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EVERETT SAFE STREETS SUPPORTIVE HOUSING SITE ALTERNATIVES ANALYSIS

NOVEMBER 17, 2016

Supplemental Report to the SEPA Environmental Checklist

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PURPOSE

Purpose

Agency decisions benefit from an evaluation of impacts, alternatives and mitigation options to inform the decision-making process on a specific course of action. The State Environmental Policy Act (SEPA) review process provides for public input and involvement in a project while providing transparency and accountability in agency decision-making.

The purpose of this analysis is to identify environmental impacts under the SEPA as it relates to the Everett Safe Streets Supportive Housing (ESSSH) project site selection. The analysis is in preparation of the following governmental actions/approvals necessary to construct and complete the Everett Safe Streets Supportive Housing project.

Decisions/actions required at various levels of local government for this project consist of the following:

- City Utility Property/General Fund Property exchange
- City Real Property Surplus Process
- Land Transfer Transaction Approval with Use Covenants
- Snohomish County Homeless Housing Pilot Project Funding Agreement between the City and Housing Developer
- Land Use Review Process III for Supportive Housing
- Short Plat segregating a portion of the City parcel for the project
- Site construction plan approval including public road and infrastructure improvements
- Building and associated Construction Permit Approvals
- Supportive Housing Facility Service Funding Agreement between the City and Housing Provider

Environmental impacts of the construction project are addressed in the Environmental Checklist and other special reports prepared by Catholic Housing Services and/or consultants employed by CHS including a Phase I Environmental Assessment dated September 1, 2016, a Geotechnical Report dated November 1, 2016, a Traffic Impact Study dated October 2016, and a draft facility management plan.

Permanent Supportive Housing as a Response to Ending Chronic Homelessness

HOUSING FIRST CONCEPT

The U.S. Department of Health and Human Services defines Permanent Supportive Housing as:

> "Decent, safe, and affordable community-based housing that provides tenants with the rights of tenancy under state and local landlord tenant laws and is linked to voluntary and flexible support and services designed to meet tenants' needs and preferences."

In the Housing First model, people are given access to housing without needing to be "housing ready" (i.e. sober or in treatment). The goal is for individuals to be permanently housed by surrounding them with case management, supportive resident services and access to other services when they are ready.

This model has consistently been shown to be more successful for chronically homeless individuals than programs that require residents to be sober or on a treatment regimen for mental illness before they qualify for housing. With the security and support of housing, individuals are better able to focus on individual goals that promote positive outcomes in their lives.

The Housing First approach, which is also known as "low-barrier" or "supportive housing," is critical for the chronically homeless population because it is exceptionally difficult to address the disabling conditions contributing to homelessness without first providing a foundation of stable housing, particularly for those who have been on the streets for many years.

- Poverty: With an extremely low rental vacancy rate in Snohomish County, individuals living at the lowest economic levels struggle to find affordable apartments. There are currently 156 individuals on the county-wide waitlist for supportive housing. They meet all of the eligibility requirements for supportive housing but are living in situations not suitable for human habitation or in shelters because there are no available rental units.

- Medical conditions: According to a study conducted on a similar facility in Oregon, residents saw a substantial reduction in medical costs and significant improvement in physical and mental health once they were placed in supportive housing. Housing is a factor in an individual's physical and mental health. Similar to behavioral health issues, studies show that physical and health outcomes are better if individuals have access to safe and affordable housing. For example, we would not require a person to control their diabetes before granting them access to housing, and the same logic is true of behavioral health issues.

- Substance use and mental illness: Housing First has been shown to be the most effective strategy to help people who are homeless and suffering with addiction or mental illness make progress in overcoming those conditions. Programs that require sobriety before providing access to housing have lower success rates for achieving the same treatment goals. The goal of supportive housing is not that residents continue to engage in destructive behaviors, but rather to approach them with a strategy that has been proven to be effective in reducing substance use and improving mental health among chronically homeless individuals.

