Chapter 2

DESCRIPTION of the PROPOSED ACTION(S) and ALTERNATIVES
CHAPTER 2

DESCRIPTION of the PROPOSED ACTION(S) and ALTERNATIVES

This chapter describes the Proposed Action(s) and alternatives for the Park District Development Project (hereafter also the “Park District Project”). Background information and a summary of the environmental review process are also presented. Please see Chapter 1 for a summary of the findings of the Draft Environmental Impact Statement (DEIS) and Chapter 3 for details on the affected environment, probable significant environmental impacts, and mitigation measures for the Proposed Action(s) and EIS alternatives.

2.1 INTRODUCTION

The Applicant, Everett Housing Authority (EHA), is proposing to redevelop approximately 16 acres of the former Baker Heights public housing site and adjacent rights of way (now known as the Park District), located in the Delta neighborhood in northeast Everett (see Figure 2-1, Regional Map and Figure 2-2, Vicinity Map). The proposed project would create a mixed-use development including housing; retail, civic/service, and office uses; and outdoor publicly accessible open space. EHA intends to offer new housing at a range of incomes; provide equitable investment into the diverse and underserved Delta neighborhood; and support the City’s desire for walkable communities and decarbonization. Full buildout of the Park District Project is anticipated by 2035, depending on economic and market conditions.

2.2 BACKGROUND / SITE HISTORY

Following is background on and a brief history of the Park District site.

Use and Ownership of the Site

The Park District site is owned by EHA. In the early 1940s, EHA developed the site as public housing, known as Baker Heights, for low-income people and families. More recently, EHA determined that due to the age and condition of the housing development, it is not feasible to continue to maintain and operate the housing. It also would not be cost-effective to modify the housing to current standards, and rehab was further determined to be infeasible due to HUD thresholds. Therefore, the development has been vacated and is planned to be demolished and removed. A NEPA Environmental Assessment has already been completed for the demolition of the vacant housing units on the project site.
Figure 2-1
Regional Map
Figure 2-2
Vicinity Map
2.3 ENVIRONMENTAL REVIEW PROCESS and PURPOSE

SEPA EIS and Lead Agency

The State Environmental Policy Act (SEPA), chapter 43.21C Revised Code of Washington (RCW) provides the framework for agencies to consider the environmental consequences of a proposal before acting on it. It also gives agencies the ability to condition or deny a proposal due to identified likely significant adverse impacts. The Act is implemented through the SEPA Rules, Chapter 197-11 Washington Administrative Code (WAC), and the City of Everett SEPA Procedures (EMC 15.02.120).

The lead agency is the agency responsible for all procedural aspects of SEPA compliance (e.g., preparation and processing of an EIS). The responsible official represents the lead agency and is responsible for the documentation and content of the environmental analysis. For purposes of the Park District Project, City of Everett is the SEPA lead agency, and the Planning Director is the responsible official for SEPA compliance.

Determination of Significance and EIS Scoping

On February 1, 2023, City of Everett issued a Determination of Significance (DS) indicating that the proposal is likely to have a significant adverse impact(s) on the environment for which mitigation cannot be easily identified. The SEPA Rules state that significant “means a reasonable likelihood of more than a moderate adverse impact on environmental quality.”

As a result, an environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. The DS requested comments on the scope of the EIS; specified a 21-day EIS scoping period ending on February 22, 2023; and indicated that a public meeting would be held during scoping to provide an additional opportunity for the public to learn about the Proposed Actions and to provide input on the scope of the EIS.

The Public Scoping meeting was held on February 16, 2023. A total of three people attended the meeting. The meeting was held online and included a presentation by the Applicant’s representative as well as an opportunity for the public to provide verbal comments on the proposed scope of the EIS. One individual provided comments at the meeting.

During the EIS scoping period, a total of nine comment letters/forms were received from eight unique commenters (one individual provided multiple comment letters). Comments were largely submitted by individuals (eight letters). One letter was from a public agency (Washington State Department of Ecology). All the comment letters/emails/transcript are available for review at City of Everett (see Appendix A for details on the scoping process and a summary of the scoping comments).

1 WAC 197-11-794(1)
Based on the results of EIS scoping, the City of Everett determined that the following EIS alternatives and elements of the environment will be studied in the EIS.

**EIS Alternatives**

- Alternative 1 – Proposed Action,
- Alternative 2 – Design Alternative, and
- Alternative 3 – No Action Alternative.

**Elements of the Environment**

<table>
<thead>
<tr>
<th>Earth</th>
<th>Aesthetics/Light and Glare</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Resources</td>
<td>Historic/Cultural Resources</td>
</tr>
<tr>
<td>Biological Resources</td>
<td>Transportation</td>
</tr>
<tr>
<td>Air Quality/Greenhouse Gas Emissions</td>
<td>Public Services</td>
</tr>
<tr>
<td>Noise</td>
<td>Utilities</td>
</tr>
<tr>
<td>Land Use/Plans and Policies</td>
<td>Environmental Justice/Socioeconomics</td>
</tr>
<tr>
<td>Housing</td>
<td></td>
</tr>
</tbody>
</table>

**Purpose of EIS Analysis**

Per WAC 197-11-400 and City of Everett’s SEPA Procedures (EMC 15.02.120), an EIS is an objective, impartial evaluation of the environmental consequences of a proposal. It is a tool that will be used by the City of Everett, other agencies, and the public in the decision-making process for the Park District Project. An EIS does not recommend for or against a course of action.

This DEIS for the Park District Project is the City of Everett’s analysis of probable significant environmental impacts of the Proposed Actions and EIS alternatives for the elements of the environment listed above. The DEIS is issued and distributed to agencies, tribes, organizations, and the public for review as part of a public comment period. A public meeting will be held following issuance of the DEIS to provide another forum to gather comments on the DEIS (see the Fact Sheet for the date, time, and location of this meeting). Comments on the DEIS can be submitted in writing at any time during the public comment period or presented as testimony at the DEIS public meeting.

Based on the comments received on the DEIS, a Final EIS (FEIS) will be prepared as the last step in the EIS process. The FEIS will provide responses to comments received on the DEIS from agencies, tribes, organizations, and the public, and as necessary may contain clarifications on the EIS alternatives and the analysis of environmental impacts. The DEIS and FEIS together will comprise the documents that the City will use—along with other analyses and public input—to make decisions on the proposed Park District Project. After
the FEIS is issued, City staff will make recommendations to the decision-makers on the Park District Project. Additional opportunities for public input will occur during this process.

The EIS alternatives analyzed in this DEIS are intended to represent an overall envelope of potential development and a range of development scenarios. These alternatives provide representative parameters and types of development that could be achieved over time, including variations in the layout and massing of land uses. As the environmental review and land use approval processes associated with the Park District Project proceed, the Proposed Action may include components of some or all the action alternatives. However, it is assumed that the scope of the Proposed Action will be within the range of assumptions and impacts tested in this EIS.

This DEIS has been prepared for the proposed Park District Project based on information and analysis that has been prepared specifically for this document. It is assumed that the DEIS, together with the subsequent FEIS, will constitute complete SEPA documentation for the project and that no further SEPA review will be required. However, if substantial changes occur to the project following issuance of the FEIS (e.g., beyond the envelope of potential development studied in the EIS) or new environmental information is identified, the City may determine that subsequent environmental analysis is necessary to address the project changes and/or the new environmental information.

