

# PORT/NAVAL COMPATIBILITY AREA FAQs



## What are the Port/Naval Compatibility Areas?

The Port Compatibility Area (PCA), as well as the adjacent Naval Compatibility Area (NCA), are zones located around facilities of state and national significance at Everett's working waterfront. The Compatibility Areas are simply a notification mechanism to ensure the Port of Everett and Naval Station Everett have visibility of any major future development taking place within these areas.

Notification allows both the Port of Everett and the U.S. Navy an opportunity to comment on elements the property owner or developer should take into consideration when making major improvements or developing their property.

## When did the Port & Naval Compatibility Areas go into effect?

The Port and Naval Compatibility Areas were both adopted as part of the City of Everett's 2020 Rethink Zoning effort, in which, both the Port of Everett and Naval Station Everett participated in the public process.

Establishment of the Port Compatibility Area was previously identified in the City's 2015 Comprehensive Plan (Chapter 11 Marine Port Element).

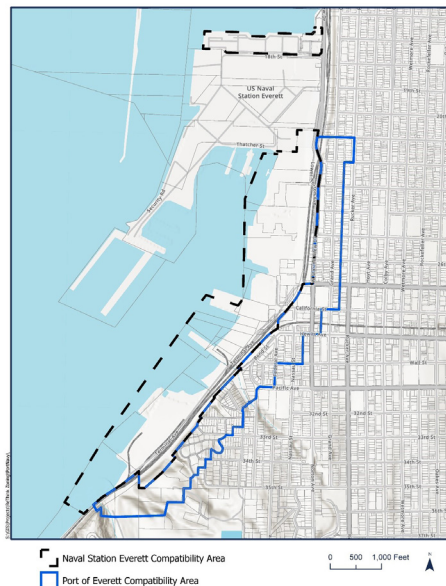
## What does this mean for property owners within Port/Naval Compatibility Areas?

If a property owner or developer applies for a building permit for development/major construction (10,000 square feet or more) within the Compatibility Area, the Port and/or Navy would be notified of the opportunity to review and provide feedback on the plans for consideration. The City would also ensure the applicant is aware of this.

This notification tool is beneficial for the Port, Navy, and property owner, as it provides the opportunity for them to consider enhanced building features to make their development more successful for the setting in which they are building in.

## Is the Port or Naval Compatibility Area a Notice on Title?

No. Property parcels situated within the Port or Naval Compatibility Areas do not include notice on title. Property owners are not required to provide any disclosures or acknowledgments on a real estate transaction.



Port and Naval Compatibility Area Map, City of Everett Municipal Code

## What happens if I want to improve or remodel my home?

Home remodels and minor home upgrades would likely not trigger notification to the Port or Navy. The threshold for notification is permits for construction of 10,000 square feet or more.