

Everett Housing Authority

Memo: Park District Master Plan Summary

TO: City of Everett Planning Commission

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Introduction

This memo and corresponding presentation is intended to bring the Planning Commission up to speed on the mission and objectives of 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.

The Everett Housing Authority (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.

EHA Mission & Objectives

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. One of EHA's strategic objectives is to create 1,500 EHA-owned or -supported housing units by 2030 primarily through new development.

Site Location and History

The subject property is an approximately 16-acre site located in the Delta neighborhood of north Everett (the current parcel address is 2710 14th Street). Shortly after EHA was incorporated in 1942, 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 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 affordability at scale consistent with strategic plan objectives. 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
 - Ownership opportunities
 - 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 in active talks with the following organizations about the possibility of locating on this site:
 - Sno Isle Co-op
 - KSER public radio
 - Everett Public Library
 - Bezos Academy
 - Early Childhood Education and Assistance Program (ECEAP)

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.