Prior Environmental Review

National Environmental Policy Act (NEPA) reviews have been prepared for certain aspects of the project, including:

- *Baker Heights Neighborhood Demolition Environmental Assessment* (2016), and

As well, SEPA reviews have been prepared for the City and regions, which generally contemplated increased growth and development in Everett, including:


2.4 SITE DESCRIPTION

The Park District site is located in the Delta neighborhood in northeast Everett, in Sections 8 and 17, Township 29 North, Range 5 East, W.M. (see Figure 2-1). The site is bounded by 12th Street on the north and about 14th Street on the south (the southeasternmost section of the site is bounded by 15th Street) and extends from just beyond Poplar Street on the west to Fir Street on the east (see Figure 2-2). The site encompasses approximately 16.0 acres, including parcel and right of way (ROW) area. The 14.8-acre property owned by Everett Housing Authority is distributed among six blocks of land, with City of Everett ROW crossing the property (see Figure 2-3, Parcel Map).
2.5 EXISTING SITE CONDITIONS

Below is a brief description of the existing site topography, vegetation, land uses, vehicular/pedestrian access, and utilities, as well as the Comprehensive Plan designation and zoning classification of the Park District site. More detailed information on existing site conditions is provided in Chapter 3.

Existing Natural Environment

The topography at the site slopes down moderately towards the east at approximately 8%. The highest elevation on the west is approximately 118 feet MSL (Mean Sea Level), and the lowest elevation on the east at approximately 66 ft MSL, for a total rise of approximately 58 feet. Homes to the west of Poplar Street are lower than the street elevation. (See Figure 2-4, Existing Site Conditions.)

Vegetation on the site is comprised of lawn, with scattered trees and landscape beds. Several larger trees are present onsite (e.g., trees with a Diameter at Breast Height (DBH) of 28 inches or greater). A community garden for EHA residents is situated in the northeast corner of the site.

A Category II wetland is located approximately 100 feet west of the site. This wetland receives stormwater runoff from the site area west of Poplar Street.

Existing Built Environment

There were 45 vacant, single story, multifamily residential buildings within the Park District site (see Figure 2-4). Two of these buildings were demolished and removed with the Madrona Square development. EHA has separate plans to demolish and remove the remaining buildings. A total of 244 individual residential units were included in the buildings on the Park District site and Madrona Square site to the south (both owned by EHA). Other site improvements on the site include paved parking, pathways, and playgrounds. Poplar, Larch, Hemlock, and Fir Streets pass north/south through the Park District site.

Table 2-1 presents a breakdown of the existing conditions at the site. As shown, approximately 8.2 acres (51% of the site) are in built area and 7.8 acres (49% of the site) are in natural/landscape area.
Figure 2-4
Existing Site Conditions
Table 2-1
EXISTING BUILT AND NATURAL / LANDSCAPE AREAS

<table>
<thead>
<tr>
<th>Built Area</th>
<th>Existing Conditions (Ac.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings / Structures Footprints</td>
<td>4.1</td>
</tr>
<tr>
<td>Roadways and Paving(^1)</td>
<td>3.8</td>
</tr>
<tr>
<td>Surface Parking</td>
<td>0.3</td>
</tr>
<tr>
<td>Subtotal</td>
<td>8.2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Natural / Landscape Area</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape(^2)</td>
<td>7.8</td>
</tr>
<tr>
<td>Subtotal</td>
<td>7.8</td>
</tr>
<tr>
<td>TOTAL</td>
<td>16.0</td>
</tr>
</tbody>
</table>

Note: any discrepancies in the table are due to rounding.
\(^1\) Includes City of Everett ROW within the site.
\(^2\) Includes lawn and other landscaping.

Existing Site Access, Circulation, and Parking

Primary vehicular, pedestrian and bicycle access to the site is from 12\(^{th}\) Street to the north, and 14\(^{th}\) and 15\(^{th}\) Streets to the south. Internal vehicular access is provided by Poplar, Larch, Hemlock, and Fir Streets. Sidewalks and paths onsite provide opportunities for non-vehicular access (see Figure 2-3). The site is currently closed to the public with the exception of public right-of-way, which remains accessible.

There is no covered parking onsite. Some limited off-street parking is provided; however, most of the former residents parked along the streets.

(See Section 3.10, Transportation, and Appendix H for details.)

Existing Utilities

Existing utilities available to the Park District site are briefly described below.

Water
Water service to the site is provided by City of Everett Department of Public Works. An 8-inch dead end water main is present in 14\(^{th}\) Street, and 6-inch mains are located in 12\(^{th}\) Street (from Larch Street to Fir Street) and 12\(^{th}\) Street (from Poplar Street to Fir Street). EHA owns and maintains a 6-inch distribution system onsite that was built in the 1940s. The spacing of the fire hydrants onsite does not meet City of Everett standards or specifications, and the domestic water service lateral lines are in very poor condition.

Sewer and Stormwater
Sewer service to the site is provided by City of Everett Department of Public Works through a combined stormwater/sanitary sewer system that was built in the 1940s. The main
combined stormwater/sewer line onsite discharges wastewater flows and stormwater runoff into a City of Everett 48-inch combined main that runs through an easement along the east site boundary. There is some surcharge in the 10-inch sewer line in 12th Street (and likely the 8-inch line in 14th Street) and into the 48-inch sewer trunkline during heavy storms. The on-site system is undersized per the current City code. A combination of poor drainage measures, lack of tightlined downspouts, and shallow permeable soils sitting atop impermeable glacial till are responsible for site drainage problems.

**Electricity and Gas**

Electrical service to the site is provided by Snohomish Public Utility District (PUD) No. 1. Many of the existing utility poles are between 40 and 60 years old and are showing signs of rot. The utility lines are low enough to create clearance issues for semi-trucks and man-lifts. Gas service to the site is provided by Puget Sound Energy.

See Section 3.12, **Utilities**, and **Appendix I** for details.

**Comprehensive Plan, Zoning, and Environmentally Critical Areas**

The Park District site is currently designated as Residential, Multifamily in the *City of Everett Comprehensive Plan (2015 - 2035)*. The site is zoned UR3, Urban Residential 3. Based on the City of Everett GIS maps, the site is located within the Asarco smelter contamination area. However, testing has determined that no cleanup is required on the site see Section 3.1, **Earth**, and Section 3.6, **Land Use / Relationship to Plans and Policies**, for details).

### 2.6 DESCRIPTION of the PROPOSAL

**Objectives of the Proposal**

The Park District planning process has included extensive public input and participation, culminating in a set of guiding principles and planning concepts. These principles and concepts, used together with other relevant documents, such as local and regional plans and policies, serve as a foundation for the objectives identified below. For purposes of SEPA (WAC 197-11-440) the following are the Applicant’s (EHA’s) primary objectives of the proposal.

