>Unit Size (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studios</td>
<td>20%</td>
<td>550</td>
</tr>
<tr>
<td>1-bedrooms</td>
<td>45%</td>
<td>650</td>
</tr>
<tr>
<td>2-bedrooms</td>
<td>20%</td>
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<tr>
<td>3-bedrooms</td>
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<td>1150</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

Affordable & Essential Residential Program:

<table>
<thead>
<tr>
<th>Bedroom</th>
<th>Mix</th>
<th>Unit Size (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studios</td>
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<tr>
<td>1-bedrooms</td>
<td>45%</td>
<td>600</td>
</tr>
<tr>
<td>2-bedrooms</td>
<td>20%</td>
<td>900</td>
</tr>
<tr>
<td>3-bedrooms</td>
<td>15%</td>
<td>1100</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

Average Unit Size

- Market Rate: 755
- Affordable: 705
The proposed master plan will enhance the connections with existing and anticipated sidewalks, paths, bicycle facilities, and transit connections. Following the Everett Design Guideline, blocks longer than 400 feet will provide a direct, public or privately-maintained, and 24/7 publicly-accessible mid-block connection.

The proposed master plan will provide a mix of uses, which not only conserves valuable land resources but also enlivens communities and presents opportunities for building efficiency, energy efficiency and sustainability. Opportunities for more or different housing, bicycle and pedestrian-friendly destinations, and an enhanced sense of community.

The proposed master plan will enhance and expand Everett’s open space amenities providing publicly beneficial uses and connecting to existing open spaces. Following Everett Design Guidelines, at least 15% of the site shall be dedicated to open space and designed to enhance existing or planned open space networks. Open space design will clearly delineate privacy zones between public, semi-private and private spaces.

The proposed master plan will incorporate sustainable design minimize the environmental impacts of development, and improve the health and comfort of building occupants, thereby improving building performance. The objectives of sustainability are to reduce consumption of non-renewable resources, minimize waste, and create healthy, productive places and spaces.
DESIGN PRINCIPLE #1

The proposed master plan responds to the four design principles of Connectivity, Mixed Use, Open Space and Sustainability.

CONNECTIVITY
- Street framework responds to existing street pattern and respects site history and topography
- Enhances connections to
  1. Wiggums Hollow Park
  2. Boys and Girls club field
  3. Future wetland trail
  4. Baker Heights Legacy
- Transition zone to provide adjacency buffers
- Identify view corridors
- Preserve existing mature trees to the extent possible
DESIGN PRINCIPLE #2

The proposed master plan responds to the four design principles of Connectivity, Mixed Use, Open Space and Sustainability.

MIXED USES
- Mixed use development to meet the neighborhood’s needs
- Design for mixed income
- **HOUSING**: Variety of residential building types with total 1,500 units
- **COMMERCIAL**: Neighborhood grocery, Multi-cultural market, Coffee shop, Restaurant, Arts and craft studio and Gallery etc.
- **SERVICE AND AMENITY**: Salon, Childcare, Dentist/Doctor’s Office, Eyecare, Co-working Space, Spa and Fitness etc.
DESIGN PRINCIPLE #3

The proposed master plan responds to the four design principles of Connectivity, Mixed Use, Open Space and Sustainability.

OPEN SPACE AND AMENITIES (PARK LIKE COMMUNITY)

- Create gathering spaces for community
- Create series of open spaces that connect through the site more than by-right plan option
- Taller buildings offer about 2 acres open space
- Maximize the views
- Integrate storm water management into landscape design
- Integrate indoor amenity & recreational facilities into trail system

* Garden spaces, play areas, pet areas, and pocket parks.

See Section 05 for more landscape design elements.
DESIGN PRINCIPLE #4
The proposed master plan responds to the four design principles of Connectivity, Mixed Use, Open Space and Sustainability

SUSTAINABLE DESIGN GUIDANCE

Park District Master Plan framework is designed be an integral part of the solution to the environmental challenges facing the planet. The proposed master plan intended to incorporate at least the following LEED ND (Neighborhood Development) or ILFI (International Living Future Institute) Credit categories into the project design and implementation:

- Preferred Locations;
- Access to quality transit and bicycle facilities;
- Housing and jobs proximity;
- Walkable streets;
- Compact Development;
- Mixed Use Neighborhoods;
- Connected and open Community;

- Connected parks and outdoor space;
- Access to Civic and Public Space;
- Community Outreach and Involvement;
- Tree-lined and shaded streetscapes;
- Rainwater Management;
- Heat Island Reduction;
- Recycled and Reused Infrastructure; and
SITE PLAN DETAILS

The below characteristics provide more detail to the proposed master plan.

MAIN STREET RETAIL ON POPLAR:

- Neighborhood Grocery/Online Retail/Restaurant/Cafe/Art&Craft Studio/Fitness
- Neighborhood serving services: Childcare/Dentist/Doctor’s Office
- Flexible Live/Work units

BUILDING CHARACTER IMAGES
SITE PLAN DETAILS

The below characteristics provide more detail to the proposed master plan.

TOWNHOMES EAST OF FIR:

• Alley loaded Townhomes work with grading and create a more pedestrian friendly streetscape
• Bioswale along Fir Street for Storm Water Management
• Step down to work with scale of existing adjacent neighborhood

BUILDING CHARACTER IMAGES
SITE PLAN DETAILS

The below characteristics provide more detail to the proposed master plan.

