TO: Planning Commission
FROM: Niels Tygesen, Planner
DATE: January 2017
SUBJECT: Metro Everett Building Heights

Tonight's discussion is a continuation of the building heights in the Metro Everett area proposal from the meeting on November 15. The consensus from the Planning Commission was that the proposed height limits were too low, but that some consideration to controlling additional maximum heights limits should be incorporated.

Staff amended the proposed height map based on feedback from the meeting on November 15, which now includes a range of permitted heights for most areas of the Metro Everett area, see attached Map ‘MetroHeights Draft Alternative 2’. In areas that have a range, the lower number is the proposed base maximum height and the higher number is the maximum height limit a building could be constructed with incentives. Below is a list of potential development incentive items for increased building height:

- Open space accessible to the public provided on-site
- Financial contribution to fund a Metro Everett park or offsite public open space
- Renovation of a historic building, on or off-site
- Transfer of development rights of subject historic properties to new sites
- Transfer of development rights of properties outside the Metro Everett area to Metro Everett
- Public accessible parking
- Public art contribution on site or financial contribution to fund Metro Everett public art
- Building certification of LEED Gold, Platinum or other standardized equivalent
- Provision of affordable housing for low-income households

Design standards that concern how building’s would front and interact with a public street, as well as building mass and geometry would be required elements in the regulations, not as incentives for developers to build taller.

Staff will have a visual presentation with additional graphics and images for clarification purposes and discussion at the meeting.

Additional standards, which are part of the overall regulatory re-visioning of Metro Everett that staff is working on developing, are building typologies, frontage typologies, streetscape standards and parking requirements. These and other additional standards are intended to work in conjunction with the building heights and will be discussed at future workshop meetings.

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1 Everett’s development regulations already allow for increased height in exchange for public benefits. See:

- Waterfront Commercial (19.6 – Table 6.1 footnote 38)
- Clinic and Office Overlay zones (19.16.020.F)
- Downtown B-3 zone (19.22.020.B.3)
- Broadway Mixed Use zone (19.31A.030.A)
- Evergreen Way and Mixed-Use Overlay (19.31B.030.C)
- Daylighting streams in pipes and culverts (19.37.180.D)
Existing Regulations for Increased Height Allowances

Waterfront and Commercial
EMC 19 Table 6.1 Footnote 38: Except on the Mukilteo tank farm, in PDO zones the heights may be increased up to one hundred feet through the public review process.

Clinic and Office Overlay
EMC 19.16.020.F.1.b: The height listed... may be increased by ten feet under either of the following circumstances:
(1) When the building is constructed over one or more levels of parking;
(2) When the building is a mixed-use building with at least thirty-five percent of the gross floor area in residential use above the ground floor

Downtown B-3
EMC 19.22.020.B.3: Buildings may exceed the height limits... if approved by the planning director, using Review Process II, as provided herein:
  a. If a project includes three or more of the bonus elements... it may exceed the height limit

EMC 19.22.020.E.1 Bonus Design Elements... Providing at least three elements can... allow building heights greater than maximum heights:
  a. Provide publicly accessible open space within three vertical feet of the nearest sidewalk equivalent to five percent of the site
  b. Distinctive building geometry
  c. Public benefit use
  d. Retention and renovation of any designated or listed historic structures on the site. Alternatively, funding for off-site rehabilitation of any designated or listed historic structures, within the downtown area, equivalent to at least one percent of the project construction cost.
  e. Below-grade parking (at least forty percent of parking must be below grade to qualify).
  f. Building an off-site park, open space, or community garden with a value of at least one percent of the project construction cost within the downtown core. Alternatively, a payment may be paid to the city to be used for park improvement purposes in lieu of actual park development
  g. Providing works of art or water features equivalent to at least one percent of the project construction cost within publicly accessible spaces on-site or off-site within the downtown core. Alternatively, a payment may be paid to the city arts fund in lieu of actual work of art or water feature
  h. Enclosed publicly accessible atrium at least two thousand square feet in size with adjacent commercial uses and seating and pedestrian amenities. This could be ground floor or upper floors where they are accessible and inviting to the public
  i. LEED certification of the proposed building to a “silver” rating, at a minimum, by the U.S. Green Building Council, or other equivalent certification as approved by the city
Broadway Mixed Use Zone
EMC 19.31A.030.A.1 Mixed-Use and Residential Uses
b. Roof forms, including pitched and curved shapes, that do not contain habitable space may exceed the height limit, but by no more than ten feet

