

**Appendix 2-8 –
City of Everett Comprehensive Plan:
Selected Sections**

**City of Everett Comprehensive Plan:
Introduction**

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CHAPTER 1

INTRODUCTION

I. Why Are We Amending the Comprehensive Plan?

Everett adopted its first Comprehensive Plan under the Growth Management Act (GMA) in 1994. Since that time, Everett has completed yearly updates to the Plan. Development regulations have also been updated over time to implement the Plan.

The Growth Management Act allows the yearly updates of the Plan and establishes a schedule for comprehensive review and update of the Plan. This amendment meets the requirements for the 10-year comprehensive review and update. Following this update, the comprehensive review and update must occur every seven years.

The purpose of the comprehensive plan is to guide growth for the next twenty years by defining the levels and spatial distribution of population and job growth; the transportation, utilities and public facilities to serve the desired level of population and employment; the housing requirements for the community; methods to pay for necessary transportation, utilities and public facilities; and the desired physical character of growth in the city. The plan consists of a Land Use Map designating the desired use of lands for various activities, and policies to guide government and private decision makers in determining how Everett will grow, look and operate in the future. The City will also amend the Zoning Map soon after the comprehensive plan amendments are adopted to ensure that zoning districts are consistent with the land use designations of the plan. The Zoning Code development standards and other development regulations will also be revised over time to implement the comprehensive plan.

A. Legal requirements for the Comprehensive Plan.

The following summarizes why Everett is legally required to adopt a comprehensive plan.

1. Growth Management Act

The Growth Management Act (GMA), adopted by the Washington State Legislature in 1990, established specific requirements for local governments to adopt a comprehensive plan. Some of the requirements have changed over time as the legislature amended the Act. Comprehensive Plans are required to contain several "elements," or topic areas. For each element, cities and counties are required to adopt policies and develop programs to carry out the policies. The mandatory elements listed in the GMA are Land Use, Housing, Capital Facilities, Utilities, and Transportation. Economic Development and Parks and Recreation elements will become mandatory when funding for their preparations is provided to local governments by the state. Optional elements that Everett is including are Urban Design and Historic Preservation, Parks and Recreation, and Economic Development.

2. City of Everett Municipal Code

Section 2.20.100 of the Everett Municipal Code requires the City to have a comprehensive plan that complies with the requirements of state law. The plan must include a land use plan, transportation plan, a housing element, a capital facilities plan, a park and recreation plan, a public utilities plan, and an economic development element. Optional elements include a public

building design plan, a development plan, subarea plans, and conservation and solar energy plans.

II. Four "Guiding Forces" for the Comprehensive Plan

The following summarizes the body of adopted legislation or accepted strategies providing guidance for the way Everett should grow in the future.

A. Growth Management Act

The Growth Management Act was adopted by the State Legislature in 1990 in the wake of tremendous economic and population growth in the Puget Sound region during the latter part of the 1980's. The goals in the GMA, which are not listed in order of priority, are:

- Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- Reduce sprawl. Reduce the inappropriate conversion of undeveloped lands into sprawling, low-density development.
- Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock
- Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- Property Rights. Private property shall not be taken for public use without just compensation having been made. The property rights of the landowners shall be protected from arbitrary and discriminatory actions.
- Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- Natural Resource Industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- Open Space and Recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- Citizen Participation and Coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

- **Public Facilities and Services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- **Historic Preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- **The Shoreline Management Act.** The goals and policies of the Shoreline Management Act are the 14th goal of the GMA.

B. PSRC VISION 2020 Growth and Transportation Strategy; Multi-County Planning Policies

The Puget Sound Regional Council (PSRC) VISION 2020 Growth and Transportation Strategy was endorsed in 1990 by local governments in the central Puget Sound region, including Everett and its neighboring jurisdictions within Snohomish County. The strategy in PSRC VISION 2020 calls for a concentration of a large percentage of future employment and population growth into designated urban centers and linking the centers with a regional high capacity transit system. This strategy reinforces the goal of the GMA to contain sprawl and encourage development where public facilities and services exist or can be provided in an efficient manner.

Amendments to the Growth Management Act in 1991 require the adoption of Multi-County Policies for King, Pierce and Snohomish counties. The PSRC VISION 2020 policies were modified and ratified as the Multi-County Policies in March 1993. In 1995, PSRC VISION 2020 was further amended to reinforce the vision as adopted public policy while incorporating appropriate work from local comprehensive plans, countywide planning policies, and regional and state transportation plans for the area. It contains policies and strategies that address the following key components: urban growth areas, contiguous and orderly development, regional capital facilities, housing, rural areas, open space, resource protection and critical areas, economics, and transportation.

PSRC VISION 2020 provided a framework for the transportation planning and investment decisions that shaped Destination 2030, the Metropolitan Transportation Plan. Destination 2030, which was adopted in May 2001, meets the requirements of the Growth Management Act, Washington State regional transportation planning requirements set out in RCW 47.80, and federal transportation planning requirements.

