TO: Cassie Franklin, Mayor  
City Council
FROM: David Stalheim, Long Range Planning Manager
DATE: August 10, 2018
RE: Metro Everett, Zoning Boundary Changes

At the August 1st council briefing on Metro Everett, some council members expressed an interest in understanding where zoning boundary changes are proposed within the Metro Everett Plan.

As mentioned in earlier briefings, the Metro Everett development regulations reduce 13 different zoning districts, plus multiple zoning overlays (clinics, office, historic, streets), down to 3 zoning districts with just 2 overlays (historic and streets). Within this framework, the edges of the zoning boundaries have not changed significantly.

In October 2017, the planning commission reviewed the areas where the zoning boundaries had changed. These changes include elimination of the clinic-office overlay in some areas, plus some boundary changes where current commercial zoning was proposed to be residential, or vice versa. Based on public input, some changes were made by the planning commission. A review of ten different areas has been updated and attached to this memo.

At this time, there have been just two public comments that have requested changes on either zoning or height boundaries that were not amended by the planning commission.

**Height change request**
At the August 1st council briefing and hearing, Mr. Timothy Corpus requested that the height for property he has south of 26th on Colby have the 7-11 floors allowed further south.

If council wishes to make this adjustment, the illustration to the right is suggested.
Krassin, Harris and Eckstrom Zone Change Request

The planning commission received a letter dated May 4, 2018. (The date is not when the city received the letter; the city received the letter on June 5, 2018.) This group of property owners requests a commercial designation (Urban Mixed) for property they own along Cedar Street, which is currently C-1 and is proposed for Urban Residential with a Residential Mixed Use street designation that allows commercial uses on the ground floor.

The planning commission’s recommendation for this area was to rezone it to Urban Residential (UR), with a Residential Mixed-Use street designation which would allow commercial use in a mixed use building. A large number of commercial uses would be allowed with the Residential Mixed-Use Corridor designation proposed on both California and Cedar Street, including micro-alcohol production, entertainment and recreation, food or beverage establishments, offices and non-auto dependent retail sales and service. Residential use in this transitional neighborhood can help support the commercial uses in the adjoining district along Hewitt Avenue.

The portion of the 2800 block of Cedar Street, north of the east-west alley, is a transition area between the commercial frontage on Hewitt (south of the alley), and the residentially zoned neighborhood north of California Street. It has twenty platted 25’ x 120’ lots. Seven (7) are developed as residential, 6 ½ are developed as commercial/light industrial, 1 ½ lot has a mix of residential and commercial use, and 5 are vacant lots. There is no predominant use on this block. See illustration below regarding the current uses within this area.
The existing light industrial use is already a nonconforming use in the existing C-1 zone. A nonconforming use can remain in its current location as long as it is not discontinued for more than two years. Nonconforming uses can also expand through a public review process, even in a residential zone. Under the proposed UR zoning, a commercial use may be established in a mixed use building if at least 50% of the floor area is in residential use.

If the city council wishes to change the zoning designation in this area, we would recommend the following boundary:

If you have any questions, please feel free to contact me at dstalheim@everettwa.gov or call 425-257-8736.
Site #: 1  
Location: 2624 and 2623 Oakes Avenue, north of Everett Avenue  
Current Zoning: B-2  
Proposed Zoning: Urban Residential  
Ownership: East side of Oakes owned by Douglas & Violet Kemp; west side of Oakes owned by Providence 1402 LLC  
Site #: 2
Location: South of 26th St., west of Rainier and east of McDougall
Current Zoning: C-1
Proposed Zoning: Urban Residential
Ownership: Everett School District
Reason for Change: Property is part of North Middle School, used for tennis and parking
Site #: 3  
Location: South side of California Street from Virginia to east of Cedar Street  
Current Zoning: C-1  
Proposed Zoning: Urban Residential with Residential Mixed Use Corridor on California and Cedar  
Ownership: Multiple owners  
Reason for Change: Predominant use is residential on properties proposed for change, except for block between Virginia and Baker which includes church and some offices; on the north side of California is residential. Snohomish County Public Utility District is west of Virginia. Corridor is planned for a bike lane; and some mixed use with residential as primary use proposed.
Site #: 4
Location: Block bounded by Everett Ave on the north, California on the south, Pine on the west and Maple on the east
Current Zoning: R-4
Proposed Zoning: Urban Mixed
Ownership: Everett School District
Reason for Change: This is a bus parking lot and maintenance facility bounded by arterial streets on two sides.
Site #: 5
Location: north of 32nd Street, east of Coby to east of Rockefeller
Current Zoning: R-5 with clinic overlay along Colby Avenue and office overlay remaining area
Proposed Zoning: Urban Mixed
Ownership: multiple
Reason for Change: The clinic and office overlays have already introduced nonresidential to the neighborhood. 32nd Street makes a logical zoning boundary.
Site #: 6
Location: South side of Pacific Avenue between Oakes on the west to east of Lombard
Current Zoning: R-5 with office overlay
Proposed Zoning: Urban Mixed
Ownership: Multiple
Reason for Change: Property fronts on Pacific Ave with B-3 zoning to the west and across Pacific, and BMU zoning to the east.
Site #: 7
Location: East of Lombard Ave between 33rd and 34th
Current Zoning: R-4
Proposed Zoning: Urban Mixed
Ownership: Compass Health
Reason for Change: Current zoning splits ownership. Allows Compass Health to create a plan for entire site with consistent zoning.
Site #: 8
Location: 2501 W Marine View Dr
Current Zoning: B-1
Proposed Zoning: Urban Residential Mixed Use Corridor
Ownership: Theodore Lavigne Et ux
Reason for Change: Spot commercial use not active. Mixed Use Corridor will allow nonresidential uses. Due to size and location fronting on busy arterial, some flexibility on uses might be necessary.
Site #: 9  
Location: Kromer to Norton, north of Pacific south to 33rd; Providence Health Center  
Current Zoning: R-1, R-3 and R-4; part of which includes a clinic overlay; also, the Norton-Grand Historic Overlay is on the west side of Norton  
Proposed Zoning: Urban Residential  
Ownership: Multiple, including Providence Health  
Reason for Change: Existing clinic uses are allowed to continue and expand under nonconforming provisions. There is a greater need for residential uses in the city than for additional medical office space outside commercial areas.
Site #: 10
Location: South of Pacific, north of 33rd, between Broadway and west side of Wetmore
Current Zoning: R-5 with Office Overlay
Proposed Zoning: Urban Residential
Ownership: Multiple
Reason for Change: Existing office uses are allowed to continue and expand under nonconforming provisions. There is a greater need for residential uses in the city than for additional office space outside commercial areas.