



CITY OF EVERETT

Community, Planning, & Economic Development Department
Planning Division

NOTICE OF APPLICATION AND PUBLIC HEARING AND OPTIONAL DNS SEPA NOTICE

Project Name: Four Corners
Project File Nos: SEPA20-007, VAR19-002, SS19-007, TDM20-004, REVI20-004, REVI20-009
Applicant: Four Corners LLC
Project Location: SW corner of the intersection of 79th PI SE and Evergreen Way, further bounded by Beverly Ln to the west and SR 525 to the south
Tax Parcel Nos: 28050700307000, 28050700306900

Project Description: Applications have been submitted for a proposed multiple-family development and associated site improvements. The proposed project contains 5 new multi-family buildings with a total of 732,477sf of gross area including structured parking located at the ground floor of each building and a 9100sf rec center. The project will consist of 430 apartments, ranging from 1-bedroom to 5-bedroom units, with 327 covered and 361 uncovered parking spaces. Open space areas are proposed throughout the site for residents including a dog run, community garden, and play areas. Access to the multiple-family development will be from 79th PI SE and Evergreen Way. The existing site is currently developed with three commercial buildings, two of which are actively operating and proposed to remain: a McDonald's restaurant and Everett DaVita Dialysis Clinic. The vacant third building has an approximate footprint of 135,000sf and will be demolished.

Public Comment Period: Applications for the proposed project were submitted to the Office of Community, Planning, & Economic Development on November 5, 2019, January 17, 2020, and February 26, 2020. Written comments on the applications and DNS are solicited and must be received at the Office of Community, Planning, and Economic Development, 2930 Wetmore Avenue, Suite 8-A, Everett, Washington by September 11, 2020. Any person may comment on the applications and request a copy of the decision(s) once made. Appeals must be filed within fourteen days after the notice of the decision.

The City expects to issue a Determination of Non-Significance (DNS) for the proposal. The optional DNS process is being used under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Mitigation Measures: A condition is expected to be included with issuance of the DNS recommending compliance with all noise mitigation recommendations from the noise study prepared by A³ Acoustics, LLP, dated March 9, 2020.

Public Hearing: The project includes several land use applications that require a Public Hearing and determination by the Hearing Examiner including a variance request from frontage improvements



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(VAR19-002), short subdivision (SS19-007), transportation demand management plan (TDM20-004), design review (REVI20-004), and a landscape modification (REVI20-009). The hearing will be held virtually at 9am on **October 1st, 2020** using Microsoft Teams. For more information on how to attend and participate in the hearing please go to the Announcement Section of the Planning Webpage at www.everettwa.gov/342/planning.

Required Permits: Land Use Permit, Final Plat, Public Works Permit, Building Permit

Environmental Documents and Studies: SEPA Checklist, Noise Study, Geotechnical Report, Traffic Impact Study

Applicable Development Regulations: City of Everett Zoning Code, Building and Fire Code, Public Works Standards Manual, and Stormwater Manual

The project will be required to be consistent with all applicable development regulations and the City's Comprehensive Plan. Information necessary to analyze this proposal are on file with the Office of Community, Planning, & Economic Development and may be reviewed online at <https://pw.everettwa.gov>. If you have any questions about this proposal, please contact Kelsey Heyd at 425.257.8731 or kheyd@everettwa.gov for information.

Date of Notice: 8/27/2020

David Stalheim, Interim Planning Director
Office of Community, Planning, & Economic Development

CIVIL RIGHTS ACT OF 1964, TITLE VI STATEMENT TO THE PUBLIC: The City of Everett hereby gives public notice that it is policy of the City to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations in all its programs and activities. Persons wishing information regarding the City's Title VI compliance may call 425-257-8731, Title VI Specialist for the City's Planning Department."