PSRC Vision 2020 supports a new order of compact, people-oriented living and working places, thereby reversing trends that have created low-density, auto-dependent communities. It limits the expansion of the urban area and focuses a significant amount of new employment and housing into about fifteen mixed-use centers that are served by a transportation investment strategy emphasizing transit.

The PSRC Vision 2020 growth strategy envisions that the centers of employment and population will follow a hierarchy of central places. In this vision, Seattle will remain the regional center, while Bellevue, Everett, Bremerton, and Tacoma will be metropolitan centers. The central business districts of these centers are identified as places where new employment and residential growth is desirable, accompanied by increased investment in both transit and

ridesharing. A major part of this new transit investment would be a high capacity transit system (either rail or busway) that would link each center (except Bremerton).

C. Snohomish County Tomorrow - Countywide Planning Policies

In Snohomish County, the first step in coordinated planning efforts called for by the GMA actually began in 1989, before the passage of the State law. Cities, towns, tribes and the county joined together as Snohomish County Tomorrow to begin development of goals and policies to address the many issues related to growth in the future. The Growth Management Act requires that counties adopt countywide planning policies to provide a framework for cities and counties to develop comprehensive plans. The purpose of the policies is to express a regional vision and help measure consistency of local plans. Snohomish County Tomorrow steering committee decided to use the Snohomish County Tomorrow goals as the basis for the countywide policies. In 1993, Snohomish County Tomorrow recommended adoption, and the Snohomish County Council adopted countywide policies for:

- Implementing Urban Growth Areas,
- Promotion of Contiguous and Orderly Development and Provisions of Services,
- Joint County and City Planning Within Urban Growth Areas,
- Rural Land Use,
- Housing,
- Siting of Public Capital Facilities of a Countywide or Statewide Nature,
- Economic Development and Employment, and
- Transportation.

Snohomish County Tomorrow endorsed the PSRC VISION 2020/Destination 2030 Growth and Transportation Strategy as the basis for the Countywide Planning Policies. The policies have been amended a number of times since 1993.

D. Everett Visioning Reports

1. Everett VISION 2000 Goals and Actions.

In 1991, a group of citizens appointed by Mayor Pete Kinch developed a series of goals and recommended actions embodied in a "shared vision" of Everett's future. The topics discussed in the Everett VISION 2000 document include:

- Home and Neighborhood
- Economy and Prosperity
- Environment and Nature
- Leisure Time, Traditions and the Arts
- Civic Life, Learning and Public Services
- Transportation and Infrastructure

The City Council accepted the Everett Vision 2000 report as a policy guide to be used in the development of the city's comprehensive plan.

2. Everett VISION 2025

In 2004, Mayor Ray Stephanson appointed a Vision Team comprised of citizens representing a wide cross-section of interests to develop a shared vision of what Everett should aspire to

become in 2025. The Vision Team identified six subjects critical to the future well-being of the community to address in a vision statement:

- Education
- Economic development
- Urban design
- Parks, activities and culture
- Harborfront-riverfront
- Transportation

3. Similarities of the Guiding Forces

Each of the four above "guiding forces" provides direction for the development of Everett's comprehensive plan. Concepts common to each document include:

- increasing residential densities while maintaining a sense of community,
- creating and maintaining a high quality of life,
- encouraging economic diversity,
- concentrating jobs into designated employment centers like downtown and southwest Everett,
- providing affordable housing for all citizens,
- protecting neighborhood character,
- developing an efficient high capacity transportation system, and
- citizen involvement in development of planning policies and regulations.

III. Who Creates the Comprehensive Plan? Summary of Public Participation Efforts

Public participation in the planning process is vital to the success of any plan. In 1993 and 1994, Everett took the steps listed below to encourage public awareness of the plan update process and solicit comments from citizens. The feedback from the public helped the Planning Commission and City Council decide on policy issues for the final plan and implementation programs.

- Everett Vision 2000, Goals and Actions was prepared by a citizen's committee.
- A telephone Public Opinion Survey of Everett residents was conducted.
- Growth Management Slide Presentations were made to neighborhood, civic and business groups, the Planning Commission and City Council.
- Four quarterly "Outlook" newsletters on Growth Management were mailed to every household and business in Everett and the unincorporated part of its planning area.
- A "Visual Preference Survey" was conducted by Anton Nelessen, a professor of Urban Planning and Policy at Rutgers University.
- The mayor appointed a citizens' Growth Management Advisory Committee to review comprehensive plan issues and make recommendations to the Planning Commission.
- Planning Commission held numerous public workshops on growth management issues.
- Open houses were held for the public to examine maps and policies regarding alternative land uses and environmentally sensitive areas.
- Planning Commission, Growth Management Advisory Committee, Historical Commission, neighborhood leaders, citizens and city staff toured Vancouver B.C. to see the Skytrain light

rail transit system, land uses around the rail stations, high density housing, mixed use developments, adaptive reuse of historic buildings, and infill housing.