The facility is not "no-barrier" housing, but has limitations on who can qualify to be a resident. Those guidelines help protect the health and safety of residents who are transitioning out of life on the streets, and help ensure that the facility can operate successfully within the larger community.

Source: https://everettwa.gov/1371/Safe-Streets-Housing

Everett Safe Streets Supportive Housing Need

The 2016 Point-In-Time Count was conducted by Snohomish County to inform the Everett/Snohomish County Continuum of Care plan for "addressing needs and making progress toward goals to prevent, reduce, and end homelessness." While this is not an exhaustive census, it does provide indications of any overall trends. The homelessness count in the City of Everett on January 28, 2016 was 193. These included Veterans, Unaccompanied Youth (under 24), Chronically Homeless Persons, Individuals, and Families.

At the direction of Mayor Stephanson in response to the growing homelessness issue in Everett and the recognized impact on government and social services, the City convened a task force of community members, business owners and service providers in July 2014 to focus on street-level social issues in Everett's urban cores and develop recommendations that could be implemented by the community. The task force released their final report and recommendations in November 2014. Expanding use of the "Housing First" Model for the City's Chronically Homeless Persons, many of whom have been identified through the City's CHART Program, is a priority recommendation.

CHART (CHronic-Utilizer Alternative Response Team) is a team of criminal justice, emergency response, and research partners who collaborate in an effort to reduce the impact of chronic utilizers on those systems, many of who are Chronically Homeless. By taking a systemic approach, where the goal is to create an individualized plan that will have a positive and measurable impact on the use of those resources without simply shifting costs from one partner organization to another. The primary goal of CHART is to decrease the system impacts associated with the disproportionate overlapping service utilization by these individuals; however, we anticipate that our efforts will also positively impact the lives of those identified for participation in CHART.

Source: https://everettwa.gov/1371/Safe-Streets-Housing

Siting Criteria for Successful Projects

Siting criteria for supportive housing was developed using information obtained from supportive housing providers, documentation from The Corporation for Supportive Housing (a nationally recognized expert organization on best practices), and the City's knowledge of the population to be served by a new facility. Each property evaluated needed to meet basic criteria to ensure a successful outcome for a new facility before proceeding to the next phase of a development proposal assessment process.

SCALE/SIZE OF PROPERTY TO ACCOMMODATE DESIRED PROJECT

- 70 units of housing with mix of studio and one-bedroom apartments in a single building – optimum size for cost/benefit (Note that a smaller-40 unit project has also been considered for impact comparison purposes)
- A minimum of .5 acres in a configuration to accommodate facility needs
- Four-story maximum for cost effective construction

LAND USE COMPATIBILITY

- Near both commercial and the city's residential neighborhoods to create a community setting
- Allowed under existing zoning
- Facility can be accommodated on a site and meet development regulations
- Can meet city's land use special property use provisions for Supportive Housing

PROXIMITY AND EASE OF TRANSIT SERVICES AND PEDESTRIAN FACILITIES

- Transit stop within 500 feet of facility
- Direct vs. Collector routes favored
- Pedestrian facilities are or can be provided at property and will facilitate mobility for residents

PROXIMITY TO PERSONAL SERVICES

- Grocery Store
- Drug Store
- Clothing
- Other personal services
- Public amenities, i.e. parks

SITING CRITERIA FOR SUCCESSFUL PROJECTS

PROPERTY AVAILABILITY/COST FEASIBILITY

- Currently for sale or owner/seller willing to sell
- Reasonable cost relative to price of land and expected development costs
- Within a census tract with less than 20% poverty rate restricting rental assistance funding
- Available within a timeframe consistent with low-income housing project funding opportunities

Analysis of Reasonable Alternative Sites

The City's Safe Streets Plan Implementation Team screened several potential properties for a new supportive housing facility using the siting criteria described in this report. After searching for parcels that met the timing to compete for low-income housing project funding and availability criteria, it was determined that public land eligible for surplus would facilitate a way to move forward with the project for the City's selected Housing Developer. Four reasonable alternatives on three different sites were chosen for further evaluation. All sites described below are currently owned by the City of Everett. Based on Snohomish County Assessor's records, the 2017 land value for the three alternative sites range from $428,300 to $477,800 per acre. This is not an appraised value.