INNER CORE BLOCKS:
- Midrise buildings and taller buildings with great views to east
- Parking garage works with grading change
- Pedestrian corridor for potential art gallery, live/work units, maker spaces and small cafe.
- Create central gathering park/plaza in centralized location
- Amenities and Services will be provided within the core
SUSTAINABLE DESIGN GUIDANCE

Park District Master Plan is designed to include some buildings with 12 stories with a relatively new wood technology called Mass Timber technology consisting of Cross Laminated Timber (CLT), Dowel Laminated Timber (DLT) and Nail Laminated Timber (NLT). Layers of wood are combined into large slabs which mimic sheets of plywood on a larger scale. CLT is essentially glorified, huge slabs of plywood. They are incredibly strong and thick and therefore take on many of the beneficially architectural qualities of steel. Because of this, Park District is proposing to include wooden buildings as cutting-edge, beautiful, sleek, and more compatible with a carbon-neutral world. It is more environment friendly, using less carbon than concrete or steel and providing the biophilic qualities of a warm and natural material which can be exposed to the interior of the building.
SITE SECTION

The drawing below is a typical site section through the site, showing the scale of the buildings and the grade falling to the East. The design team employs the following strategies to achieve cost efficiency and enhance value:

- Use the benefit of the steep grade in designing building access
- Use 2 of the four Rights-of-Way (Poplar and Fir) but use the land more efficiently elsewhere.
- Use the buildings to retain the steep grade
- Standardize and stacking for structural and plumbing efficiency
- Prefabricated elements or whole units
- District-wide Stormwater management and renewable energy strategies
- Economies of scale in infrastructure
- Orient to territorial views and vistas that enhance value

PHASE 1

PHASE 2 & 3

PHASE 4 & 5

PHASE 6

SEE PG 47 FOR ENLARGED STREET SECTION

SEE PG 48 FOR ENLARGED STREET SECTION
12TH STREET CHARACTER

12th Street is a primary connector street between Broadway and Marine View Drive. It is an important part of the City’s bicycle master plan and the connection to Wiggums Hollow Park and Hawthorne Elementary. Based on the Alta Survey, the existing right of way width is 55 feet with a 30-foot paved travel way between curb faces with parallel parking on both sides. The sidewalk is adjacent to the back of the curb with landscape from property line to back of sidewalk.

The following frontage improvement modifications along this street are proposed:

- Improvements to close off Larch and Hemlock streets vacated as part of this development.
- New driveway access to the proposed buildings and for the Pedestrian and Emergency Fire Lane.
- Modification to the throat openings of Poplar and Fir Streets to accommodate larger radii and pedestrian improvements at both intersections with 12th Street. The north side of 12th Street will require flanking ADA improvements to accommodate pedestrian crossing the street.
- New curb, gutter, sidewalk, and grind and overlay to the centerline of the street.
POPLAR STREET CHARACTER

Poplar Street is to form the Park District’s main commercial and retail core. Generous sidewalks allow for plenty of foot traffic with space available for retail merchandising. A consistent canopy of street trees establishes human scale for the pedestrian shopping experience and curb bulbs narrow the street at crossings to enhance pedestrian safety.

Based on the Alta Survey, the right of way width is 80 feet with a 26-foot paved travel way between curb faces with parallel parking on both sides. The sidewalk is adjacent to the back of the curb with landscape from property line to back of sidewalk.
FIR STREET CHARACTER

The character of Fir Street will be residential in feel, with more planting along street edge. Buildings have been setback from the sidewalk to allow for front yards and stoops to enhance the residential character.

Based on the Alta Survey, the right of way width is 40 feet with a 24-foot paved travel way between curb faces with parallel parking on both sides. The sidewalk is adjacent to the back of the curb with landscape from property line to back of sidewalk.

The improvement to this street are similar to Poplar Street with the following exceptions:

- The north side of 14th Street will require flanking ADA improvements to accommodate pedestrian crossing the street to Baker Heights Phase 1.
- Cut-into the east side for New 13th Street access sloping to the west toward Poplar Street.
- Raising Poplar Street at intersection with 13th Street may help to reduce New 13th Street’s longitudinal slope toward Poplar Street. Fire truck access will require 26-foot clear travel paved way to reach high rise buildings.
SITE PLANNING INTRODUCTION
EXISTING TREES
OPEN SPACE
CENTRAL PARK
DOG PARK
PEDESTRIAN CORRIDOR
FRIENDSHIP GARDEN
ART OPPORTUNITIES
LANDSCAPE CHARACTER
SUSTAINABLE LANDSCAPES
SITE PLANNING INTRODUCTION

The Park District presents an exciting opportunity to improve and enhance the Delta neighborhood. The large area of the project and the pursuit of concentrated density leaves plenty of room for verdant landscapes that will enliven Everett and help heal the planet. Punctuating this lush tapestry are exciting open spaces that invite the community to come together.

The following Design Principles will help guide the development of each space and the larger landscape environment:

• Maximize Open Space - Development shall deliver as much quality open space as possible to serve the community and the environment.

• Equity in the Public Realm - Spaces shall be welcoming, serving, and safe for all.

• Community Connectedness - Open space shall tie the Park District together and connect to nearby sites and spaces in the city.