- The Everett cable television station carried announcements of the ongoing growth management comprehensive planning process.
- Planning staff made regular presentations on Growth Management and the comprehensive plan to monthly meetings of the Everett Council of Neighborhoods.
- Several newsletters on the update of the Everett Comprehensive Plan were sent to the mailing list established for public notification.
- City staff met on a regular basis with the Chamber of Commerce, Economic Development Council, and various subcommittees of each group to discuss specific topics related to Everett's Plan.
- An Environmental Impact Statement was completed for public review to analyze and compare the relative environmental impacts of the growth alternatives.

For this 10-year comprehensive review and update of the Comprehensive Plan, Everett took the steps listed below to encourage public involvement in the update process:

- A citizen's Vision Team was formed by Mayor Stephanson to develop a shared vision of what Everett should aspire to become in 2025.
- A Supplemental Environmental Impact Statement was prepared to analyze and compare the impacts of the alternatives.
- A web page was created to provide information and allow citizen comment over the internet.
- Staff made presentations to a variety of groups including neighborhood groups, civic groups, and business groups.
- Planning Commission held workshops and public hearings on the Supplemental EIS and the Update.
- Notices were mailed to established mailing lists and to property owners directly affected by or near proposed map changes.
- Display ads and legal ads were placed in the Everett Herald.
- Press releases were issued.
- The City's public TV station carried announcements and meeting notices.
- Presentations were made to the Council of Neighborhoods.

IV. Historic Look at Everett's Comprehensive Plan

Everett's past comprehensive planning documents have attempted to embody a very comprehensive policy regarding land use. The city's first comprehensive plan (1954) laid out the initial structure for the zoning of the City (1956), much of which still exists today in a very similar classification system. The zoning map and code existed essentially unaffected by any further comprehensive plan guidance until a Generalized Land Use Map, without policies, was adopted in 1968.

In 1972, the Everett Community Plan was adopted with an extensive body of policies and recommendations that went far beyond land use. This plan provided a basis for a more flexible approach to project review and creative approaches to housing and commercial development. This futuristic plan was probably too far ahead of its time to be successfully implemented in Everett. Citizens largely preferred to maintain the existing character of the community. During

the 1970's, two notable State laws affected land use regulation in Everett, the Shoreline Management Act and the State Environmental Policy Act (SEPA). Aside from the City's programs to implement these two important pieces of legislation, only minimal revisions were made to Everett's land use regulations and implementation programs. Everett instead focused on improvement and extension of its drainage, infrastructure and utility systems.

During the 1980's, Everett initiated and completed several important comprehensive planning efforts. Concurrent with the extension of infrastructure to a largely undeveloped area in the south part of the city, Everett prepared and adopted the Southwest Everett Comprehensive Plan (1982). In the early 1980's, the City formed a citizen's committee to study "growth management." Among the findings of this committee were two significant recommendations: 1) to update the comprehensive plan, and 2) to revise the 1956 vintage zoning code. The first step came with the adoption of residential land use policies (1984-1986) and the adoption of a new residential land use map (1986). The emphasis of these policies was to maintain the quality of existing single-family neighborhoods, reduce the multiple family densities in parts of north Everett, and increase the residential densities where possible in south Everett. In 1987, the commercial and industrial land use policies were adopted, along with the Central City Development Plan, designed to guide the improvement and redevelopment of downtown and surrounding areas. These policy documents set the stage for the 1989 revision to the city's outdated zoning code.

In 1990, the City adopted the Urban Service Area plan. In 1991, the Environmentally Sensitive Area policies were adopted along with the revised zoning regulations for sensitive areas, as required by the State Growth Management Act.

In 1994, Everett's Growth Management Comprehensive Plan was adopted consistent with requirements of the Growth Management Act. The Plan was completed following an extensive community visioning effort and extensive public involvement. The Plan provided for population and employment growth through 2012.

The Growth Management Act allows annual amendments to the Comprehensive Plan, and establishes a schedule for comprehensive review and update of the Plan. Annual amendments have been made to the Plan over the last 9-years in response to property owner requests, amendments to State laws, and new information. The purpose of this update is to meet the requirements for the 10-year comprehensive review and update, including providing for population and employment in 2025. After this amendment, the comprehensive review and update must occur every 7 years.

V. Geographic Extent of the Comprehensive Plan

A. Everett Planning Area -- The Future City Limits?

Everett's "planning area" includes not only all lands within the present city limits, but also extends to areas that are presently unincorporated and for which Snohomish County has the responsibility for planning and land use permit administration. These are areas that have a reasonable chance of being annexed to the city within the twenty-year horizon of the Growth Management Act.

The Planning Area boundary has been modified since adoption of the 1994 Plan. Revisions include:

- Removal of Paine Field Airport at Snohomish County's request/
- Removal of property between Mukilteo Speedway and Airport Road.
- Removal of the area around Lake Stickney.
- The addition of an area along Lowell River Road that Snohomish County recently added to the urban growth boundary.
- The 1994 Plan and Snohomish County's proposed MUGA boundaries show an area west of Lowell-Larimer Road in Everett's Municipal Urban Growth Boundary. The City has identified this area for future consideration, due to steep slopes, streams and hillside seeps that result in little developable area.