SITE NO. 1 – 528 MADISON AVENUE (PARCEL NO. 00393300001200)

SIZE:	1.78 ACRES
ZONING/COMPREHENSIVE PLAN:	P = Public Park Zone / 2.0 Parks-Public Open Space
PROXIMITY TO TRANSIT:	Connector Bus Route No. 8. Bus Stop at property North Terminus = Everett Station via Broadway Avenue South Terminus = Airport Way and Evergreen Way Connection to SWIFT Stop = . 7 miles @ Pecks and Evergreen Way
NEARBY PERSONAL AMENITIES:	At Evergreen Way .4 to .6 miles to grocery, drug store, clothing
PROPERTY AVAILABILITY/COST:	Publically owned=City of Everett – purchased with Snohomish County Conservation Futures Funds under a deed containing easement restrictions
NEIGHBORHOOD:	Evergreen

Source: www1.co.snohomish.wa.us

Criteria Suitability Analysis

- Size. The property is large enough to accommodate a project of 70 units and four stories. There are no known environmental constraints.
- Compatibility. The property is currently designated as Park Use on the Comprehensive Plan Land Use and Zoning Maps where supportive housing is not an allowed use under the existing zoning regulations. An amendment to both maps is required and would take up to 18 to 24 months to secure map changes.
- Transit/Pedestrian. East/Northbound bus service is on Madison Ave. on the street at the property. West/Southbound stop is located 1 block on the north both in the east and west direction of the north side of Madison Ave. This route, however, functions as connector and would require transfers to direct routes when getting to services in other areas of Everett or the county. Sidewalk facilities are present along the Madison Ave.
- Amenities. Amenities and personal services are not in the immediate vicinity.
- Availability/Cost Feasibility. While the property is owned by the City of Everett, Snohomish County has a Conservation Easement in servitude restricting the use of this site. Both the easement restriction and rezoning process make the parcel unavailable in the time frame needed for competitive funding opportunities. Cost feasibility is questionable given the cost of resolving the land restrictions, Comprehensive Plan and Rezoning process, and the amount of site work that would be necessary to construct a project on this site. The poverty rate in the census tract where this parcel is located is 19.30%, near the maximum criteria level.

Environmental Elements Overview

Increase to water discharge, air emissions, toxic or hazardous substances, and noise:

The selection of Site No. 1, when designed, would likely increase water discharge with the creation of new impervious surface areas. Air emission increases would primarily occur from construction vehicles during the construction phases of the project and typical emissions from regular vehicle traffic after the facility begins operation. No release of toxic or hazardous substances will occur as a result of a supportive housing facility on this or any of the alternative sites. Increase in noise would be produced primarily during phases of construction. Noise subsequent to facility occupancy would be that of a typical residential apartment development.

Measures mitigating impacts from developing the site include stormwater management in accordance with state and local requirements and access to major transit routes to reduce the use of single-occupant vehicles.

Affect to plants, animals, fish, or marine life:

Site development would require clearing a significant amount of vegetation including trees and underbrush where animal habitat exists. No known endangered animal or plant species are present. There is no known fish or marine life habitat on the property.

Measures that would mitigate impacts from clearing the site would be to reduce the size of the project to minimize ground and plant disturbance. Additional enhancement of the undisturbed portions of the site could result in an improved habitat area.

Depletion energy or natural resources:

Energy usage on this site would go from a single-family to a multi-family use (Note that the single – family home on the property is currently vacant and will not likely be reoccupied in the foreseeable future given the necessary repairs). There are no known significant natural resources .except for the long-term urban setting natural and open space value to the community as described below.

Measures that would mitigate energy impacts on the site include compliance with the Washington State Energy Code and designing the project to meet Evergreen Sustainable Development Standards for multi-family development.