• Sustainability - Responsible and innovative development strategies shall be employed to ensure the Park District has the maximum feasible positive benefit for the planet.
EXISTING TREES

There are 10 trees of considerable size on the site composed of a mixture of non-native deciduous species. Strategic preservation of select trees will lend a sense of place and maturity to the new spaces that surround them. Tree protection measures should be utilized to protect these valuable community assets. Further information is available in the Arborist Report in the appendix.
OPEN SPACE

Increased height and density in the Park District allow for extensive and high-quality open spaces that would not otherwise be possible. By concentrating built area the Park District is providing nearly two times the open space that is required by code.

These open spaces will host recreation and community activities as well as lush native and ornamental plantings. The outdoor amenities throughout the Park District will be linked together by pathways and plazas, encouraging an active lifestyle and a close-knit community.
CENTRAL PARK

The Central Park is the heart of the District and its open space network. This will be the natural site for larger community events and activities. Together with the commercial space to the west, the Central Park will act as a commons that is situated at the center and crossroads of the District.

The Central Park will host the main playground, recreation lawn, terraced seating, and numerous areas to relax and socialize. Maximum permeability will be maintained at the edges to welcome passersby.
DOG PARK

The Dog Park will allow residents and visitors with pets to play with and exercise their pets in a safe and fun environment. Concentrating this activity in a purpose built space will make for cleaner and safer spaces throughout the rest of the Park District.

A fenced enclosure will contain open space to run and throw as well as terrain and obstacles to keep pets engaged. This amenity will also feature water stations, waste stations, and seating for pet owners.
PEDESTRIAN CORRIDOR

The Pedestrian Corridor is the main route through the Park District, linking each building and major amenities to one another and to the larger community. Along the way residents and visitors will have opportunities to gather, relax, play, dine, and be immersed in green space.

This linkage will foster community interaction from running into a neighbor to meeting a friend for a game or cup of coffee. Each building and space fronts onto the corridor, knitting buildings and blocks together.

Active uses at ground level

Pedestrian connections with extensive planting

Community event programming
**FRIENDSHIP GARDEN**

The new Friendship Garden will replace and expand upon the existing space with new planting beds, a shed and work area, gathering shelter, and enclosure fence with an artistic gateway.

The improved garden will host community events, gatherings, and educational sessions as well as aid residents in growing healthy, local food and flowers. Enhanced infrastructure will make growing and cultivating easier and more accessible to all.

Additional garden plots may be dispersed within other pocket parks and courtyard spaces at the individual buildings.
ART OPPORTUNITIES

The Park District will be home to an extensive network of open spaces. Art can create special moments within this network, along pathways and at major intersections of activity. Art installations can serve as landmarks within the Park District and the larger community. Connections to significant nearby places can be signified and strengthened via well-placed art pieces.

The team recommends an art selection process highlighting local, native, and environmental artists. These calls for art would occur during the development of each phase of the design of the buildings and infrastructure.
LANDSCAPE CHARACTER

The Park District will be defined by its open spaces. The streets, sidewalks, and paths will be immersed in planting featuring a palette of native and adaptive shrubs, trees, groundcovers, and meadows to celebrate our stunning region.

The lush and plentiful planting will be punctuated by parks, courtyards, and terraces paved with high-quality materials including precast concrete pavers, integrally colored scored concrete, stabilized crushed rock, and wood decking.

A cohesive collection of seating, lighting, and site furnishing elements will contribute to the identity of the Park District and support recreation, comfort, and safety.
SUSTAINABLE LANDSCAPES

As a large new development, the Park District has an important role to play in the environmental health of the neighborhood, city, and region. Landscapes will make extensive use of native and adaptive plants that require fewer resources to maintain. By dedicating more area to green space the District can help mitigate the urban heat island effect and help offset carbon generated by construction and operation of the development. Efficient irrigation systems, potentially using reclaimed water, can reduce the demand for this precious resource. Selecting non-carbon intensive materials that feature reclaimed or alternative ingredients will also help balance new development. Finally, stormwater management will protect the iconic and vital ecosystems that surround the Park District.
The Park District Master Plan (PDMP) is generally supportive of the goals of the City of Everett’s Comprehensive Plan. The design team met numerous times with the City’s Planning Department to review the options for entitlement strategy and select a path forward that meets the needs of the Housing Authority and has a high probability of success. The City offered guidance to the Team and assisted to include feedback from City staff and Directors. The Everett Housing Authority then directed the design team to create development options and recommendations for the following options that resulted in the three different approaches described in the graphics on this page.

1. **BY-RIGHTS** - the Team developed one option estimating the development capacity under current zoning code (UDC Title 19)

2. **REZONE /PLANNED DEVELOPMENT OVERLAY** - the Team developed two additional options based on two scenarios targeting as many units as possible.

3. **AMEND the COMPREHENSIVE PLAN** - the Team reviewed the process for amending the Comprehensive Plan for additional density.

**LAND USE REVIEW**

The City of Everett governs development standards with the Unified Development Code, title 19 to the Municipal code. The City’s land-use regulations can be found in Title 2.23, Land Use Hearing Examiner and Title 15, Local Project Review Procedures in the Everett Municipal Code (EMC).
PART ZONING PLAN

BUILDING HEIGHT OVERLAY MAP

BY-RIGHTS PLAN

The current zoning is UR3, exclusively multi-family zone allowing a variety of multi-family residential uses (Ref. EMC 19.05.070.) Non-residential uses are not allowed, except daycare and maximum height is limited to 4 stories. The most limiting requirement is building height.

The four story height maximum limits the number of potential dwelling units on the site. Height is measured from average grade to the top of the roof.