Goals #1 and #2 of the Growth Management Act require that urban growth areas be designated in each county, within which future urban growth would be encouraged and outside of which only rural uses would be permitted. The Everett Planning Area boundaries are entirely within the Municipal Urban Growth Boundaries adopted by Snohomish County.

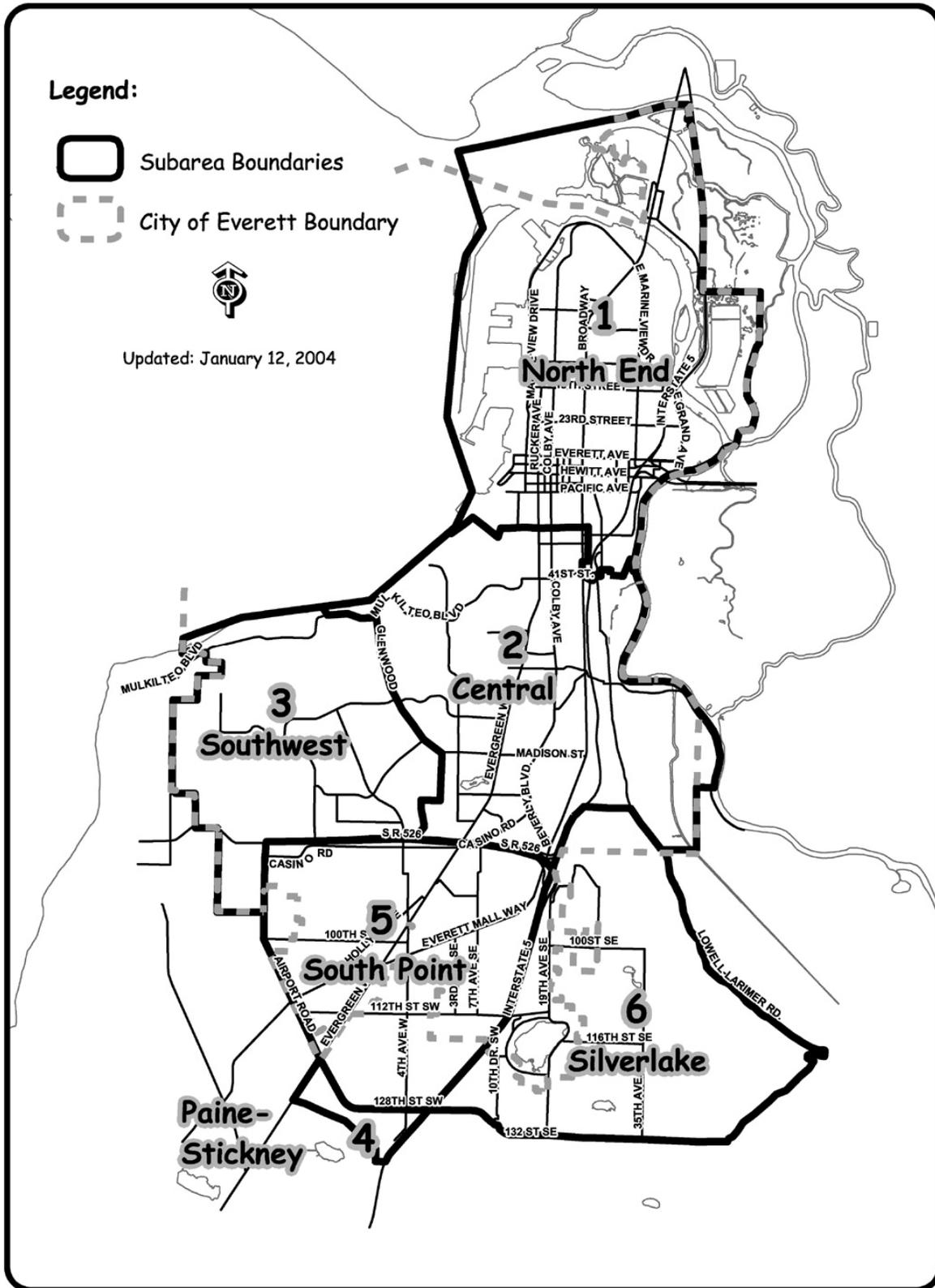
The Everett Planning Area has been divided into six Planning subareas, as indicated in Figure 1. These smaller units make the collection of data simpler, which makes the different characteristics of the city and its urban growth area easier to understand. The general characteristics of each area are summarized in a later section entitled "Existing Conditions."

B. Outside the Everett Planning Area

Outside of the proposed Everett Planning Area boundaries are the comparable planning areas or urban growth areas for the cities of Mukilteo, Lynnwood and Mill Creek to the south, Marysville to the north, and an urban area to the southeast of Everett not yet claimed by any existing municipality as being within its planning or growth area. This unclaimed area is served indirectly by the Everett water and sewer system, through the Silver Lake Water District. While Everett has expressed an interest in this area in the past, it is too far from current city boundaries to be considered a logical area for annexation and extension of additional services within the twenty-year horizon of the Growth Management Act. However, this area could be considered for future service by Everett if there is unprecedented interest in annexation expressed by area residents.