EMC 19.31S.030.A.2 Nonresidential Uses
c. Height Bonuses. Building heights for nonresidential structures may be increased to the maximum height permitted for mixed-use and residential structures through a discretionary review process if the development incorporates amenities or TDR credits from the list below. Each bonus amenity shall permit an increase in height of ten feet, not to exceed the maximum height for mixed-use or residential structures:
(1) Exterior Public Space. This space shall be available to the public at least for the period between seven a.m. and dusk. It shall be an area equal to at least two percent of the total interior floor space of the development, or eighty square feet, whichever is greater. No dimension shall be less than eight feet. Landscaping, textured paving, pedestrian-scaled lighting, and seating shall be included.
(2) Art or Water Feature in a Publicly Accessible Space. Each feature must be appraised at a value that is at least one percent of the value of building construction. Documentation of building costs and appraised value of the art or water feature shall be provided.
(3) Through-Block Pedestrian Connection. A walkway at least eight feet wide allowing the public to walk between a street and an alley or another street. The walkway shall be constructed with cement or masonry pavers, flanked with planting and pedestrian-scaled lighting.
(4) Below-Ground Structured Parking. Fifty percent of all required parking shall be contained within a structure that is below grade.
(5) Common Courtyard or Green. This space shall be available to tenants of the development. It shall be an area equal to at least four percent of the gross floor area of the building. There should be both paved areas and landscaping, with planting comprising at least thirty percent of the area. Seating and pedestrian-scaled lighting shall be provided. This feature is in addition to any other open space or common areas required in this chapter.
(6) Transfer of Development Rights. Additional height can be earned through a transfer of development rights (TDR) from sending sites in the city that are impacted by critical areas or from sending sites containing a historic building listed on the national, state or Everett register when such a building is rehabilitated to the Secretary of the Interior’s Standards for Rehabilitation, to receiving sites within the BMU zone.

Evergreen Way and Mixed Use Overlay
EMC 19.31B.030.C Building Height. Residential buildings, or the residential portion of mixed-use buildings, may exceed seventy-five feet in height up to a maximum height of one hundred twenty-five feet... provided, that:
1. The city determines that there is no significant adverse impact due to the extra height.
2. The height of any portion of the building shall not exceed the distance that portion of the building is set back from the residentially zoned lot.
3. The site includes a minimum of two hundred square feet of usable open space per dwelling unit at or near the grade level for either the private use of residents or for general use by residents and customers of mixed-use commercial and residential development on site.
Daylighting streams in pipes and culverts
EMC 19.37.180.D.1 To encourage daylighting of streams in pipes and culverts, the planning director may
modify development standards as set out in subsection D.2 of this section when the applicant submits a
plan for daylighting that meets the following criteria:
a. The plan is prepared by a qualified professional;
b. The ecological functions of the daylighted waters and adjacent area are improved so the new
riparian corridor is compatible with and protects the ecological functions of the existing riparian corridor
upstream and downstream and does not contribute to flooding; ecological functions include preventing
erosion, protecting water quality, and providing diverse habitat; and
c. If the plan proposes daylighting the pipe or culvert in a different location on the parcel from its
current location or off the parcel, the ecological functions required in subsection D.1.b of this section are
provided as effectively as they would be without the relocation.
2. If the director finds the conditions in subsection D.1 of this section are met, the director may modify
the following development standards. The modification shall be the minimum to provide sufficient area
to meet the standards in subsection D.1 of this section and shall be in the following order of priority:
a. Yard and/or setback requirements on the property may be reduced...
b. The stream and adjacent buffer area may count toward required landscaping,
c. The stream and adjacent buffer area may count toward open space requirements for all multiple-
family and M-1 zone requirements.
d. Building heights may be increased.

Metro Streetscape Type Map

The concept streetscape map builds on the 2006 downtown and downtown Everett streetscape plans,
expanding the percentage of public frontage/streetscape typologies, and focus on the connections
between Everett Station and downtown as well as focus areas in the Metro Everett area. The concept
map designates streets into primarily three typologies: pedestrian, pedestrian connectors, and mixed-
use corridors.

Pedestrian Streets would have ground floors predominately occupied by non-residential uses such as
retail, commercial and business uses. Frontages would be of a typology tailored predominately to
pedestrians versus automobile traffic. Allowable frontage types would include design standards for
minimum ground floor transparency, minimum awning coverage, and pedestrian access. Streetscapes
would be of a type that emphasizes pedestrian scale, with wide sidewalks, frequent street trees, and
other streetscape amenities to make walking a pleasant experience.

Connector Streets are important pedestrian routes but play a secondary role to Pedestrian streets in
connecting key areas and attractions in the metro area. By improving Connector Streets, the City can
make these assets more accessible and visible. Most ground floor spaces would be occupied by retail,
commercial, and business uses, with some limited residential allowed. Standards for frontage and
streetscape types would be similar to pedestrian streets, but to lesser percentages.
**Motivated Streets** are those corridors by which people generally enter downtown. They tend to be highly visible and carry relatively high traffic volumes with less emphasis on pedestrian activity as in Pedestrian and Connector streets. Visual improvements, such as street trees and signage, are often the most important improvements, although some Motivated Streets—including Everett Avenue and Broadway—also are important for pedestrian circulation. Some areas on California east of Broadway are designated as transitional, as the potential with infrastructure improvements and future development lend itself to making it a mixed use corridor. Buildings along these corridors would be a mixed proportion of residential/retail-commercial and retail-commercial/business uses with most ground floor spaces occupied with neighborhood and city-wide oriented services. Standard concrete sidewalks would be as accessible as possible, medians were possible would be planted with signature trees, and arterial street lights would have pole signs promoting the metro area.