



Comprehensive Plan Map Amendment and Rezone Application – Silver Lake Townhomes – 1 July 2016

Project Narrative

Everett's Comprehensive Plan contains the following criteria that provide guidance to decision makers in their review of applications to amend land use designations. Please consider each of the following review criteria and respond to them on a separate piece of paper. The response should identify which of the criteria is being addressed. Where the criteria spells out relevant policies or criteria, found in either the City's Comprehensive Plan or Zoning Code, please reference the relevant section when noting such support for your application. City staff will help with any questions you may have in regard to completing this work.

*1) The proposed land use designation must **be supported by or be consistent with the existing policies of the various elements** of the Comprehensive Plan. NOTE: Please refer to the location criteria beginning on page LU-65. Please refer to specific policies, especially those in the Land Use and Housing sections.*

The property currently has a land use designation of 1.2, and we are proposing that it be revised to a 1.3 land use designation. Land Use Element Policy 2.1.2 seeks to 'Promote increased densities and infill housing types in all residential neighborhoods through appropriate design standards that reinforce the single family character of areas zoned single family, and which assure that multiple family developments integrate with and enhance the neighborhoods in which they are permitted.' In the overall community surrounding Silver Lake, this property is located on the border between existing high-density properties (such as assisted living complexes, apartment buildings, and townhouse communities, most of which are located along SR 527/19th

Ave SE) and single family houses. Constructing a small community of townhomes on this density border would allow for a smoother transition from the high density area surrounding Silver Lake to the less dense single family houses. A small community of townhomes would also support Housing Element Objective 4.6, which states, "In order to maximize the public investment that has already been made in public infrastructure, the City shall support the compact land use strategy of the comprehensive plan with housing measures that increase the residential density of the Everett Planning Area and that maintain the quality and character of existing neighborhoods."

*2) Have circumstances related to the subject property and the area in which it is located **changed sufficiently since the adoption of the Land Use Element***

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to justify a change to the land use designation? If so, the circumstances which have changed should be described in detail to support findings that a different land use designation is appropriate.

Since Everett's Comprehensive Plan was last updated, a multi-story residential building has been proposed on a vacant property facing Silver Lake and located west of the property in question. If this proposal goes through, a change in land use designation of 1.3 would allow a slight increase in density on the proposed property, and therefore help integrate that building into the immediate neighborhood.

3) Are the assumptions on which the land use designation of the subject property is based erroneous, or is new information available which was not considered at the time the Land Use Element was adopted that justify a change to the land use designation? If so, the erroneous assumptions or new information should be described in detail to enable the Planning Commission and City Council to find that the land use designation should be changed.

The current land use designation of 1.2 is assigned to properties containing 5-10 dwellings per gross acre. However, a designation increase to 1.3 allows 10-12 dwellings per gross acre, which is not a significant increase in allowable density. There were no erroneous assumptions in designating this property as a land use of 1.2, but an increase to 1.3 should be allowable.

*4) Does the proposed land use designation promote a more desirable land use pattern for the community as a whole? If so, **a detailed description of the qualities of the proposed land use designation** that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.*

Yes, the proposed land use designation of 1.3 promotes a more desirable land use pattern for the community. As stated before, the property in question is located on the border between high-density and low-density properties. A small community of townhomes would help bridge the gap that is this vacant property between these two areas.

In forecasting population growth in the vicinity, a logical increase of density would seem to project eastward from SR 527 and move along the arterial collector road of 116th St SE.

5) Should the proposed land use designation be applied to other properties in the vicinity? If so, the reasons supporting the change of several properties should be described in detail. If not, the reasons for changing the land use designation of a single site, as requested by the proponent, should be provided in sufficient detail to enable the Planning Commission and City Council to find

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that approval as requested does not constitute a grant of special privilege to the proponent or a single owner of property.

The proposed land use designation does not need to be applied to other properties in the vicinity, since the high end density of an R-1/1.2 is already comparable to the low end density of an R-1(A)/1.3 (both at 10 dwellings per gross acre, according to Table 9: Comprehensive Plan / Zoning / SMP Equivalency Table of the Everett Comprehensive Plan).

The proposed development would take into consideration the building scale, density, and building separations/setbacks of the proposed townhouses to be comparable and favorable to the neighboring properties.

6) What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to assure compatibility with the uses of other properties in the vicinity?

The proposed change of land use designation would have little impact on the current use of other nearby properties. The scale and building height of the townhomes would be comparable to the immediate surrounding single family houses. The proposed density increase would fall under the next land use designation, going from 1.2 to 1.3, and thereby changing only slightly in density – going from 5-10 dwellings per gross acre in an R-1/1.2 to the 10-12 dwellings per gross acre of an R-1(A)/1.3.

Additionally, there would be a significant landscape buffer between the property and the houses to the west, thereby providing a visual buffer between zones and properties.

7) Would the change of the land use designation sought by the proponent create pressure to change the land use designations of other properties in the vicinity? If so, would the change of land use designation for other properties be in the best long term interests of the community in general?

Revising the land use designation of this property from 1.2 to 1.3 would not create pressure to change the land use designations of nearby properties, as the building scale, density, and building separations/setbacks of the proposed development would be comparable and favorable to the neighboring properties.

Rezone

Rezoning can be either non-project or performance agreement rezoning. In order to better understand the differences between the two rezoning processes, it is advised that you speak with Long Range Planning staff in advance of responding to this section.

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1) *Which rezone type are you seeking?*

We seek a Rezone from R-1 to R-1(A).

2) *Address your vision for how the subject property or properties would be used if the rezone were approved, and how the request, if granted, would benefit the City of Everett and its citizens.*

If the rezone to an R-1(A) were to be approved, aside from providing housing stock for the immediate region, the proposing townhouse development would also create a model of increased density that is suitable as a transition between the Mixed-Use Commercial / Multiple Family developments along SR 527 / 19th Ave SE and the single-family detached homes of the R-1 zones to the east. The new townhouse dwellings would be in scale with neighboring houses, with the intent to carefully incorporate the cluster into the existing fabric.

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