Goal #11 of the GMA requires close coordination between municipalities and counties for the planning of land uses, transportation, facilities and services. Cooperation with neighboring cities and the county is essential to provide adequate public services to these areas regardless of which cities may ultimately annex them. The Snohomish County Tomorrow planning process has provided a forum for close coordination between Everett and its neighboring jurisdictions.

Figure 1: Everett Planning Area and Subareas



VI. Existing Conditions

This section summarizes the "existing demographic and economic conditions" for the Everett Planning Area.

A. Demographics: Who Lives In Everett?

Demographic data for the Planning Area is based upon the 1990 and 2000 US Census figures. The highlights are summarized herein.

1. Population

There were 128,652 persons living within the Everett Planning Area in 2000. The most heavily populated subareas were #5 (South Point) with 39,757, #1 (North End) with 27,800, and #2 (Central) with 27,584, followed by #6 (Silver Lake) with 24,802, #3 (Southwest), with 6,001, and #4 (Paine Stickney) with 2,708. (See Figure 1 Everett Planning Area.)

Table 1: Planning Area Population by Subarea

	Subarea 1 North End	Subarea 2 Central	Subarea 3 Southwest	Subarea 4 Paine- Stickney	Subarea 5 South Point	Subarea 6 Silver Lake
1990 Population	26,431	22,636	3,567	*	26,947	17,928
2000 Population	27,800	27,584	6,001	2,708	39,757	24,802

Source 1990 and 2000 Census Data

* The Subarea 4 boundaries were modified for this update, so the 1990 population is not directly related.

Estimated population for the Planning Area was 131,003 in 2001 and 131,691 in 2002.

2. Ethnic Origin

The City's population grew significantly more diverse between 1990 and 2000. While the number of Caucasians increased by 15.5 percent, the African American and Asian/Pacific Islander segments of the population increased by 163.9 percent and 122.9 percent respectively. The number of people of Hispanic origin¹ grew by 231.4 percent.

¹ The Census does not consider "Hispanic" a separate race. For purposes of the Census, the Hispanic population consists of people who identify their origin as Spanish, Hispanic, or Latino, but may be of any race.

Table 2: Race and Hispanic Origin Everett City Limits

Race/Origin	1990		2000	
	#	% Total	#	% Total
White	64,177	91.7%	74,152	81.1%
Black	1,160	1.7%	3,061	3.3%
American Indian, Alaska Native	1,218	1.7%	1,423	1.6%
Asian or Pacific Islander	2,738	3.9%	6,103	6.7%
Other race	668	1.0%	2,865	3.1%
Two or more races	N/A	N/A	3,884	4.2%
Total	69,661	100.0%	91,488	100.0%
Hispanic origin (of any race)	1,973	2.8%	6,539	7.1%

Source: US Census, 1990 and 2000

The percentage of foreign-born residents living in Everett also increased significantly from 6.4 percent of the population in 1990 to 12.4 percent in 2000. The largest number of foreign-born residents came from Asia, followed by Latin America and Eastern Europe. One third of all foreign-born residents are recent immigrants or refugees who entered the country after 1994.

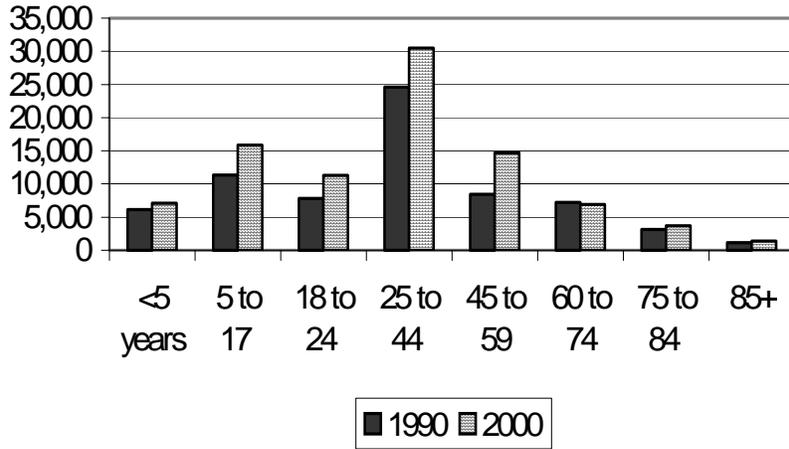
Everett is expected to become increasingly racially diverse over time. The State Office of Financial Management projects that between 2000 and 2030 in Washington State, Black, Asian/Pacific Islander, Multiracial and Hispanic populations will increase in proportion to the total population. The most rapidly growing racial group is the two or more race category, which may have an increase of 160%. The Hispanic population is projected to grow 150%. Asian and Pacific Islanders are projected to increase by 74.2 percent. The Black population is expected to increase 42.2 percent. The American Indian and Alaska Native population is projected to increase 61.6 percent. The White population is project to increase 35.8 percent.

3. Age.

One quarter of Everett’s population is less than 18 years of age and 13.2 percent is over the age of 60. A comparison of the age distribution of the population in 1990 and 2000 shows significant increases in the numbers of teens and young adults, and the effects of the aging of the “baby boom” generation on the 45-59 year old age cohort.

