

To: Everett Planning Commission
Date: July 13, 2023
From: David Koenig
Subject: Application for Comprehensive Plan and Development Regulations

I submitted to the City of Everett, in a timely submittal, proposed amendments to the Everett Comprehensive Plan and Development Regulations – Title 19 EMC. I developed and provided these amendments because I thought they were important for the future development within the City of Everett.

There is a need to have an open discussion on these proposed amendments through the review and adoption process for the Comprehensive Plan and Development Regulations. Being a part of the process is important so they are addressed in the staff reports and environmental review (Draft and Final EIS documents). If not included, it can be ignored and not addressed by staff in these documents. As a comment staff can just say thank you for your comment and leave it at that and not address the proposals.

With Middle Housing now a requirement to be allowed in single family areas in Everett it is important that the city address the definition which includes: “Middle Housing” means buildings that are compatible in scale, form, and character with single-family houses

The person who developed the concept of Middle Housing is Daniel Parolek and his book is entitled “Missing Middle Housing: Thinking Big and Building Small to Respond to Today’s Housing Crisis”. Mr. Parolek is an architect who developed the concept and gives advice on the design of Middle Housing so it built to the scale, form, and character with existing single-family houses. Mr. Parolek standard is 2 to 2 and a half stories for Middle Housing built-in single-family neighborhoods. It is important to address this standard and include it in the proposal as an option.

In conclusion, it is important for an open and free discussion of options which are recommended by the experts who developed the Middle Housing concept. The Amendments which I submitted must be a part of the package which goes forward for further study and review as a part of the 2044 Comprehensive Plan and development regulations. I ask the Planning Commission to pass these proposed amendments onto the City Council.

Thank you in advance for your consideration and support.

Copies to:

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Becky Ableman McCrary
Karen Stewart