- Redevelop an approximately 16-acre public housing site into a higher density, mixed-use (including residential, retail, civic/services, office uses, and publicly accessible open space), mixed-income community based on a range of site conditions and factors, including environmental, land use, economic and market considerations, and future redevelopment opportunities;
- Create a vibrant, diverse, and environmentally sustainable community that integrates uses, activities, and incomes, and enhances the livability of both the Delta neighborhood and greater City of Everett area;
- Provide ample, useable open space onsite for the community, as well as the Delta neighborhood;
Replace a minimum of 139 low-income housing units which previously existed on the site;
Support and encourage the transition to self-sufficiency of low-income residents by creating a community of opportunity by improving lives in a transformative setting;
Develop housing near Downtown Everett and other major employers and institutions;
Foster positive interactions throughout the Delta neighborhood and the city at large—regardless of social, economic, or cultural distinctions—by employing creative urban design and architectural techniques, while avoiding segregation by income, race, or other differences, and providing access to publicly accessible amenities;
Take advantage of the general proximity to Downtown Everett by encouraging mass transit;
In conjunction with the City of Everett, design and implement an integrated, economically, and environmentally responsible infrastructure and publicly accessible amenity network that will support the community for the long-term and stimulate private investment;
Incorporate sustainable development practices as part of the design, construction, and operation of the community;
Enhance the community’s economic vitality by creating an environment that is attractive to a wide range of businesses and civic amenities;
Ensure that the redevelopment is both financially feasible and financially sustainable;
Continue to coordinate with federal, state, and local agencies, tribes, organizations, institutions, residents, community stakeholders, the private sector, and others to facilitate redevelopment planning and implementation; and
Work cooperatively with the City of Everett to adopt the necessary land use approvals, including gaining approval of a Planned Development Overlay (PDO) for the Park District, to provide for redevelopment of the site with residential, office, retail, civic/service uses, and phased development with flexibility to respond to market factors over time. Land use approvals would also include amendments to portions of the City of Everett Comprehensive Plan.

**Purpose and Need for the Proposal**

At this point, no federal actions or federal funding have been identified for the proposed Park District Project, and environmental review is being conducted under SEPA.

As described in Section 2.3, Prior Environmental Review, NEPA review has occurred for certain aspects of the project. The 2016 NEPA Environmental Assessment (EA) prepared for Baker Heights described the purpose and need for demolition of the existing buildings on the Park District property, and the 2021 EA for Baker Heights described the purpose and need for disposition of the Park District property to a 3rd party for unknown uses. Demolition of the on-site buildings is still proposed; and EHA is conveying the property at fair market value purchased with non-federalized funds to a single member LLC with EHA as its sole member and is now advancing a redevelopment proposal for the site. It is unknown
if federal funding/nexus is planned for the redevelopment; however, EHA has identified the following purpose and need for the Park District project.

EHA’s mission is as follows:

_Everett Housing Authority’s Mission is to create affordable housing, fosters healthy communities where households thrive, and replace systemic racism with equity for all._

**Purpose**

Based on EHA’s mission, the purpose of the Park District project is to redevelop the Park District site into a mixed-income, mixed-use community that meets the objectives stated above.

**Need**

The Park District (previously Baker Heights) was developed 80 years ago. It was built during World War II as housing to support military personnel. EHA has determined through separate analysis that it is no longer a cost-effective or physically efficient way of providing quality affordable housing to its residents. Key issues on the site include:

- Sewer and water infrastructure date back to the 1940s and is outdated, undersized and in very poor condition;
- Building lifespan has come to its end, the buildings do not meet current fire, seismic and other building codes, and are in poor condition;
- Site accessibility is substandard as it was built before any current accessibility standards existed;
- The site layout does not provide visual security for residents to their front door;
- Open spaces, recreational spaces, and play areas are not adequately sized;
- The community gardens are not adequately sized;
- Critical site design deficiencies, such as lack of physical connectivity, and ability to move within the site and connect to the surrounding neighborhood;
- Lack of supporting commercial and civic/service uses onsite or nearby that would decrease the distance residents would have to travel to procure goods and services, and that would provide employment opportunities;
- Need for additional housing supply in the city and region to accommodate projected growth and adopted housing targets; and
- Need for energy efficient buildings and transportation systems that de-emphasize automobiles, as it is the mission of the City of Everett and EHA to significantly lower carbon emissions.

Based on the above-stated Purpose and Need, EHA is advancing the Park District Project.
**Proposed Actions**

To implement the Applicant’s objectives for the site, the Proposed Actions for the Park District Project would require:

- Planned Development Overlay (PDO) approval from City of Everett;
- Street Vacation and Dedication approvals from City of Everett;
- Comprehensive Plan Text Amendment from City of Everett;
- Development Agreement between EHA and City of Everett; and
- Other building and construction permit approvals.

**Proposed Development Concept**

EHA intends for the Park District to be a cohesive, well-designed mixed-use development that would be compatible with the surrounding Delta neighborhood. The proposal would offer new housing at a range of incomes; provide equitable investment into the diverse and underserved Delta neighborhood; and support the City’s desire for walkable communities and decarbonization.

The development concept for the Park District would be guided by a Development Plan that would be implemented based on a Development Agreement, project-specific conditions of approval, and site-specific development permits approved by City of Everett. The plan would reflect the mixed-use nature of the community, as permitted and directed by the proposed PDO, including residential, retail/civic and service/office, and recreational opportunities. As with development plans generally, the Park District Development Plan would show the land uses in the Park District, but would also allow for flexibility to respond to market demands.

### 2.7 DESCRIPTION OF EIS ALTERNATIVES

Under WAC 197-11-440, an EIS must evaluate a “no action” alternative plus other “reasonable alternatives for achieving the proposal’s objective on the same site.” A reasonable alternative is one that “could feasibly attain or approximate a proposal’s objectives, but at a lower environmental cost or decreased level of environmental degradation” (WAC 197-11-440(5)(b)). The Applicant’s objectives for the Park District Project are listed in Section 2.6.

To conduct a comprehensive environmental review, a range of redevelopment alternatives are included in the EIS. Alternatives 1 and 2 are intended to represent a reasonable range of land uses and densities. Alternative 1 would fully meet the Applicant’s objectives for the project. While Alternative 2 would have the same development program as Alternative 1, it would not meet the Applicant’s objectives as well because more of the site would be covered in buildings and less useable open space would be provided. A third alternative, the No Action Alternative, analyzes potential future development on the site under existing zoning.
Table 2-2 provides an overview of development and Table 2-3 describes the built and natural/landscape areas under the EIS alternatives. Development is presented in these tables for the year 2035 which, for SEPA analysis purposes, is assumed to represent full buildout of the project. The actual buildout period would depend on specific economic and market conditions.