Table 22-1: Maximum Building Height

<table>
<thead>
<tr>
<th>Height Standard</th>
<th>Zone (UR3)</th>
</tr>
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<tbody>
<tr>
<td>Maximum Floor</td>
<td>4</td>
</tr>
<tr>
<td>Maximum Feet</td>
<td>50'</td>
</tr>
</tbody>
</table>

Table 22-4: Heights Reductions

Neighboring zones to the West and East are R-2 (Single Family). The zoning code requires a buffer height that reduces our height limit along the East and West property lines to 28 feet tall for a depth of 35’ from the property line. This further limits the capacity of residential homes onsite under current zoning.
The City of Everett requires a PDO to be a review process V, which includes Planning Commission and City Council approval. In addition to the land use approval required by State law (SEPA and EIS), the PDO requires a Development Agreement be submitted that codifies the zoning code changes. Once the preliminary Development Agreement is approved, the owner has 3 years to submit the Final PDO Agreement.

**Development Agreement**

Title 15.03.200 of the Everett Municipal Code covers Development Agreements. The development agreement covers all aspects of the proposed development standards including, but not limited to:

- Permitted uses,
- Residential densities, and nonresidential densities and intensities or building sizes;
- Impact fees
- Mitigation measures, development conditions, and other requirements under Chapter 43.21C RCW;
- Design standards such as maximum heights, setbacks, drainage and water quality requirements, landscaping, and other development features;
- Affordable housing;
- Parks and open space preservation;
- Phasing;
- Review procedures and standards for implementing decisions;
- A build-out or vesting period for applicable standards; and
- Any other appropriate development requirement or procedure.

The development agreement is essentially a contract between the developer and the City. Additional details are available in the code section referenced above.

After approval of the Development Agreement, only minor changes to the development plans are allowed, such as minor location, siting, and heights of buildings, and must be approved by the Director (19.29.120).

Any significant changes to the plans must be submitted and approved by the Council with a recommendation from the Planning Commission, including:

- Change of Use, Intensity or Character
- 10% increase in overall floor area
- Reduction in Open Space, Parking or loading areas
- Reduction in "Public Benefit"

The PDO provides the property owner a mechanism “…that is innovative or otherwise beneficial to the community but which does not strictly comply with the provisions of the zone in which the property is located. (19.29.010)…”

The site would be eligible for this process. At the heart of the PDO is a rewrite of the applicable zoning standards. Therefore almost anything is eligible for review and revision, including:

- Height and Setbacks
- Prohibited Uses may be allowed
- Parking may be reduced

The City allows these to be changed because there is assumed to be a substantial public benefit as follows (Ref 19.29.050C)

- Quality of the Development
- Quality of the Design
- Landscaping and buffer
- Public Safety
- Uniqueness of the Property
- Provide Public Improvements

**Code Basis and Innovation**

Where possible the PDO proposal shall be consistent with existing zoning elsewhere in the City. Existing zoning designations that increase height with respect to current zoning are:

- UR4 - Total height limit 4 to 6 stories*
- MU (Mixed Urban) - Total Height Limit 7 to 9 Stories*
- Neighborhood Business (NB) - Commercial Designation to serve the local neighborhood.
- Highest number in range includes incentives such as Affordable Housing, Greenbuilding or other public benefits

A key word in the PDO code language is “innovation.” The owner intends to provide a community that is vibrant and innovative, and also intends to provide a range of structures. We are proposing a limited number of 12-story towers to showcase innovation in modern community living.
These two tables represent a comparison of the steps of Entitlement options considered. Any approach other than By Rights requires a rezone process and either Planning Commission or Hearings Examiner recommendation, and then City Council approval.

On the Rezone Table, red represents the additional steps required for a PDO, and the blue text is for a rezone that is allowed by the comprehensive Plan Table 9.

### Current Zoning Option Summary Narrative
Review Process II: 120 day decision per State law
Administrative Approval

<table>
<thead>
<tr>
<th>Step</th>
<th>Action</th>
<th>Estimated Duration</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Schedule Pre-App</td>
<td>21-30 days</td>
<td>Schedule Mtg and Prepare submittal</td>
</tr>
<tr>
<td>2.</td>
<td>Pre-App Meeting</td>
<td>See schedule</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Submit Land Use Application</td>
<td>28 days</td>
<td>28 days City has to indicate incomplete</td>
</tr>
<tr>
<td>4.</td>
<td>DRAFT EIS</td>
<td>2-3 Months</td>
<td>Community Notices and City Review Process</td>
</tr>
<tr>
<td>5.</td>
<td>Decision and Appeal Period</td>
<td>1 Month</td>
<td>Includes 14 day Public Comment period and 2 weeks to respond</td>
</tr>
<tr>
<td>6.</td>
<td>FINAL EIS</td>
<td>2 months</td>
<td>Final Determination</td>
</tr>
</tbody>
</table>

### Rezone/Planned Development Overlay Summary Narrative
Rezone(PDO) (Everett Municipal Code Chapter 19.29)
Review Process V - City Council Approval