In the 1990s Everett’s elderly population increased by only 4 percent while the balance of the County’s elderly population increased by 22.5 percent. However, Everett continues to have a greater proportion of elderly aged 75 or older (6% versus 4%).

Figure 2: Age Distribution of the City of Everett Population



Source: US Census, 1990 and 2000

4. Household Income

The median household income for the Everett Planning Area in 2000 was \$44,814. This figure is lower than the median for all of Snohomish County, which was \$60,726. Subarea #3 (Southwest) had the highest median household income with \$70,360, followed by Subarea #6 (Silver Lake) with \$62,209. Subarea #1 (North End) had the lowest median household income at \$34,506. The other subarea figures were \$46,301 for area #2 (Central), \$38,295 for area #5 (South Point), and \$39,167 for area #4 (Paine - Stickney).

Table 3: Median Household Income by Subarea

	Subarea 1 North End	Subarea 2 Central	Subarea 3 Southwest	Subarea 4 Paine- Stickney	Subarea 5 South Point	Subarea 6 Silver Lake	Planning Area
1990 Median Income	\$35,081	\$35,081	\$48,182	30,513*	\$31,617	\$47,314	\$30,391
2000 Median Income	\$46,301	\$46,301	\$70,360	39,167	\$38,295	\$62,209	\$44,814

* The Subarea 4 boundaries were reduced for this update, so the 1990 median income covered a larger population.
Source: 1990 and 2000 Census data.

B. Employment: Who Works in Everett and What Do They Do?

Everett is the major job center for Snohomish County, with approximately 41% of all jobs in the county in 2000 being located within the Everett Planning Area. More than one-third of the jobs were located in subarea #1 (North End), and just under one-third were located in Subarea #3 (Southwest). **Manufacturing** was the leading employment sector in the Everett Planning Area, with approximately 29,300 jobs (34% of total), followed by **FIRES** (finance, insurance, real estate, and services) with approximately 23,296 jobs (27%), **government/education** with 15,694 (18%), **retail** with 12,349 jobs (14%), and **WTCU** (wholesale, transportation, communications and utilities) with approximately 4,843 jobs (6%).

Table 4: Total Employment by Sector (2000)

Subarea	1	2	3	4**	5	6	Total
MANU (manufacturing)	2,706	*	25,218	0	1,376	*	29,300
WTCU (warehousing, transportation, communications, utilities)	1,881	*	466	760	1,736	*	4,843
RET (retail)	2,751	2,751	233	351	4,882	1,381	12,349
FIRES (finance, insurance, real estate, and services)	10,858	4,961	787	1,681	3,443	1,566	23,296
GOV (government)	9,860	478	1,181	0	460	162	12,141
EDUC (education)	1,173	897	0	0	1,113	370	3,553
Total:	29,229	9,087	27,885	2,792	13,010	3,479	85,482

Source: 2000 PSRC covered employment estimates, aggregated by subarea using 2000 Census tract boundaries then adjusted to total employment by use of PSRC conversion factors.

* “An employment total is suppressed, indicated by an asterisk, if it represents less than three employers, or if 80 percent or more of that employment total is associated with one employer. Also, if only one number in a totaled row or column meets the suppression criteria, then one other number in that row or column is suppressed to prevent calculating the suppressed number.” – Puget Sound Regional Council.

*Employment in Subarea 4 was estimated using Snohomish County employment totals for the MUGA (PSRC un-suppressed point data). Breakdown by sectors was estimated from Assessor’s use data and building square footages.

Snohomish County determined total employment for Everett’s Planning Area is **86,147**. (PSRC un-suppressed point data.)

Table 5: Estimated Employment 2000

Subarea	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Total
2000 Estimated Employment (# Jobs)	29,229	9,087	27,885	2,792	13,010	3,479	85,482
Jobs to Household Ratio	2.7	.8	12.9	2.2	.8	.4	1.7
Jobs to Population Ratio	1.1	.3	4.6	1.0	.3	.1	.7

VII. Choices for the Future -- Three Alternative Growth Scenarios

As part of the update of its comprehensive plan, Everett considered three "alternative growth scenarios" to evaluate different choices the community could make about how to grow in the

future. The primary difference between the alternatives was the amount of population and employment that would be accommodated in the Planning Area. All of the Alternative Growth Scenarios for the Comprehensive Plan would have allowed for significant growth within the Everett Planning Area. The Planning Commission and City Council selected Alternative 2. The following table shows the growth levels under the alternative growth scenarios.

Table 6: Population and Employment by Alternative

	2001 Population Estimate, 2000 Employment Estimate	2025 Alternative 1: Existing Trends	2025 Alternative 2: Adopted Targets	2025 Alternative 3: Snohomish County High Growth Alt. in UGA
Population	131,003	161,168 (+30,165)	167,519 (+36,516)	169,896 (+38,893) ²
Employment	86,147	127,130 (+40,983)	132,545 (+46,391)	139,060 (+52,913)

VIII. Description of the Preferred Alternative for the Everett Comprehensive Plan

A. Public Participation Process

Based upon the extensive citizen participation process described earlier in this chapter, a Preferred Alternative was selected. The preferred alternative builds upon earlier public visioning and planning efforts and has incorporated recommendations from a diverse array of interests and citizens involved in the review of the alternative growth scenarios developed for the draft plan and SEIS.