Effect on environmentally sensitive areas or parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands:

This property is designated as park land in the city but has not yet been developed as an active park site. Since the site is more heavily forested than the smaller parcels in the neighborhood, the site likely serves as a small wildlife habitat in an urban environment. The existing conservation easement was implemented through an agreement between Snohomish County and the City of Everett because "the Protected Property possesses significant long-term natural and open space values ("Conservation Values") of great importance to the people of Snohomish County for passive recreation." There are no known wild or scenic rivers, wetlands or endangered species habitat on the property. The site is not listed as having historic or cultural significance. This property does not contain prime farmlands or floodplains.

Measures to reduce effects on these areas could include reducing the size and scale of the proposed project and/or provide significant buffers between the development and the forested areas. Enhancement of the natural areas may improve the value of the habit functions. Both of these measures may be necessary or required as a result of negotiating new terms of the conservation easement with Snohomish County.

Effect on land and shoreline uses:

The property can be characterized as a single-family development on a large (by urban standards) forested parcel. There is an unoccupied single-family house with several smaller outbuildings, driveway and typical landscaping. Most of the parcel has been left in a forested condition with tall firs and cedars and some deciduous trees and shrubs. The site is surrounded by single-family zoning and land uses. No shorelines or shoreline uses are on or within any significant distance.

Measures to reduce effects on other single-family land uses in the area could include reducing the size and scale of the proposed project and/or provide significant buffers between the development and the adjoining properties.

Demands on transportation or public services and utilities:

The supportive housing project will have low- to very low-income residents and therefore automobile ownership will typically be low. That condition necessitates a heavy reliance on public transportation for those living at the proposed facility. The traffic study for this project shows a PM Peak traffic demand of four trips per day. This will apply to all sites. Public services need is anticipated at a slightly higher rate for the homeless population expected to reside at the project. Given the currently level of public services used by this population, a decrease in overall community public services is expected with the stability of permanent housing (See CHART discussion on page 4). Utility needs will be that of a typical multi-family development.

No specific measures are identified since the property is located along a transit route and public services are already being used by the expected residents in the community. There is utility capacity in the City for the proposed facility.

Conflict with local, state, or federal laws or requirements for protecting the environment:

Local laws and regulations will apply to the project on any site within the City of Everett. State and federal environmental protection regulations will be triggered by the likely funding sources for affordable housing being sought for this project.

No specific measures are identified as the project is required to comply with all applicable environmental protection laws and requirements. There are no conflicts identified.

SITE NO. 2 – 2600 WEST MARINE VIEW DRIVE (PARCEL NO. 00437455800500)

SIZE:	.78 ACRES
ZONING/COMPREHENSIVE PLAN:	R5= Core Residential Zone / 1.8 MultiFamily 50+ Dwelling Units per Acre/
PROXIMITY TO TRANSIT:	Connector Bus Route No. 6. Bus stop across SR529 from property North Terminus = 13th and West Marine View Dr. South Terminus = Everett Station via Hewitt, Broadway, and 33rd Connection to SWIFT Stop = @ Everett Station 1.3 miles
NEARBY PERSONAL AMENITIES:	.8 miles to grocery, 1.1 miles drug store, and .6 miles clothing
PROPERTY AVAILABILITY/COST:	Publically owned=The City of Everett purchased it with General Funds
NEIGHBORHOOD:	Bayside

Source: www1.co.snohomish.wa.us

Criteria Suitability Analysis

- Size. The parcel meets the basic size requirement. However, the narrow parcel shape causes concern that other desired site amenity opportunities such as outdoor recreation and open space for the residents are limited and would likely increase construction costs or reduce the number of units that can be placed on the site. The parcel is upland with a significant retaining wall on the west boundary.
- Compatibility. The Comprehensive Plan designation and zoning allow supportive housing development. The parcel is situated at the edge of the downtown area. Single- and multi-family developments comprise the neighborhood.
- Transit/Pedestrian. Bus service is available at a connector route level. A sidewalk system is available to the site. However, there is no traffic signal or crosswalks at 26th and West Marine View Drive. Pedestrians access the southbound bus route via a pedestrian bridge that crosses West Marine View Drive at 25th Street.