<table>
<thead>
<tr>
<th>Step</th>
<th>Action</th>
<th>Duration</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Pre-Pre-App Mtg</td>
<td>To be scheduled Upon NTP</td>
<td>High Level Meeting to with City to review details of schedule and submittal</td>
</tr>
<tr>
<td>2.</td>
<td>Schedule Pre-App</td>
<td>2-3 weeks work preparing submittal</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Pre-App Meeting</td>
<td>See schedule</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Submit PDO Application</td>
<td>28 days</td>
<td>28 days City has to indicate incomplete</td>
</tr>
<tr>
<td>5.</td>
<td>DRAFT EIS</td>
<td>2-3 Months</td>
<td>Community Notices and City Review Process</td>
</tr>
<tr>
<td>6.</td>
<td>Decision and Appeal Period</td>
<td>1 Month</td>
<td>Includes 14 day Public Comment period and 2 weeks to respond</td>
</tr>
<tr>
<td>7.</td>
<td>FINAL EIS</td>
<td>2 months</td>
<td>Final Determination</td>
</tr>
<tr>
<td>8.</td>
<td>Planning Commission Public Hearing</td>
<td>4-6 weeks</td>
<td>Planning Commission with Public Hearing</td>
</tr>
<tr>
<td>9.</td>
<td>City Council Approval Decision</td>
<td>4-6 Weeks</td>
<td>Approval of Development Plans and Development Agreement</td>
</tr>
<tr>
<td>10.</td>
<td>Final Development Plan</td>
<td>3 years</td>
<td>Three years to submit Final Development Plan</td>
</tr>
<tr>
<td>11.</td>
<td>Amendments</td>
<td>Minor amendments allowed per Director Major amendments repeat Steps 8 &amp; 9</td>
<td></td>
</tr>
</tbody>
</table>
**AMENDING THE COMPREHENSIVE PLAN**

Amending the Comprehensive Plan is a once an annual process near the end of the calendar year as described in Title 15, Local Project Review Procedures. However, the City of Everett is currently preparing their periodic update of the Comprehensive Plan, which is scheduled to be completed in 2024. The City has indicated they would not allow a Comprehensive Plan update in 2023 due to this extensive periodic update effort. However, they would allow an amendment to be proposed in the annual 2022 update. This annual update is considered by the City Council at the end of each calendar year.

While technically able to apply for rezone onsite up to 10 stories under current Comp Plan, there may be significant local opposition. As higher density developments are proposed along Broadway and other parts of the City, taller buildings may be more palatable to the community after several years when Comprehensive Plan amendment may be available.

**COMPREHENSIVE PLAN UPDATE CALENDAR**

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2022</td>
<td>Preparation for Periodic Update underway; staff shortage; City discourages submittal for annual docket review for updates to the Comprehensive Plan</td>
</tr>
<tr>
<td>2023</td>
<td>Work in progress for Periodic Update - No new submittals for the annual docket review</td>
</tr>
<tr>
<td>2024</td>
<td>Periodic Update is published for Public Input and Adopted by Council</td>
</tr>
<tr>
<td>2025</td>
<td>City of Everett accepting applications to the annual docket to update the Comp. Plan</td>
</tr>
</tbody>
</table>

**COMPREHENSIVE PLAN**

The Everett Housing Authority is in a unique position as it relates to Comprehensive Plan Policy 2.11.2 as noted below, as a large land-holder and an opportunity to provide large amounts of housing, whereby making a large advance in accommodating current and future housing needs.

**Policy 2.11.2**

*Take city action or provide incentives for property owners to aggregate land to facilitate development in the urban center and other subareas planned for higher densities. The City should adopt strategies for development of small lots in Metro Everett and along high capacity transit corridors since it is difficult to achieve well-designed, livable high density development on small lots.*
The team recommends a combination of area to remain UR3 and area to be Planned Development Overlay (PDO). The neighborhood has a concern for the height of taller buildings. In response, the master plan provides shorter buildings along the east and west edges for from the proposed development.

**CURRENT ZONING**

The property east of Fir Street is proposed to remain under existing zoning. This will provide the desired height buffer and allow the first phase of development to proceed immediately, bringing homes to the market as quickly as possible.

**PLANNED DEVELOPMENT OVERLAY (PDO)**

The remainder of the site is proposed to be permitted as a PDO. This will enable the development to achieve all the goals of the Everett Housing Authority, The City of Everett and the local community.
The Everett Housing Authority has studied how to mitigate a large-scale development impact on the surrounding neighborhoods. The City's Comprehensive Plan requires that the City take this into consideration with Policy Objective 4-7:

**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.

Baker Heights is situated on a transition zone between a single-family residential community on the South and East. EHA is proposing the following mitigation measures, in addition to full design and permitting:

<table>
<thead>
<tr>
<th>MITIGATION MEASURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
</tr>
<tr>
<td>Propose mid-rise facing low-rise apartments &amp; school across the street</td>
</tr>
<tr>
<td>South</td>
</tr>
<tr>
<td>Propose mid-rise facing Baker Legacy Apartments and BakerView Tower</td>
</tr>
<tr>
<td>East</td>
</tr>
<tr>
<td>Propose By-Rights Townhomes facing homes and low-rise apartments</td>
</tr>
<tr>
<td>West</td>
</tr>
<tr>
<td>BakerView Tower; Facilities; Wetlands; B&amp;G Club</td>
</tr>
</tbody>
</table>

Legend:
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6

### Phase 1
- +/-45 Townhomes (Under current zone)

### Phase 2
- +/-300 MF Units (PDO)

### Phase 3
- +/-300 MF Units (PDO)

### Phase 4
- +/-350 MF Units
- +/-20,000 SF Retail

### Phase 5
- +/-450 DU
- +/-15 Live/Work
- +/-15,000 SF Retail/Amenity

### Phase 6
- +/-10,000 SF Retail
- +/-20 Live/Work
PHASING

The Everett Housing Authority intends to develop Baker Heights into the Park District over a period of 10 years, coincidental to the 3030 Vision of the Agency’s Strategic Plan. In fact, the scale of the master plan is not feasible to develop all at once. Constructions phases are based on similar scales of multi-family housing developments in the region.