**Table 2-2**

**OVERVIEW OF DEVELOPMENT – EIS ALTERNATIVES**

<table>
<thead>
<tr>
<th></th>
<th>Alt. 1 Proposed Action</th>
<th>Alt. 2 Design Alternative</th>
<th>Alt. 3 No Action Alternative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comprehensive Plan Text Amendment</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Planned Development Ordinance</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Maximum Stories/Building Height</td>
<td>15 stories</td>
<td>10 stories</td>
<td>4 stories</td>
</tr>
<tr>
<td>Maximum Building Height on Edges</td>
<td>Max. of 28 ft. w/i 35 ft. horizontal distance from R2 zone</td>
<td>Max. of 28 ft. w/i 35 ft. horizontal distance from R2 zone</td>
<td>Max. of 28 ft. w/i 35 ft. horizontal distance from R2 zone</td>
</tr>
<tr>
<td>Residential Use</td>
<td>1,500 units</td>
<td>1,500 units</td>
<td>458 units</td>
</tr>
<tr>
<td>Non-Residential Uses • Retail</td>
<td>20,200 GSF</td>
<td>20,200 GSF</td>
<td>None</td>
</tr>
<tr>
<td>• Civic/Service</td>
<td>26,400 GSF</td>
<td>26,400 GSF</td>
<td></td>
</tr>
<tr>
<td>• Office</td>
<td>24,000 GSF</td>
<td>24,000 GSF</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>70,600 GSF</td>
<td>70,600 GSF</td>
<td></td>
</tr>
<tr>
<td>Main Publicly Accessible Park Space</td>
<td>Approx. 1.5-ac. park central to the development</td>
<td>No main park central to the development</td>
<td>No main park central to the development</td>
</tr>
<tr>
<td>Off-Street Structured Parking</td>
<td>1,018</td>
<td>1,018</td>
<td>377 Surface Parking</td>
</tr>
<tr>
<td>Street Configuration</td>
<td>Major street reconfigurations w/ flexibility to vary from City standards</td>
<td>Major street reconfigurations w/ flexibility to vary from City standards</td>
<td>Streets retained as existing but widened to current City standards</td>
</tr>
</tbody>
</table>


GSF = Gross Square Feet
### Table 2-3
BUILT AND NATURAL / LANDSCAPE AREAS – EIS ALTERNATIVES

<table>
<thead>
<tr>
<th></th>
<th>Alt. 1 Proposed Action (Ac.)</th>
<th>Alt. 2 Design Alt. (Ac.)</th>
<th>Alt. 3 No Action Alt.¹ (Ac.)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Built Area</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buildings/Structures Footprints</td>
<td>4.8</td>
<td>5.5</td>
<td>2.2</td>
</tr>
<tr>
<td>Roadways²</td>
<td>2.5</td>
<td>2.5</td>
<td>3.0</td>
</tr>
<tr>
<td>Surface Parking</td>
<td>0.1</td>
<td>0.1</td>
<td>3.5</td>
</tr>
<tr>
<td>Plazas, Paths, and Other Paving</td>
<td>5.0</td>
<td>4.6</td>
<td>2.4</td>
</tr>
<tr>
<td><strong>Built Area Subtotal</strong></td>
<td><strong>12.4</strong></td>
<td><strong>12.7</strong></td>
<td><strong>11.1</strong></td>
</tr>
<tr>
<td><strong>Natural / Landscape Area</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vegetated Park Areas</td>
<td>1.1</td>
<td>0.3</td>
<td>1.0</td>
</tr>
<tr>
<td>Unpaved Paths</td>
<td>0.1</td>
<td>0.1</td>
<td>TBD</td>
</tr>
<tr>
<td>Other Landscape Areas³</td>
<td>2.3</td>
<td>2.9</td>
<td>3.9⁴</td>
</tr>
<tr>
<td><strong>Natural/Landscape Area Subtotal</strong></td>
<td><strong>3.5</strong></td>
<td><strong>3.3</strong></td>
<td><strong>4.9</strong></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>16.0</strong></td>
<td><strong>16.0</strong></td>
<td><strong>16.0</strong></td>
</tr>
</tbody>
</table>


Note: any discrepancies in the table are due to rounding; Ac. = Acres.

¹ Assumes possible future development under the site’s UR3 zoning.
² Includes City of Everett Roadway within the site.
³ Includes landscape at grade and over structures. Section 3.2, Water Resources, and Appendix B assume landscape over structure as impervious surface.
⁴ Assumes that the parcel west of Poplar Street would be unbuildable due to the required building setbacks.

**Alternative 1 – Proposed Action**

Under Alternative 1, proposed redevelopment of the site would feature new residential, retail, civic/service, and office uses, as well as open space and parking (see Figure 2-5, Illustrative Site Plan – Alternative 1).

Table 2-2 provides an overview of development under Alternative 1. As shown, Alternative 1 would provide a total of up to 1,500 housing units and 70,600 GSF of retail, civic/service, and office uses, and 1,018 structured parking spaces. The non-residential uses are not allowed by the existing UR3 zoning and would require approval of a PDO.

A breakdown of the site area under Alternative 1 is presented in Table 2-3. As shown, approximately 12.4 acres (78% of the site) would be covered in built areas and 3.5 acres (22% of the site) would be in natural/landscape areas. More of the site would be in built areas than under existing conditions; however, the natural/landscape areas would be consolidated into the central portion of the site to create a large, publicly accessible park (totaling approximately 1.5 acres of built and natural park areas).
Figure 2-5
Illustrative Site Plan - Alternative 1
A total of 15 buildings would be constructed, four to a maximum of 15 stories in height. Fifteen-story buildings are not allowed by the site’s current Residential, Multifamily land use designation and UR3 zoning classification, and would require approval of a Comprehensive Plan text amendment and PDO approval.

Alternative 1 is anticipated to accommodate approximately 3,645 residents\(^2\) and 141 employees.\(^3\)

A further description of Alternative 1 is provided below.

**Construction Schedule**

Alternative 1 would be constructed over approximately 12 years. Demolition and removal of all the buildings onsite could begin in 2024, under a separate action. There would be four or more major development phases, with Phase 1 potentially beginning in 2025 and ending in 2027. Subsequent phases would follow (see the discussion of Phasing below for details). Full buildout is estimated to be complete in 2035. Actual phasing and buildout would depend on specific economic and market conditions.

**Demolition, Clearing, and Grading**

Under Alternative 1, demolition and removal of the remaining 43 buildings onsite would be required. As mentioned previously, there are separate plans for demolition/removal of the on-site buildings prior to commencing the initial phase of development.

Clearing and grading of the site would occur for each of the major phases of development (see the discussion of Phasing below). The site’s general topography would remain like existing conditions, with slopes downward from the west to east. Terracing would be introduced in some locations to accommodate publicly accessible open space and building entrances. A total of approximately 129,300 Cubic Yards (CY) of cut and 30,300 CY of fill (a net of 99,000 CY of cut) are estimated for Alternative 1.

Although the Everett Municipal Code does not require that trees be preserved during development, two of the existing larger trees are currently proposed to be retained in the Park District. However, one or both of these trees may be removed if their health dramatically declines or they do not contribute to the ecology, climate action agenda, or aesthetics of the project (see Section 3.4, Plants and Animals, and Appendix D for details).

\(^2\) The estimate of new residents is based on an average household size in City of Everett of 2.43 persons per household from the U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, 2017-2021.

\(^3\) The estimate of employees is based on the “commonly accepted assumption” of 1 employee per 500 sq. ft. for commercial uses including retail, civic/service, and office.
Proposed Development

Phasing

Proposed development under Alternative 1 would generally occur in four major phases consisting of separate quadrants of the site, as shown in Table 2-4 and Figure 2-6, Development Phasing Plan, and described below. Phases 2 to 4 may be broken into smaller phases subject to specific economic and market conditions.

