

Notice of Application and Optional DNS

PROJECT FILE SUMMARY

Project Name: Compass Health Broadway Phase 2 & 3
Project File No.: REVII21-027, REVII21-030
Applicant: Lotus Development Partners, LLC
Date of Notice: 01.21.2022

PROJECT SITE SUMMARY

Project Addresses: 3322 Broadway Avenue
Tax Parcel #(s): 004390-795-017-00
Zoning: MU Mixed Urban

PROJECT DESCRIPTION

Proposal will demo the existing behavioral health building and construct a new four-story, approximately 72,400 sf behavior health building as part of Phase 2. The building includes 69,950 sf behavior health clinic with an attached 2,450 sf ambulance garage. Phase 3 will construct a new seven-story, approximately 70,200 sf, mixed-use building. The building will include 8,600 sf Outpatient Clinic, 10,900 sf administrative offices, 41,200 sf of supportive housing, and 9,500 sf two level parking garage. The supportive housing component includes 74 residential units with associated housing common areas and supportive services.

PUBLIC COMMENT PERIOD

An application for the proposed project was submitted to the Office of Community, Planning, & Economic Development on September 28, 2021 and was determined to be complete on December 1, 2021. Written comments on the application are solicited and must be received at the Office of Community, Planning, and Economic Development, 2930 Wetmore Avenue, Suite 8-A, Everett, Washington by February 4, 2022. Any person may comment on the application and request a copy of the decision 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.



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

Environmental Documents and Studies: SEPA Checklist

Applicable Development Regulations: Everett Municipal 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 Niels Tygesen at 425.257.8731 or ntygesen@everettwa.gov for information.

Niels Tygesen for Y. S.-W.
Yorik Stevens-Wajda, Planning Director

Distribution List:

Applicant and Contact	Muckleshoot Indian Tribe
City of Everett Admin. Dept., Neighborhood Coordinator	Neighborhood Chair: Port Gardner
City of Everett CPED Department	Property owners within 150' radius
City of Everett Fire Department	Puget Sound Clean Air Agency
City of Everett Parks Department	Puget Sound Energy
City of Everett Police Department	Snohomish County 911
City of Everett Public Works Department	Snohomish County Emergency Management
City of Everett Transit Department	Snohomish County Health District
Community Transit	Snohomish County PUD No.1
Department of Ecology	Stillaguamish Tribe of Indians
Frontier Communications	Tulalip Tribes
	US Postal Service

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."