B. Basic Growth Concepts of the Preferred Alternative

The following concepts are the basis for the policies, land use map designations, and the implementation programs for Everett’s Growth Management Comprehensive Plan:

1. The proposed regional high capacity rapid transit system linking Everett and other major urban centers in the region is highly desirable, but is not likely to be sufficiently developed within a time frame that will support the preferred alternative. There will be other important improvements to the transportation system, including improvements to public transportation, and Everett will continue to support development of an efficient regional rapid transit system. The transportation system will continue to be refined in Phase 2 of this Comprehensive Plan Update.

² The audit target for the alternative was 181,270, but County land use changes did not result in the expected increase.

2. The city will accept a moderate increase over the level of population growth proposed under previous land use plans. However, protecting and enhancing the character of existing residential neighborhoods is critical to the quality of life in Everett. Rather than accommodating a higher population level for the city by rezoning single family areas to multiple family, more subtle methods of allowing more housing in neighborhoods throughout the city will be promoted, with an emphasis on the quality and design character of higher density housing in all areas of the community. Increasing opportunities for home ownership is a high priority.
3. The city will preserve most of its industrial land for future job growth. The city feels it is critical to the long-term economic health of the region to treat our industrial land base as an important resource. Areas that have been designated industrial will be preserved for future employment activities rather than being redesignated for residential development. A few industrial areas may be considered for other land uses in the future if it can be demonstrated that converting them to a non-industrial use will not reduce the viability of adjoining industrial lands, or the viability of Paine Field to operate as a general aviation airport.
4. The Snohomish River area south of Highway 2 is encouraged to redevelop with high quality mixed use development that provides public access to the river shoreline and includes a variety of activities and uses that aesthetically improve this highly visible part of the city.
5. Arterial streets traditionally zoned or used for commercial activities will be the focus of redevelopment with a greater emphasis on residential uses mixed with commercial development. Improvements to the public transportation system will be supported along such streets by transit compatible site and building design, and by increased residential densities. These gateway corridors will also be improved aesthetically as properties are redeveloped to make such areas more attractive areas for living, shopping and working. Design measures are needed to promote quality development.
6. The trees within and adjacent to the I-5 corridor will be preserved to the greatest extent possible and enhanced with additional plantings to maintain the natural aesthetic qualities of the most prominent gateway entrance to the city.
7. Commercial and residential redevelopment is strongly encouraged in the central business district. Multiple family and commercially zoned areas surrounding the central business district are intended to be redeveloped with attractive and affordable higher density housing. High rise residential buildings are encouraged in the central business district, but discouraged in adjoining residential neighborhoods. Public and private amenities are emphasized in order to encourage an attractive environment for business and living. The City will provide incentives to encourage higher density housing around the downtown, Broadway Avenue, Everett Station, and the Riverfront area.
8. Shoreline areas along the harborfront and Snohomish River, north of Highway 2 are to be used primarily for water dependent industrial and commercial activities, and for active recreation purposes. Public access to the Snohomish River shoreline is a high priority,

although alternatives to direct public access will be considered to enable water dependent activities to locate along this part of the shoreline.

9. An increasing population will create greater demands for parks, schools, recreation, sidewalks, bicycle trails, and other public facilities. Scarce public resources will require creative approaches to planning and greater cooperation between the city, other public agencies, and the private sector to provide the infrastructure and public amenities that will preserve and enhance the quality of life in Everett.
10. The overall population and employment levels proposed for the Everett Planning Area (both the presently incorporated and unincorporated parts) are approximately 167,519 persons and 132,545 jobs.
11. While Everett's comprehensive plan designates future land use designations for those portions of the planning area currently outside the city limits, population and employment levels for these portions of the planning area will be established by Snohomish County's comprehensive plan. Since Everett does not have land use authority in these unincorporated areas, it cannot implement the development standards and growth strategies needed to ensure the achievement of a specified growth level.
12. Population and employment levels for Everett and the unincorporated portion of the planning area will be monitored and reevaluated periodically with other jurisdictions and adjustment of growth targets will be made as needed to reflect land consumption, building activity, changing land use needs and designations, and the effectiveness of growth management policies.
13. Everett feels that all cities, towns and unincorporated areas must accept their fair share of essential public facilities and subsidized housing. Everett may resist the siting of regional facilities in Everett for which the city feels it already has a disproportionate share.

C. Best Guesses About the Future -- Assumptions for Everett's Plan

The following basic assumptions about Everett's future are the basis for the comprehensive plan.

1. Snohomish County will continue to make the transition from a resource and resource related manufacturing based economy to one based upon modern technological manufacturing, finance, services, retail, international trade, government and transportation; and Everett will continue to be the manufacturing, service, government, trade, medical service, transportation, and technology center for the county. Changes in the traditional economic base will cause the city to reevaluate its historic land use patterns, particularly in certain shoreline areas previously used for heavy manufacturing activities.
2. Everett will remain the central city for Snohomish County, and as the population of the area continues to grow and age, its role as the activity center for governmental, financial, professional, educational, medical and social services within the county will grow.