Table 2-4

DEVELOPMENT PHASING – ALTERNATIVE 1

<table>
<thead>
<tr>
<th>Phase - Location</th>
<th>Residential Use</th>
<th>Retail Use</th>
<th>Civic/Services Use</th>
<th>Office Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1 - NE</td>
<td>255 units</td>
<td>10,000 GSF</td>
<td>12,000 GSF</td>
<td>--</td>
</tr>
<tr>
<td>Phase 2 - NW</td>
<td>310 units</td>
<td>10,200 GSF</td>
<td>14,400 GSF</td>
<td>24,000 GSF</td>
</tr>
<tr>
<td>Phase 3 - SE</td>
<td>450 units</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Phase 4 - SW</td>
<td>450 units</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Flexible Phase</td>
<td>35 units</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Total</td>
<td>1,500 units</td>
<td>20,200 GSF</td>
<td>26,400 GSF</td>
<td>24,000 GSF</td>
</tr>
</tbody>
</table>

GSF = Gross Square Feet

Phase 1 – Northeast Quadrant

Development would begin in the northeast quadrant of the site in Phase 1. This quadrant is between Hemlock and Fir Street, and south of 12th Street. The projected program for this quadrant consists of approximately 255 housing units, 10,000 GSF of retail uses, and 12,000 GSF of civic and services uses. A parking garage would be built below the buildings and create a podium for courtyards between them. A portion of the main, publicly accessible park in the central portion of the site could be constructed to the south of the northeast quadrant, providing a setback for future construction of phases further to the south. This phase would include the construction and realignment of Fir and Hemlock Streets, and temporary portions of these streets could be built south of the northeast quadrant. During Phase 1, the existing community gardens would be relocated from their existing location to an area between Poplar Street and the western boundary of the site. Water, sewer, power, and other franchise utilities (e.g., telephone phone, cable, and other communication services) would be constructed to support development in this phase.

Phase 2 – Northwest Quadrant

Development would continue to the northwest quadrant of the site in Phase 2. This quadrant is between Poplar and Hemlock Street, and south of 12th Street. The projected program consists of approximately 310 housing units, 24,000 GSF of office uses, 10,200 GSF of retail uses, and 14,400 GSF of civic and service uses. A parking garage would be built below the buildings and create a podium for courtyards between them, as in the preceding phase. This phase would include construction and realignment of a segment of
Figure 2-6
Phasing Plan - Alternatives 1 and 2

*Not to scale

Poplar Street. It could include a temporary portion of this street built south of the northwest quadrant. A New Street between Poplar and Hemlock Streets would also be constructed in this phase, south of the buildings in this phase. Publicly accessible open space and shared paths west of Poplar Street would be completed, providing a setback for future construction of phases further to the south. Water, sewer, power, and other franchise utilities would be constructed to support development in this phase. Interim landscape improvements would be provided to create a visual amenity for a portion of the areas south of New Street, while retaining a setback for future construction of phases further to the south.

**Phase 3 – Southeast Quadrant**

Phase 3 would consist of all the development in the southeast quadrant and could be developed in two sub-phases. The southeast quadrant is between Hemlock and Fir Street, and north of 14th Street. Approximately 450 housing units would be included in this phase. A parking garage would be built below the buildings and create a podium for courtyards between them. Relocation and reconstruction of Hemlock and Fir Streets would be completed in this phase. The portion of the main park between the northeast and southeast quadrants would be finished during this phase. Water, sewer, power, and other franchise utilities would be constructed to support development in this phase.

**Phase 4 – Southwest Quadrant**

Phase 4 would consist of all the development within the southwest quadrant of the project, which could be developed in two sub-phases. The southeast quadrant is between Poplar and Hemlock Street, and north of 14th Street. The projected program for this phase is approximately 450 housing units, potentially divided between two sub-phases. A parking garage would be built below the buildings and create a podium for courtyards between them, as in the other phases. Relocation and reconstruction of Poplar Street would be completed in this phase. The portion of the main park between the northwest and southeast quadrants of Hemlock would be finished during this phase, and the interim landscape improvements south of New Street would be converted into permanent landscape features in the adjacent publicly accessible open space. Water, sewer, power, and other franchise utilities would be constructed to support development in this phase.

**Flexible Phase**

The construction of low-rise buildings along Pine Street and to the west of Poplar Street would be largely independent from any of the other phases and could be undertaken whenever conditions are favorable. This phase would consist of approximately 35 housing units.
Proposed Development

Residential Use
Alternative 1 would feature up to 1,500 multifamily housing units at full buildout. All the units are assumed to be built as medium and high-density multifamily, multi-story apartments. However, it is possible that some small amount of the units (e.g., 35 units or less) could be low-density multifamily townhouses or flats.

It is EHA’s goal to offer new housing for a range of incomes. All the proposed housing is expected to be rental units.

The proposed project would replace 139 units of the 244 affordable housing units previously provided on the Park District and Madrona Square sites (the remaining 105 affordable housing units have been replaced at Madrona Square). At this point, the affordable housing units are intended to be available for rent to households with an income at or below 80% of the Area Median Income (AMI).⁴

A total of 1,391 mixed-income housing units would also be included in the project. These units are expected to be offered for rent at a range of price points, including for workforce employees (e.g., police officers, firefighters, teachers, health care workers, retail clerks). It is not expected that these housing units would need to meet HUD affordability standards.

Non-Residential Use
Approximately 70,600 GSF of non-residential uses would be provided under Alternative 1 at full buildout, broken down as follows:

- Retail - 20,200 GSF
- Civic/Service - 26,400 GSF
- Office - 24,000 GSF

All non-residential uses would be “neighborhood commercial” in character. Retail uses could include: bakery/cafe, brewery/tap room, local food store, radio station, boutique group fitness, pet supply store, and salon; civic/service uses could include: childhood education center, day care center, horticulture/garden shed, dog wash/groom center, and public branch library; and office uses could include commercial and institutional offices.

⁴ Per the U.S. Department of Housing and Urban Development’s (HUD) Income Limits Documentation System, the 2022 AMI in the Seattle-Bellevue Fair Market Rent Area (which contains King County and Snohomish County) is $134,600.
Indoor Common Space
Approximately 3,500 GSF of common space would be provided under Alternative 1 in the residential buildings, including space for bicycle storage and repair and central package pickup.

Open Space
Under Alternative 1, a total of approximately 8.5 acres (53%) of the site would be provided in open space, including built open space (e.g., plazas, courtyards, pathways/sidewalks) and natural open space (e.g., parks, lawns, and other landscaping) at full buildout. Approximately 76% of the open space would be publicly accessible (e.g., the main centrally located park and pathways/sidewalks throughout the site) and 24% in private/semi-private open space for project residents and employees (e.g., building courtyards, entry yards for the townhouses, community garden, and play areas).

Street Network, Non-Motorized Facilities, and Parking
Street Network and Non-Motorized Facilities
Under Alternative 1, the existing grid of streets that served the former Baker Heights residential development would be reconfigured through street vacations and right of way (ROW) dedications to create a new system of public streets. Between 12th Street and 14th Street, the existing Larch Street, Hemlock Street, and Fir Street ROWs would be vacated. A new ROW would be dedicated for Fir Street further east on the site, and for Hemlock Street (located about midway between Poplar Street and Fir Street). A “New Street” would be created connecting Poplar and Hemlock Streets midway between 12th and 14th Streets.