- Amenities. Personal amenities are available several blocks away from the site. No direct transit route is available to access a grocery or drug store.
- Availability/Cost Feasibility. The City originally purchased this parcel for a fire station but the use is no longer being considered for this site. Additionally, a portion of this property is needed to support a stormwater detention facility that will encumber the site that has yet to be designed. Construction costs are unpredictable due to the undefined specifics of a city stormwater utility need. As stated above, the narrow configuration of the parcel will further constrain the facility needs and desired size of a supportive housing development. A smaller project will lower the cost/benefit ratio related to the economy of scale for both construction and facility operational costs. The poverty rate in the census tract where this parcel is located is 12.83%.

Environmental Elements Overview

Increase to water discharge, air emissions, toxic or hazardous substances, and noise:

The selection of Site No. 2 will not increase water discharge because the site is entirely covered with impervious surface areas. Air emission increases would primarily come from construction vehicles during the construction phases of the project and emissions from regular vehicle traffic after the facility begins operation. No release of toxic or hazardous substances will occur as a result of a supportive housing facility on this or any of the alternative sites. Increase in noise would be produced during phases of construction. Noise subsequent to facility occupancy would be that of a typical residential apartment development. The parcel is located within approximately 128 feet of a heavily traveled railroad line that runs along the City's west waterfront and will affect the development.

Measures that would mitigate impacts from developing the site include stormwater management in accordance with state and local requirements and having access to major transit routes to reduce single-occupant vehicles. Sound reduction construction materials could be used to mitigate some of the noise impacts to the residents of the facility.

Affect to plants, animals, fish, or marine life:

There are no affects anticipated to plants, animals, fish or marine life on the property.

Depletion energy or natural resources:

Energy usage on this site would increase from operating as a vacant parking lot to a 70-unit multi-family use. There are no natural resources on the site.

Measures that would mitigate energy impacts on the site include compliance with the Washington State Energy Code and designing the project to meet Evergreen Sustainable Development Standards for multi-family development.

Effect on environmentally sensitive areas or parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands:

This is a small paved parking lot. There are no environmentally sensitive areas or parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands on this site.

No mitigation measures would be necessary given the developed nature of the parcel.

Effect on land and shoreline uses:

There are single- and multi-family developments to the north, east, and south of the subject site. Alternative Site No. 2 is approximately 950 feet from the shoreline. Two wide arterials are situated between the site and the shoreline industrial uses. The industrial facility closest to the property is currently vacant.

No measures are necessary as the use will likely have no effect on the surrounding uses.

Demands on transportation or public services and utilities:

The supportive housing project will have low- to very low-income residents and therefore automobile ownership will typically be low. As already stated, that condition necessitates a heavy reliance on public transportation for those living at the proposed facility. The traffic study for this project shows a minimal PM Peak traffic demand of four trips per day. This will apply to all sites. Public service needs is anticipated slightly higher for the homeless population expected to reside at the project. Given the currently level of public services used by this population, a decrease in overall community public services is expected with the stability of permanent housing (See CHART discussion, page 4). Utility needs will be that of a typical multi-family development.

No specific measures are identified since the property is located along a transit route and public services are already being used by the expected residents in the community. There is utility capacity in the City for the proposed facility.

Conflict with local, state, or federal laws or requirements for protecting the environment:

Local laws and regulations will apply to the project on any site within the City of Everett. State and federal protection regulations will be triggered by the likely funding sources for affordable housing being sought for this project.

No specific measures are identified as the project is required to comply with all applicable environmental protection laws and requirements. There are no conflicts identified.