Phasing is recommended from East to West, primarily as a function of the grade, and stormwater facilities. This would allow the gravity-fed stormwater drainage infrastructure to be improved with each phase, instead of altogether at once. Please refer to the Civil Engineering section for more details on infrastructure phasing.

Phase 1 Townhomes can be built under current zone without any rezoning or comprehensive plan amendment. Infrastructure construction is anticipated start in northeast corner due to stormwater management requirements and site regrading.

Phases 2-5 will require approval of the PDO and Development Agreement with taller buildings that current code. Therefore anticipated to follow in order after Phase 1.

To better understand timing for bringing retail onto market, GGLO recommends a market analysis be performed to determine if retail should be included in the early phases.

Phase 6 will require approval of the PDO and Development Agreement for commercial uses not currently allowed under current code. This phase include retail, which is estimated to be desirable due to the previous additional demand from hundreds of housing units.

### 10 YEAR TIMELINE

<table>
<thead>
<tr>
<th>Year</th>
<th>Events</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>Master Plan</td>
</tr>
<tr>
<td>2022</td>
<td>Phase 2: Townhouse Units and PDO Process</td>
</tr>
<tr>
<td>2023</td>
<td>Funding for Phase 3 &amp; 4</td>
</tr>
<tr>
<td>2024</td>
<td>Concept design for Phase 3 &amp; 4</td>
</tr>
<tr>
<td>2025</td>
<td>Design &amp; Construction</td>
</tr>
<tr>
<td>2026</td>
<td>Phase 3 &amp; 4: 400 to 500 units</td>
</tr>
<tr>
<td>2027</td>
<td>Funding for Phase 5</td>
</tr>
<tr>
<td>2028</td>
<td>Concept design for Phase 5</td>
</tr>
<tr>
<td>2029</td>
<td>Design &amp; Construction</td>
</tr>
<tr>
<td>2030</td>
<td>Phase 5: 400 to 500 units and Retail</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Events</th>
</tr>
</thead>
<tbody>
<tr>
<td>2030</td>
<td>Funding for Phase 6</td>
</tr>
<tr>
<td>2031</td>
<td>Concept design for Phase 6</td>
</tr>
<tr>
<td>2032</td>
<td>Design &amp; Construction</td>
</tr>
<tr>
<td>2033</td>
<td>Phase 6: Live/Work and Retail</td>
</tr>
</tbody>
</table>
SECTION 07 | CIVIL ENGINEERING CONCEPT

INTRODUCTION
UTILITIES
STORMWATER DRAINAGE
SITE GRADING
FIRE HYDRANT COVERAGE
Civil engineering analysis was performed to support the master planning concept and provide infrastructure concepts to allow for preliminary budgeting and design challenges, including steep slopes, drainage, underground utilities and life safety considerations.

This work is based on the use of the topography ALTA survey dated April 7, 2021 prepared by PACE; Preliminary Geotechnical soils report dated April 27, 2021 prepared by GeoEngineers; and research of City of Everett (City) standards, stormwater code, and e-mail and phone correspondence with City of Everett representatives.

THE SITE

The proposed development will demolish all existing buildings on-site as well as vacating Hemlock and Larch Streets to accommodate a new residential community. Please refer to the following pages for detailed civil engineering concepts for grading, drainage, stormwater management, utilities and fire safety.
Utilities
The city owns and maintains sections of water mains along 12th, Pine Street and behind the existing multi-family housing fronting Fir Street to supply and supplement fire hydrant protection in the surrounding areas and streets. Once Baker Heights Phase 1 construction is completed, the city will own and maintain the water main extensions in 14th and 15th Street. Additional survey investigations of the waterlines on 12th Street and the large combined sewer line in the northeast corner of the site, plus and review of easements shall be considered in the next design and entitlement phase.

Water
New 8-inch water mains in the new and retrofitted streets will reconnect to existing mains 12th and 14th Streets and supply water for fire hydrant fire suppression. 14th Street will include a water main extension west to the intersection with Poplar Street. A portion of the existing water main located at the northeast corner of the site will need replacement to accommodate a proposed multi-family residential home. The fire hydrants are spaced to overlap 200-foot radii throughout the site. Individual meters for domestic and fire services will be located on the fronting streets. A portion of the water system will need relocation at the northeast corner of the site to accommodate proposed multi-family residential buildings.

Block 9 may be serviced domestic and fire protection from the fronting streets where fire hydrant coverage was provided with the Baker Heights Phase 1 redevelopment.

Sustainability Considerations:
Rainwater collected from downspouts can be collected into a centralized basin or under each large individual building for reuse with some plumbing fixtures and/or use for irrigation systems. Reusing the rainwater will require a filtering and pumping system.