The project would also dedicate ROW along its street frontages to bring those up to City of Everett standards. Poplar Street currently has a 50-foot ROW width, and the project would dedicate ROW to increase this to 72 feet. Likewise, Fir Street and 14th Street are both now 40-feet wide, and the project would dedicate ROW to increase those to between 50 and 59 feet. Finally, the new Hemlock Street, which would serve as a north-south central spine in the commercial area, would have a ROW width of 64 feet. (See Figure 2-7, Street Vacations and Dedications – Alternative 1, and Figure 2-8A and Figure 2-8B, Street Cross-sections – Alternative 1.)

All the streets in the Park District site would be improved to include wider sidewalks and landscape areas. Bike lanes would be added to 12th Street and Poplar Street adjacent to the site. A multi-use path would be provided to the west of Poplar Street. On-street parking would also be provided on Poplar Street, Hemlock Street, Fir Street, and 14th Street.

Alternative 1 also proposes to disconnect the Park District grid from 14th Street, which currently connects to the local neighborhood east of site at Pine Street through an angled intersection. The project would remove pavement and add landscape treatments to prevent cut-through vehicles on 14th Street while allowing pedestrians and bicycles to pass through.
NOTE: THE SECTIONS WILL VARY IN SOME LOCATIONS TO ACCOMMODATE PEDESTRIAN CROSSING, LANDSCAPED BULB-OUTS OR OTHER FEATURES SIMILAR TO THE CONDITIONS PROVIDED IN THE PROPOSED SITE PLANS

Figure 2-8 B
Street Cross-sections - Alternatives 1 and 2

NOTE: THE SECTIONS WILL VARY IN SOME LOCATIONS TO ACCOMMODATE PEDESTRIAN CROSSING, LANDSCAPED BULB-OUTS OR OTHER FEATURES SIMILAR TO THE CONDITIONS PROVIDED IN THE PROPOSED SITE PLANS
Figure 2-9, Circulation Plan – Alternative 1, shows the proposed concept for the motorized and non-motorized circulation onsite under the Proposed Action.

Parking
Changes to the existing EMC parking code and application of an existing code provision are proposed through the PDO to achieve a parking supply value that would be “right sized” to the parking demand estimate for the project. With the code adjustments and application of other code provisions, the parking supply required/provided for the project would be 1,018 stalls (924 stalls for the residential uses plus 94 stalls for the non-residential uses). (See Section 3.10, Transportation, and Appendix H for details.)

Utilities
Alternative 1 would require water, sewer, stormwater, and electrical service for proposed development. Necessary utility upgrades and extensions would be made to serve development. Further descriptions of utility service are provided below.

Water
The City of Everett would continue to provide water service to the site for the proposed development. New eight-inch water mains would be installed with each new street. Portions of the existing six-inch water main in 12th Street would be replaced. (See Section 3.12, Utilities, and Appendix I for details.)

Sewer
The City of Everett would continue to provide sewer service to the site for the proposed development. Wastewater and stormwater flows from the project would be separated into different lines prior to discharge into the 48-inch combined main that runs along the east site boundary. No major upgrades to the city sewer system downstream of the site would be required to serve the proposed development. (See Section 3.12, Utilities, and Appendix I for details.)

Stormwater
Temporary stormwater control measures would be installed during construction as well as a permanent stormwater management system for operation of the project, consistent with City of Everett requirements. Stormwater from the portion of the site west of Poplar Street (the west basin) which contributes to an existing wetland to the west of the site would adhere to the 2019 Department of Ecology Stormwater Management Manual for Western Washington (SWMMWWW). The basin onsite which drains to the combined sewer main (the east basin) would be separated from the sewer onsite and would be subject to the City of Everett standards. (See Section 3.3, Water Resources, and Appendix C for details.)
**LEGEND**

- **PRIMARY ACCESS ROADS WITH BIKE LANES**
- **EXISTING PRIMARY ACCESS ROADS WITH BIKE LANES (SOUTH SIDEWALK RECONFIGURATION AND BIKE LANES)**
- **PRIMARY ACCESS ROAD WITH SHARED BIKE/AUTO LANE**
- **EXISTING SECONDARY ACCESS ROADS (NORTH SIDEWALK RECONFIGURATION)**
- **SECONDARY ROADS**
- **PUBLIC ACCESSIBLE PEDESTRIAN CONNECTIONS**
- **VEHICLE GARAGE ACCESS POINTS**

**NOTE:** ALL STREETS PROVIDE PEDESTRIAN SIDEWALKS (AT LEAST ONE SIDE)

*Not to Scale

**Source:** MIG, 2023.

**Figure 2-9**

Circulation Plan - Alternative 1
Electricity and Natural Gas
Snohomish PUD No. 1 would continue to provide electrical service to the site. Electricity would be used for 100% of the energy for the project’s heating and residential appliances. Electrical lines onsite would largely be below-ground. The electrical line along 12th Street and Poplar Street may remain above ground. Natural gas could be used by the non-residential uses (e.g., for restaurant cooking and back-up generators, per code) and would continue to be provided by Puget Sound Energy. No major upgrades to the Snohomish PUD No. 1 or Puget Sound Energy systems would be required to serve the project. (See Section 3.12, Utilities, and Appendix I for details.)

Project Design
A cohesive design concept would be implemented for development under Alternative 1 that would add housing, other non-residential uses, and publicly accessible open space that would integrate into the Delta neighborhood. The layout of proposed uses is intended to minimize impacts on surrounding uses. The project is designed around a large, centrally located signature park that would serve the Park District and the broader neighborhood. The proposed design concept includes landscape buffers along the north, east and west boundaries of the site to provide a transition to the taller buildings of the Park District. Green/vegetated corners along the north and south site edges would signify the green nature of the Park District. Retail and civic uses along 12th Street would invite the neighborhood to enter the District along Hemlock Street; would be strategically located in the center of the site to reduce impacts to neighboring properties; and would provide needed services and a gathering place for the Delta neighborhood adjacent to the on-site park. Parking would largely be located below structures to maximize the open space onsite.

Medium- and High-density Multifamily Residential
A total of 1,500 units of medium and high-density residential units are proposed to be developed in multi-story apartment type buildings. The medium-density residential buildings/portions of buildings would range from four to nine stories in height and would be located in the north and south portions of the site in buildings/portions of buildings NW 2, NW 3, NE 1, NE 2, SE 1, SE 3, SW 1, SW 2, and SW 3. The high-density residential buildings/portions of buildings would be 15 stories in height and would be located primarily in the south portion of the site adjacent to Madrona Square in buildings SE 2, SW 1, and SW 2, but also in building NW 1 (see Figure 2-10, Land Use Plan – Alternative 1).

Low-density Multifamily Residential
A small amount of the total 1,500 residential units (up to 35 units) could be low-density multifamily residential units (rather than medium or high-density residential units) developed in townhouse buildings or flats that would be a maximum of three stories in height. The low-density housing could be located at the south end of the site, along the eastern and western site boundaries in buildings TH 1, TH 2, and TH 3. Buildings within 35 feet horizontal distance from adjacent R2 zones would have a maximum building height of 28 feet.
Non-Residential Uses
Approximately 70,600 sq. ft. of non-residential uses (e.g., retail, civic/services, and office) would be located in mixed-use buildings in the north portion of the site in the lower levels of Buildings NW 1, NW 2, NW 3, NE 1, and NE 2. These uses are intended to create an active street level, particularly along Hemlock Street and 12th Street (see Figure 2-10).

