

STAFF MEMORANDUM

TO: Everett Planning Commission
FROM: Jennifer Gregerson, Special Projects Manager
DATE: September 30, 2022
MEETING DATE: October 4, 2022
SUBJECT: Everett Housing Authority Park District Development

INTRODUCTION

The Park District, located in the Delta Neighborhood, has commonly been known as Baker Heights. This 12-acre site, currently vacant, is envisioned by the Everett Housing Authority for redevelopment into a mixed-use community. Early designs propose 1,500 homes, some of which would be senior housing, 45,000 square feet of retail space, and recreation and open space for the site.

BACKGROUND

The housing authority is working towards a phased 10-year design and construction process, consistent with a ten-year goal cited in their 2020-2029 Strategic Plan. In March 2022, the housing authority released a master plan that is now being refined. Housing authority staff and consultants are in regular conversations with city staff to build an understanding of city requirements and further develop their project proposal.

Development of this site will require a Planned Development Overlay (PDO), which includes action from the planning commission, and most likely an accompanying development agreement. The planned development overlay and development agreement process allows the city to balance community benefits, development regulations specific to the development, project phasing, and impact mitigation through a comprehensive negotiated agreement.

Once the overlay application is submitted, the commission will hold a public hearing and make a recommendation to the city council for a decision ([EMC 19.29.060](#)). Examples of prior developments include Waterfront Place and the Riverfront.

REQUEST OF THE PLANNING COMMISSION

Review the background materials and presentation from Everett Housing Authority representatives.

EXHIBITS

Exhibit A Everett Housing Authority Memo – Park District Master Plan Summary
Exhibit B Everett Housing Authority Park District Master Plan (Excerpt)



**EXHIBIT A: EVERETT HOUSING AUTHORITY MEMO – PARK DISTRICT
MASTER PLAN SUMMARY**



**EXHIBIT B: EVERETT HOUSING AUTHORITY PARK DISTRICT MASTER
PLAN (EXCERPT)**