Sanitary Sewer | Combined Sewer
Combined Sewer in Fir Street and the Pedestrian/Fire Access corridor will connect into the existing main in 12th Street, where the existing system flows east then continues south behind the back of the proposed multifamily homes until reaching 14th Street to the east in a long sweep toward the waste treatment lagoon. A portion of this combined sewer system will need relocation at the northeast corner of the site to accommodate proposed multi-family residential buildings. New side sewer services for waste discharge will connect to the proposed combined sewer mains and into the existing combined sewer main in Poplar Street. The street stormwater runoff will be collected and discharge into these systems by relocated catch basins where the streets’ curb and gutter has been relocated to accommodate pedestrian bulbs or parallel parking. The combined sewer in Fir Street is rather shallow and may need additional depth to collect the storm detention systems, and may require direct connection into the deeper system along the east project’s property line boundary.

Services to the proposed multi-family building in block 9 were anticipated and services provided as part of the Baker Heights Phase 1 redevelopment. These services come from existing combined sewer main in 14th and 15th Streets.

Power and Communications & Gas
Underground power and communications will service the project development. The power services purveyor is Snohomish County PUD. This purveyor will decide the points of connection from overhead to underground. The power conduits will typically loop back into overhead in another location fronting the project to include redundancy. At this time the infrastructure system is not known but may include 2 to 4, 4” conduits with 5x7 vaults at every intersection and every three or four hundred feet of straight ductbank runs. Below ground, transformer and vaults with above ground cabinets will be required per building/home structure. Natural gas used for cooking and heating in the Mixed-use buildings and multifamily residential homes has not been considered yet, but once the demand is known and applied for at PSE, individual gas meters will be required per building/home structure.

Sustainability Considerations:
Demand for power from the utility providers can be minimize by the use of solar panels, typically located on the roof structures. This may require a more robust roofing system to support the panel structures. In-building systems can be mostly electrical to avoid use of natural gas.
STORMWATER

Similarly to Baker Heights Phase 1, this project is located in a combined sewer area where collected storm drainage is discharged into the sanitary sewer main which carries flows to the wastewater lagoon facility for treatment prior to releasing into the Snohomish River. The public sanitary sewer main’s waste is diluted with storm water during the rainfall events and it’s known as a combined sewer. The City’s stormwater drainage code does not require water quality for roads or parking lots. The drainage code requires flow control for developed areas exceeding the existing impervious surfaces. This requirement maintains steady current flows to the treatment facility steady. Larch and Hemlock Streets are large impervious and pollution generation areas, replaced with clean roofs and landscape areas for the most part. The landscape and hardscape improvements have not been finalized and with the addition of previous concrete, the overall development is broken up in sections to address individual detention requirements as described below and included in the drainage exhibit.

HUD requires storm water falling on site shall remain on the site by way of infiltration or reused within building facilities to the maximum extent feasible. The City does not allow for any water quality or previous pavements on the roads or sidewalks adjacent to the curb due to replacement costs and the use of sand during winter season. City reviewer has expressed concern about allowing on-site infiltration due to potential soil containing contamination from the Asarco Smelter. Poplar and Fir Streets will not have water quality mechanical systems but will include previous sidewalks located between the landscape-planting strip and the property line. Proposed 13th Street will not have water quality treatment systems for the vehicular areas for reasons mentioned above. Previous sidewalk at back of the planter strip will be proposed for city’s consideration.

Based on the geotechnical engineer’s soils report, the existing site soil have very low infiltration capabilities. The geotechnical engineer will obtain additional exploration and soil testing to figure out pockets available for infiltration; however, for this master plan activity, we anticipate placing infiltration areas throughout the site in an effort to keep as much as the stormwater generated on site to remain on site. Below is a summary of the stormwater flow control and treatments anticipated for the site:

WEST OF POPLAR STREET:

City of Everett does not allow storm drainage private systems in the right of way; therefore a shallow swale is proposed at the back of the multi-family housing with infiltration downspout disconnects between the buildings to discharge into the shallow swale. The downspout disconnect includes a type 2 catch basin where downspouts are connected to discharge through a perforated pipe within a gravel bed. Stormwater runoff not infiltrating will backups into the catch basin to exit into the shallow swale for discharge toward the wetland where current drainage discharges.

The parking lot at the south end of this row of multi-family housing is a pollution generation paved area and will be cleaned out with an oil/water separator before discharging into the shallow swale heading north behind the housing units.

EAST OF FIR STREET:

This area’s drainage is controlled and treated similar to the Development west of Poplar Street with regards to downspouts disconnects and water quality for pollution generation areas (PGA). This area has a larger PGA that includes an alley and a surface parking lot. The stormwater surface runoff drains into catch basins and discharges into an Oil water (O/W) separators at the north end of the project, and at the small surface parking lot, for treatment. After treatment, through the O/W system, the stormwater is released into a shallow swale to promote further cleansing and infiltration prior to discharge into the combined sewer. The north end of the alley will include a catch basin filter to treat storm runoff not directed to the O/W separator. The surface parking lot drainage is collected into a detention system to release at required rates into the new combined sewer system.
Section 07 | Civil Engineering Concept

Infrastructure Phasing

The utilities, streets, and underground utilities can either be constructed all at once or together with each phase. GGLO and KPFF recommend a feasibility analysis with comparable cost estimates be performed to determine which option would be best.

For phasing KPFF recommends the following:

Phase 1 - all storm and utility installations in Fir Street. Provide additional stubs and temporary surface improvements to extend to the next phases of Construction.

Phase 2 & 3 - installation of storm systems and utilities to service this phase. Water main loops around this phase and fire protection stubs to connect future phases.

Phase 4 & 5 will be similar to Phases 2 & 3. The new fronting utilities in Poplar Street will provide services for fire, storm and waste with some stubs crossing the street to service phase 6 in the future, but paid for and under Phase 4 & 5.