Landscaping
New landscaping would be provided throughout the site under Alternative 1. As mentioned previously, an important component of the project would be the large, centrally located park. This approximately 1.5-acre publicly accessible park would feature a meadow, plaza, recreation areas, pavilion, and other recreation and leisure amenities. A new, expanded community garden primarily for use by the residents of the Park District would be located to the west of Poplar Street. Buffer areas provided along the east and west site boundaries would include native trees, shrubs, and understory plantings to create habitat and visually screen the Park District from the adjacent neighborhoods. As part of the proposed road improvements, street trees would be planted along Poplar Street, Fir Street, and the new east-west street through the site. Two of the existing large trees in the northwest and southeast corners of the site are proposed to be retained and integrated into the landscape, depending on their health and other development considerations. The landscape would include drought-tolerant plants to reduce the need for irrigation. (See Figure 2-11, Landscape Plan – Alternative 1.)

Design Standards
Design standards would be incorporated into the Development Agreement between EHA and the City of Everett to provide for the quality and consistency of the project design and would be maintained throughout project development. These standards would ensure that the project is well-integrated into the neighborhood context, such as through transitions with landscaped buffers and standards for minimizing nuisance irritants from service areas and mechanical equipment. Standards for the diversity of streetscapes, landscape, and buildings would ensure that the project design would have a variety of elements and features throughout the site (compared to the former Baker Heights development’s simple repetitive design). The design standards would focus on the ground level frontages of buildings to ensure the project design is attractive, safe, and active, including elements like sidewalk weather protection, residential entries and transitions to private spaces, use of exterior materials, blank wall treatments, and exterior lighting.

See Figures 2-12A and 2-12B, Conceptual Design Illustrations – Alternative 1, for depictions of the design intent for the Park District Project.
Park District Project
Draft EIS

Figure 2-10
Land Use Plan - Alternative 1

Key
- Low density residential
- Medium density residential
- High density residential
- Medium density residential / mixed-use *
  * retail, service or office uses at street, plaza or courtyard levels
- High density residential / mixed-use *
- Landscaping and park areas
- Plazas, courtyards and sidewalks
- Streets and Surface Parking Spaces

Figure 2-11
Landscape Plan - Alternative 1
*Not to Scale

Aerial from Northeast Looking Southwest

From 12th Street Looking South

Note: These are conceptual illustrations to convey the intended character of the development; the actual design could vary.
Note: These are conceptual illustrations to convey the intended character of the development; the actual design could vary.
Environmental Sustainability
Among the goals of the Park District Project is to support the City’s desire for walkable communities and decarbonization. Alternative 1 would support walkability by providing pedestrian facilities, encouraging the use of nearby transit facilities, and right sizing the proposed parking. Decarbonization would be promoted in a number of ways, including by: building taller buildings that would contribute to a compact development that is more energy-efficient and climate-friendly;
- providing 100% of the energy for the project’s heating and residential appliances from electricity rather than from natural gas or other fuel sources that generate greenhouse gases and environmentally hazardous byproducts (natural gas could be used by non-residential uses for cooking and back-up generators);
- locating daily services (retail, civic, etc.) in walking distance of many residences;
- promoting walking, bicycling, and transit use instead of driving; and
- setting a tree canopy coverage goal.

Other environmental sustainability features provided by Alternative 1 would include: meeting or exceeding current City of Everett building and energy requirements; providing a stormwater management system that would include Low Impact Design (LID) features; and installing landscaping that would feature drought-resistant plants to reduce water usage.

Alternative 2 – Design Alternative
Under Alternative 2, proposed redevelopment of the site would feature the same amounts of new residential units, and retail, civic/service, and office uses as Alternative 1. However, more buildings (two more) with a lower maximum height (10 stories) would be built onsite than under Alternative 1, resulting in greater site coverage. Less of the site would be in open space and less of the open space would be consolidated into a large, publicly accessible park. (See Figure 2-13, Land Use Plan – Alternative 2.)

Table 2-2 provides an overview of development under Alternative 2. As shown, Alternative 2 would include a total of up to 1,500 housing units and 70,600 GSF of retail, civic/service, and office uses, and 1,018 structured parking spaces. The non-residential uses are not allowed by the site’s existing UR3 zoning and would require approval of a PDO.

A breakdown of the site area under Alternative 2 is presented in Table 2-3. As shown, approximately 12.7 acres (79% of the site) would be covered in built areas and 3.3 acres (21% of the site) would be in natural/landscape areas under Alternative 2. More of the site would be in built area and less in natural/landscape area than under Alternative 1 due to the two additional buildings.

A total of 17 buildings would be constructed to a maximum of 10 stories in height. Ten-story buildings are allowed by the site’s current Residential, Multifamily Comprehensive Plan designation, but not by the site’s UR3 zoning which would require PDO approval.
Figure 2-13
Land Use Plan - Alternative 2
Alternative 2 is anticipated to accommodate a total of approximately 3,645 residents and 141 employees, the same amounts as Alternative 1.

Further description of Alternative 2 is provided below.

**Construction Schedule**
Alternative 2 would be developed and constructed with a schedule similar to Alternative 1, with buildout assumed to occur by 2035, depending on economic and market conditions.

**Demolition, Clearing, and Grading**
Like Alternative 1, demolition and removal of the remaining 43 buildings onsite would be required under a separate action. Clearing would occur in the four major phases and a flexible phase. Of the 11 existing larger trees located onsite, two are proposed to be retained, depending on their health and other development considerations. Slightly more grading would be required than for Alternative 1 due to the additional cut required for parking beneath buildings in the center of the site.

**Proposed Development**

**Residential**
Alternative 2 would feature up to 1,500 total housing units onsite, the same amount with the same breakdown of low-density and medium/high-density multifamily housing as Alternative 1.

**Non-residential**
Approximately 70,600 GSF of non-residential uses would be provided under Alternative 2, the same amount with the same breakdown of retail, civic/service, and office uses as under Alternative 1.

**Open Space**
Less of the site would be provided in open space under Alternative 2 than under Alternative 1 (a total of approximately 7.9 acres versus 8.5 acres), and the open space would not be consolidated in the center part of the site.

**Landscaping**
New landscaping would be planted throughout the site with Alternative 2, similar to with Alternative 1. A total of approximately 0.3 acres of publicly accessible vegetated park area would be provided (versus 1.1 acres of vegetated park area under Alternative 1); there would be no large, signature park (that would total approximately 1.5 acres of built and natural areas under Alternative 1).

---

5 Ibid 1.
6 Ibid 2.
Street Network, Non-motorized Facilities, and Parking
Like under Alternative 1, the existing grid of streets that served the former Baker Heights residential development would be reconfigured through street vacations and ROW dedications to create a new system of public streets (see Figure 2-13). All the streets on the Park District site would be improved to include wider sidewalks and landscape areas. Bike lanes would be added to 12th Street and Poplar Street adjacent to the site. A multi-use path would be provided to the west of Poplar Street. The system of on-site sidewalks/paths would be available for use by residents and commercial tenants of the project, as well by the surrounding neighborhood.