SITE NO. 3 – 6107 BERKSHIRE DRIVE (28050600400900)

SIZE:	1.4 ACRES of a 21.54 ACRE SITE
ZONING/COMPREHENSIVE PLAN:	R1= Single-Family Detached, Low Density Zone / 2.8 Public-Quasi-Public Facilities
PROXIMITY TO TRANSIT:	Direct Bus Route No. 7. Bus stop at corner of Berkshire and Evergreen North Terminus = College Station North Everett. South Terminus = Mall Station, South Everett Connection to SWIFT Stop = Near intersection of Berkshire and Evergreen Way
NEARBY PERSONAL AMENITIES:	.3 to .5 miles to grocery, .5 miles to drug store, one block from clothing stores and eateries
PROPERTY AVAILABILITY/COST:	Publically owned=The City of Everett purchased with property with Utility Funds
NEIGHBORHOOD:	Glacier View (Property is situated at the Northwest corner of the Evergreen Way, Berkshire street intersection where four neighborhoods border including Pinehurst, View Ridge Madison, and South Forest Park

Source: www1.co.snohomish.wa.us

Criteria Suitability Analysis – 70 Unit Project Scenario

- Size. The parcel meets the size requirements due to site flexibility creating a more optimum project configuration. The size allows greater opportunities for active outdoor recreation and open spaces.
- Compatibility. The proposal is allowed under the current R1 zoning with Hearing Examiner approval and supported by the Comprehensive Plan Land Use Designation Public/Quasi-Public. The location is adjacent to commercial activity, a utility use, a Fire Department Training tower, major public

transportation access, and single- and multi-family residential communities support the property as an ideal site. The site abuts the Evergreen Way Mixed Use Overlay slated for large multi-story mixed-use buildings in the future.

- Transit/Pedestrian. Both Everett Transit and SWIFT Bus service are available a ½ block from the site and run the most "complete" direct routes through Everett and other employment/service areas. Sidewalks would be constructed as part of development requirements along the frontage of the property on Berkshire Drive to connect the project to the commercial area.
- Amenities. Personal amenities and services are within reasonable walking distance.
- Availability/Cost Feasibility. There is excess land for the utility use on the approximately 22 acre site and therefore a portion of the Reservoir property is available for other uses. A process for transferring the portion needed for the housing facility from the utility enterprise to the general fund will be required. The length of time for this process is relatively short and can be accomplished within the project funding timeline constraints. The construction and facility operation costs are feasible with a 70-unit project because of the economy of scale for cost per housing unit and adequately staffing the appropriate service programs. The poverty rate in the census tract where this parcel is located is 10.03%, the lowest of the Alternative sites.

Criteria Suitability Analysis – 40 Unit Project Scenario

- All criteria are met as with the 70-unit project, however, the cost feasibility becomes less affective due to the economy of scale benefits loss.

Environmental Elements Overview

Increase to water discharge, air emissions, toxic or hazardous substances, and noise:

70-Unit Facility
The selection of Site No. 3, when designed, would likely increase water discharge with the creation of new impervious surface areas. Air emission increases would primarily be from construction vehicles during the construction phases of the project and emissions from regular vehicle traffic after the facility begins operation. No release of toxic or hazardous substances will occur as a result of a supportive housing facility on this or any other site. Increase in noise would be produced primarily during phases of construction. Noise from periodic Fire Department Training Exercises would continue and could have an effect on the residents of the facility. Noise from the facility subsequent to occupancy would be that of a typical residential apartment development.

40-Unit Facility
A smaller facility on the subject site would likely have less of a building footprint but would still increase water discharge with the creation of new impervious surface areas. Air emissions from construction would be relatively the same as the 70-Unit scenario. Increases in noise would also be the same.

Measures that would mitigate impacts from developing the site include stormwater management in accordance with state and local requirements and access to major transit routes to reduce single-

occupant vehicles use. Noise mitigation such as using sound reduction construction materials could be used to protect the residents of the facility from the periodic training noise emissions.

Affect to plants, animals, fish, or marine life:

70-Unit Facility and 40-Unit Facility
The area of the site proposed for the housing facility has been primarily lawn, gravel, and pavement for several years. Some underground utility work has occurred in the general area and on the parcel. Animals may be found in the downhill sloped vegetated areas between the commercial developments along Evergreen Way and the proposed development portion of the site.

Measures that could be implemented to improve plant and animal life on the proposed site would be to locate the building away from the sloped naturally vegetated area so as not to disturb this portion of the site. Adding native vegetation in landscaping areas would also enhance the overall site.