In places where a new road/street provides access to the various phases, the street improvements may require full completion as part of an earlier phase to serve the future phases. Construction mobilization and demobilization will likely be more expensive for doing this in multiple phases. Earthwork for a larger area allows for better soil management and potentially savings to store soil material to be reused on site vs. exporting soil away and importing at a later time. Multiple phasing permits from the city and coordination with all stakeholders and Agencies Having Jurisdiction...

Recommend contractor input on phasing options

Blocks 5 & 6:

This development block may have previous concrete on the sidewalks, except along 14th Street. Also, using previous concrete on the Pedestrian Pathway and Emergency Fire Lane will promote infiltration. The Fire Lane will be flanked with a shallow swale system and a perforated pipe beneath the bottom of the swale. Building downspouts will drain into the swale to promote infiltration. Overflow unable to infiltrate will be collected in the perforated pipes and surface catch basin and transported to a detention vault under the open area, north and adjacent to the Fir Street right of way.

Blocks 3 & 4:

Similarly, to Blocks 5 & 6 above, this development may have previous concrete on the sidewalks, except along 12th and Poplar Streets because the city will not allow previous concrete sidewalks adjacent to the curb. The north segment of Pedestrian Pathway and Emergency Fire Lane with similar storm drainage systems. The Overflow drainage will be, transported to a detention vault under the small park area, the northeast corner of block 4.

Sustainability Considerations:

Reduction on stormwater leaving the project site can be minimized by re-using on site as noted above. With additional geotechnical investigations, the project site may have uncover areas where more infiltration may be possible, including the use of injection wells, or infiltration galleries under the buildings or open space areas. Green roofs can be used to allow stormwater to infiltrate, feed the plants and evaporate. Purple roofs provide similar benefit to Green roofs except this system is comprised of a layer of waffle-like material beneath the planting to hold rainwater and further reduce the on-site detention systems. Bio-retention facilities also manage stormwater on site to feed the plants and evaporation of rainwater on the building, and on the ground with potential infiltration.
SITE GRADING

The grading contours noted in the grading exhibit depict the road alignments and associated finished surfaces. Refer to the building and site sections for the building elevations. The proposed contours tieback to existing grade elevations and contours at the project boundaries. Below we provide some additional description to complement the grading exhibit:

- Poplar Street lowered by 2 feet and Fir Street raised by an equal amount at the intersection with 13th Street to lessen its eastbound steep longitudinal slope.
- The 13th Street west-to-east longitudinal slope is just over 12% with a 2% at the 20-foot Pedestrian Way.
- Housing on the west of Poplar Street has direct access off Poplar Street; therefore, grades in this area will need to lower some to accommodate the 2-foot street lowering accordingly.
- Housing on the east side of Fir Street has access via stairs to accommodate a parking beneath and behind the housing units; therefore the housing foundations will need adjustment accordingly to accommodate this new elevation.
- Fir Street provides access to the eastern buildings north and south of 13th Street with lowest parking finished floors of 75-and-76 feet respectively.
- 12th and 14th Streets provide access to the western buildings at the parking elevation of 105-and-106 feet respectively. The lower parking level is 10 feet below these elevations.
- Development of block 9 may require some fine grading to accommodate the proposed multi-family buildings but generally should fit with surrounding fronting streets and the final grades completed with Baker Heights Phase 1 redevelopment.
KPFF and GGLO met with the Fire Marshall’s office to review the proposal for fire safety and emergency vehicle access.

FIRE TRUCK ACCESS

For Buildings 30 feet tall, roadway width required is required to be 26 feet wide to accommodate ladder trucks. Additionally, Building facades shall be not less than 15 feet and not more than 30’ from the Fire Lane.

Everett Fire Code limits vehicle apparatus access to no more than 10%, so the new addition of the steep 13th street was discussed. Fire Marshall had no objection to this and acknowledged sufficient access around the site.

The Fire Marshall had no objection to the 20-foot-wide Pedestrian walkway through the center of the site, indicating options for gates and bollards for emergency access. Alternative pavements should be marked clearly to indicate the limits of the 20-foot-wide Fire access.

FIRE HYDRANTS

All buildings onsite shall be sprinklered per NFPA 13 or 13R (if townhouses qualify). New 8-inch water mains in the new and retrofitted streets will reconnect to existing mains 12th and 14th Streets and supply water for fire hydrant fire suppression. 14th Street will include a water main extension west to the intersection with Poplar Street.

A portion of the existing water main located at the northeast corner of the site will need replacement to accommodate a proposed multi-family residential home. The fire hydrants are spaced to overlap 200-foot radii throughout the site. Individual meters for domestic and fire services will be located on the fronting streets.

Fire Marshall’s office encouraged the GGLO/KPFF team to meet with them again to review as design develops.
EXCERPTS FROM THE ZONING CODE:
- ZONING SUMMARY
- PLANNED DEVELOPMENT OVERLAY (PDO PLAN)

COMMUNITY MEETING #1
- PUBLIC OUTREACH SURVEY DATA
- MASTER PLAN GAME SURVEY DATA

COMMUNITY MEETING #2
- BREAKOUT ROOM DATA

COMMUNITY MEETING #3
- PUBLIC OUTREACH SURVEY DATA
- BREAKOUT ROOM DATA

TRAFFIC REPORT
ARBORISTS REPORT
GEOTECH REPORT
CIVIL DESIGN MEMO