A total of approximately 1,018 parking spaces would be included in above-ground and below-ground structures onsite under Alternative 2, the same number as Alternative 1.

Utilities
Alternative 2 would require water, sewer, stormwater, electrical, and natural gas service for the proposed development like the utilities described for Alternative 1. Necessary utility extensions and upgrades would be made to serve development.

Project Design
The design concept under Alternative 2 would be similar to Alternative 1. However, Alternative 2 would include buildings/portions of buildings a maximum of 10 stories in height, and two additional five to six story buildings in the central portion of the site. This would eliminate the possibility of providing a large signature park.

Environmental Sustainability
Alternative 2 would also help meet the City’s desire for walkable communities and decarbonization, but to a lesser extent than Alternative 1. Alternative 2 would support walkability by: providing pedestrian facilities; encouraging the use of nearby transit facilities; and right sizing the proposed parking. Decarbonization would be promoted by: locating daily services in walking distance of many residences; and de-emphasizing driving. However, decarbonization would be supported to a lesser extent than under Alternative 1 because buildings would be less tall and development less compact. Also, energy for heating and residential appliances may or may not be provided solely from electricity under Alternative 2. Other environmental sustainability features would include: meeting or exceeding current City of Everett building and energy requirements; providing a stormwater management system that would include LID features; and installing landscaping that could feature drought resistant plants to reduce water usage.

Alternative 3 – No Action Alternative
Under Alternative 3, the No Action Alternative, the site would remain in its existing condition (see Section 2.5, and the Affected Environment descriptions in Chapter 3 for details). All the existing buildings and landscaping would remain for the time being, but demolition and removal of the buildings will ultimately occur under a separate action.
This alternative is typically defined as what would most likely happen if the proposal does not move forward. According to the SEPA Rules, “no action” does not necessarily mean that nothing would occur on the site. For analysis purposes in the EIS, the No Action Alternative assumes development under the site’s existing Residential, Multifamily Comprehensive Plan designation and UR3 zoning classification, with no Planned Development Overlay or Comprehensive Plan text amendment required.

Under Alternative 3, proposed redevelopment of the site would feature residential uses; no non-residential uses would be included. Fewer new housing units would be provided than under Alternatives 1 and 2. Buildings at a lower maximum height would be constructed onsite. More of the site would be in open space than under the other alternatives because the parcel west of Poplar Street would be unbuildable without a variance or other extraordinary measure. However, no large, publicly accessible park would be provided.

Alternative 3 assumes the maximum development program that could be constructed under the existing zoning code and assumes neither a PDO nor Comprehensive Plan text amendment would be required. While the street layout would remain the same as existing, the program does account for having to widen existing streets to meet current City of Everett street standards, which reduces the area available for new buildings. With these limitations, it is estimated that up to 458 multi-family residential units could be built under the No Action Alternative. These would require 377 parking stalls per current parking code requirements. Streets would remain in the same locations as the existing network but would be improved and widened to City standards. No non-residential uses are allowed in the site’s UR3 zoning; therefore, none are assumed. Table 2-3 provides an overview of development under Alternative 3.

A breakdown of the site area under Alternative 3 is presented in Table 2-4. As shown, approximately 11.1 acres (69% of the site) would be covered in built areas and 4.9 acres (31% of the site) would be in natural/landscape areas under Alternative 3.

Alternative 3 is anticipated to accommodate a total of approximately 1,113 residents\(^7\) and no employees.

Further description of Alternative 3 is provided below.

\(^7\) Ibid 1.
**Construction Schedule**
For analysis purposes in this EIS, Alternative 3 is assumed to be developed and constructed on a schedule like Alternatives 1 and 2, with buildout assumed to occur by 2035. In actuality, Alternative 3 could build out sooner than Alternatives 1 and 2 because fewer units would be built.

**Demolition, Clearing, and Grading**
Like Alternatives 1 and 2, demolition and removal of all the existing buildings onsite would be required. As mentioned previously, there are separate plans for demolition of the on-site buildings.

The site could be cleared and developed in one or multiple phases under Alternative 3. It is unknown how many of the larger trees onsite could be retained but likely most if not all would be removed. Alternative 3 would meet the setback requirements in the City of Everett land use and building codes.

The amount of grading is expected to be significantly less than for Alternatives 1 and 2 because no under-building parking would be provided.

**Proposed Development**

**Residential Use**
Alternative 3 would feature up to 458 total housing units onsite, less than Alternatives 1 and 2. All the units are assumed to be low-density multifamily units, such as townhouses or flats, and would likely be rental units.

**Open Space**
Approximately 9.4 acres of open space would be provided, including publicly accessible open space and private and semi-private open space. More of the site would be provided in open space than under Alternative 1 and 2 because the parcel west of Poplar Street would be unbuildable due to the required building setbacks (see Table 2-4).

**Landscaping**
New landscaping would be planted throughout the site under Alternative 3. A large, publicly accessible park would not be provided. No street improvements and associated street trees would be planted on Poplar Street, Fir Street, and the new east-west street through the site.

**Street Network, Non-motorized Facilities, and Parking**
Under Alternative 3, the existing grid of streets that served the former Baker Heights development would be maintained; however, streets would be widened to meet the current City of Everett Code. Sidewalks would be provided along the street frontages; however, there would be limited space onsite for other pedestrian facilities.

Parking would be provided in accordance with EMC requirements. A total of approximately 377 spaces would be provided on site under Alternative 3. No reductions would likely be
pursued for shared parking (since there would be no commercial uses). Reductions for low-income housing or senior housing could be pursued if some of the units are designated for those housing types. Parking would likely be located with individual units or buildings, and not consolidated as with the Proposed Action.

**Utilities**

Alternative 3 would require water, sewer, stormwater, electrical, and gas service for the proposed development. Necessary utility extensions would be made to serve development.

### 2.8 BENEFITS and DISADVANTAGES OF DEFERRING PROJECT IMPLEMENTATION

The SEPA policies (197-11-440(5)(b)(vii)) require EISs to include a discussion of both the possible benefits and disadvantages of reserving for some future time the implementation of a proposal, as compared to possible approval at the present time. The following are the potential benefits of deferring approval of the proposed Park District Project, versus the potential disadvantages of deferring approval.

The **benefits of deferring approval** of the Proposed Actions and implementing redevelopment of the Park District Project include **deferral of**:

- Potential impacts of the redevelopment on the natural environment (e.g., earth, air quality, water resources, and plants and animals); and
- Potential impacts of the redevelopment on the man-made environment (e.g., housing, land use, aesthetics/light and glare, public services, utilities, and transportation).

The **disadvantages of deferring approval** of the Proposed Actions and implementation of redevelopment include **deferral of**:

- The opportunity to redevelop a large, contiguous, vacant parcel in Everett;
- The opportunity to provide new residential, retail, civic/service, office, and outdoor publicly accessible open space on the Park District site;
- The opportunity to provide passive recreation opportunities for project residents and tenants, as well as the surrounding Delta neighborhood;
- Removing aging structures on the site that are costly to maintain; and
- Tax revenues and other fees (i.e., permit, inspection, and utility connection fees) that would accrue to City of Everett.