Depletion energy or natural resources:

70-Unit Facility
Energy usage on this site would increase from vacant property to a 70-unit multi-family use. There are no natural resources on the site.

40- Unit Facility
Energy usage on this site would increase from vacant property to a 40-unit multi-family use, however less than a 70-unit facility. There are no natural resources on the site. The water that is stored in the reservoir is piped from a natural resource outside the city limits.

Measures that would mitigate energy impacts on the site include compliance with the Washington State Energy Code and designing the project to meet Evergreen Sustainable Development Standards for multi-family development. It should be noted that the housing units are needed for the target population in the community; therefore, at least 70-units whether in one or more buildings will use the necessary energy to house individuals. An economy of scale savings would be realized in the larger facility.

Effect on environmentally sensitive areas or parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands:

70-Unit Facility and 40-Unit Facility
Pigeon Creek is piped underground on the Reservoir 3 site running near the adjacent commercial uses. There is a small park in the neighborhood a few blocks from the proposed development. There are no wilderness areas, wild or scenic rivers, threatened or endangered species habitat, historical or cultural significance on this site. No wetlands, floodplains, or farmlands are present on the sight.

Both size projects would not have a measurable affection on Pigeon Creek because it is piped underground. According to the City of Everett, daylighting the creek to enhance fish habitat would likely be unsuccessful given the location next to the commercial uses. There is a significant distance between a project of either 70-units or 40-units that would provide buffers between the development

and the vegetated areas on the site. Enhancement of the natural areas may improve the value of the other animal habit functions to reduce any other environmental effects.

Effect on land and shoreline uses:

There is a mix of land uses adjacent and around Alternative site no. 3. To the South is a single-family neighborhood of lots ranging in size from approximately .17 to .5 acres. Land uses west of the property include commercial businesses along a major transportation corridor. A golf course surrounds the City's parcel along the east and northeast side of the property with an apartment building and commercial uses directly to the north. The City's site contains the water utility, Reservoir No. 3 along with other smaller utility structures. A five-story training tower for the Everett Fire Department is situated near the south boundary of the site. There are no shorelines within the vicinity of this property.

Measures to reduce effects on land use could include aesthetic treatments of the building to provide an attractive facility that will be compatible with the variety of land uses in the vicinity. A reduced sized facility would have similar effects but the cost benefit of the project would not be an efficient use of land and make the project less feasible.

Demands on transportation or public services and utilities:

70-Unit Facility
As stated in the Alternative No. 1 and No. 2 analysis, the supportive housing project will have low- to very low-income residents and therefore automobile ownership will typically be low. That condition necessitates a heavy reliance on public transportation for those living at the proposed facility. The traffic study for this project shows a minimal PM Peak traffic demand of four trips per day. This applies to all sites. Public service needs is anticipated slightly higher for the homeless population expected to reside at the project. Given the current level of public services used by this population, a decrease in overall community public services is expected with the stability of permanent housing (See CHART discussion, page 4). Utility needs will be that of a typical multi-family development.

No specific measures are identified since the property is located along a major transit route and public services are available in the community for the future residents. There is utility capacity in the City for the proposed facility.

Conflict with local, state, or federal laws or requirements for protecting the environment:

Local laws and regulations will apply to the project on any site within the City of Everett. State and federal protection regulations will be triggered by the likely funding sources for affordable housing being sought for this project.

No specific measures are identified as the project is required to comply with all applicable environmental protection laws and requirements. There are no conflicts identified.

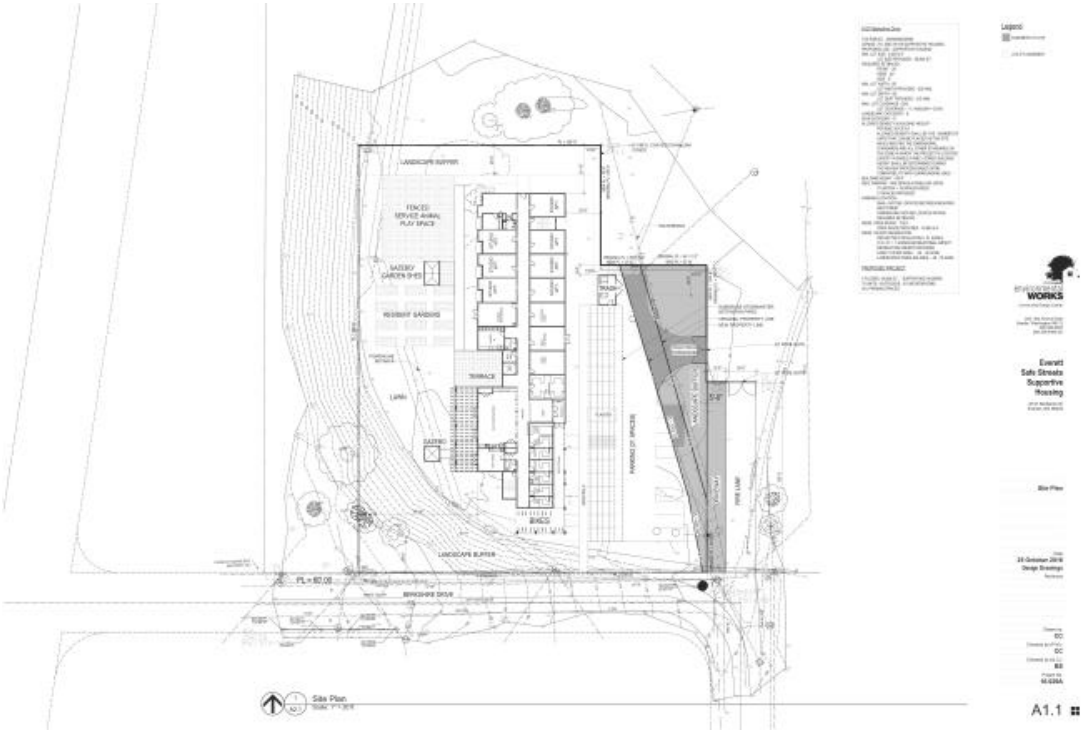
Preferred Alternative Site

Of the three locations, Alternative No. 1, the Madison Avenue site, is the least favorable for the proposed project given that many of the measures to mitigate impacts to the environment and the area include a reduction in size of the proposed project. A reduction in size of the project negatively affects the cost benefit of both construction and operations of a supportive housing facility. Additionally, it is unclear what the cost and time required to amend the Comprehensive Plan Land Use Designation and Zoning Maps or remove the conservation easement restrictions to allow the facility to be sited on this property.

Alternative No. 2, the West Marine View site, is also not favored due to the yet fully defined utility need, the isolated nature of the parcel, and the parcel configuration concerns. These factors create more unpredictability for the desired project size. Transit is available, however at a connector level as opposed to an easier direct route.

The preferred alternative is site No. 3 for a 70-unit project on 1.4 acres of the approximately 22-acre parcel located at 6107 Berkshire Drive and referred to as the City's Reservoir 3 property. The robust public transportation and the personal services within walking distance of this site are ideal. The poverty level in the census tract is the lowest and will meet the City's consolidate plan goal of dispersion of low-income housing throughout the city and in particular to serve the housing needed for the underserved populations. This site meets the majority of the site selection criteria including compatibility with surrounding uses that could support a successful Housing First project.

PREFERRED ALTERNATIVE SITE



REFERENCE DOCUMENTS/SOURCES

Reference Documents/Sources

A. Community Streets Initiative Final Report and Recommendations - https://everettwa.gov/DocumentCenter/View/323
B. U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES, Evidence-Based Practices KIT, Permanent Supportive Housing, Publication No. SMA-10-4509, Printed 2010
C. CHART Report - https://everettwa.gov/1403/CHART-Program
D. Oregon Study on medical costs - https://shnny.org/images/uploads/Oregon-SH-Report.pdf
E. Council Resolution declaring preferred site November 9, 2016

CONTACT INFORMATION

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