3. Everett and the surrounding areas will remain an attractive area to live, and population growth rates within the county will considerably exceed that of the state and nation as a whole.
4. Everett's citizens and neighborhoods will remain active in the affairs of city government and planning, and will demand that growth and development be responsive to the desires of the community, with an emphasis on the quality of development and character of neighborhoods rather than the quantity of growth.
5. As the areas within and surrounding Everett become more densely developed, the demand for high levels of public services and amenities will also grow, requiring local government to plan for and provide the services and facilities necessary for a high quality urban environment.
6. Like other local governments, Everett will be forced to rely even more heavily on local sources of revenue as state and federal funding of community services and capital improvements will become increasingly difficult to obtain. The potential for additional revenue impacts due to state initiatives and voter-approved tax cuts may make revenues even more unstable and difficult to forecast.
7. The majority of Everett's residential growth will occur in the south part of the planning area and near the Central Business District.
8. There will be significant redevelopment activity in and surrounding Everett's downtown core.
9. As vacant and developable land becomes scarcer and population continues to grow, the cost of housing will rise at a faster rate than personal income. This will force the City to reexamine the traditional residential development and redevelopment patterns.
10. Although improvements will be made and greater emphasis will be placed upon the public transportation system, the private automobile will continue to be the primary form of transportation for the majority of Everett and Snohomish County residents. Everett must consider revisions to its traditional land use pattern and development regulations to promote greater use of its public transportation investment and other alternative modes of transportation.
11. Concerns about air and water quality, as well as other environmental issues, will continue and likely will intensify, generating changes to federal and state laws, which will also impact local land use planning requirements and development regulations.
12. The Port of Everett will expand its waterfront development and trade activity and become a more significant part of the regional economy. The Port will also continue to focus attention on public shoreline access and recreation improvements.
13. Everett will experience growth in citizen interest in the arts and cultural activities as population increases. This growth will result in a demand for improved arts, cultural, and recreational facilities in Everett.

14. An increasingly urbanized population will create greater demand for recreation facilities and open space, including trails, and Everett's shorelines will become a focus for the community's recreational and open space needs.
15. Everett will continue to provide a high level of municipal public services to the residents of the City and to other portions of the Everett Planning Area, as they become annexed or are included within areas to be served by the City through interlocal agreements with other service providers in Snohomish County.

D. Uncertainty of Assumptions -- Changes Beyond Our Control

All comprehensive plans are based upon a set of assumptions about trends and events that are likely to occur. The Preferred Alternative is based upon assumptions and concepts described on the preceding pages. However, we cannot predict the future; we can only adopt growth strategies based upon our best understanding of likely growth trends and the consequences of implementing a particular strategy. Even the most reliable and sophisticated computer models that have accurately forecasted growth at the regional level have had difficulty in accurately predicting the level and rate of growth for smaller geographic areas the size of Everett's planning subareas.

Unforeseen events can affect the amount, rate, composition and location of future job growth, demand for housing, vehicle trip generation, and land development. For example, the decision of a major employer to move into or out of the region could significantly affect the assumptions of Everett's Preferred Alternative. Construction of a regional high capacity transportation system, Federal government decisions about the Navy Homeport in Everett, national and global economic conditions, changes in lifestyles, and technological advancements are events beyond the control of the city that could alter the assumptions of the plan alternatives.

The growth concepts contained in the Preferred Alternative are based upon the understanding of growth trends that are foreseen for the central Puget Sound region. The growth levels of Preferred Alternative are based upon the land use designations, policies, infrastructure, and possible outcome of twenty years of growth. Unforeseen events and changes to growth trends will cause Everett and other jurisdictions to reevaluate their comprehensive plans. Such a plan amendment process is anticipated to occur periodically over the life of the growth management comprehensive plan.

IX. Countywide Population and Employment Target Reconciliation Process

The Growth Management Act requires that the State Office of Financial Management (OFM) dictate the minimum population level for which counties must plan. There is no procedure in the Act for allocating population or employment to smaller sub areas of the county, but it gives each county's legislative body the responsibility to set the population level for each city. There is no requirement in GMA for establishment of a prescribed employment level.

In Snohomish County, the process for allocating growth among cities and unincorporated areas of the county is to be determined by Snohomish County Tomorrow. This process is a

collaboration among all affected jurisdictions, with the growth targets of each city being accepted to a great extent by the County, and the balance of the growth being allocated to the unincorporated areas.

Rather than a specific number, OFM provided a range of population that Snohomish County must accommodate by 2025 (795,725 to 1,062,903). Snohomish County Tomorrow further reduced the range (862,500 to 996,200). Everett adopted preliminary growth targets for Alternative 2 that are at the low end of the range for population and the high end for employment. Following completion of an environmental impact statement and a public participation process, Planning Commission recommended and City Council approved Alternative 2: Adopted Targets. Everett should be able to accommodate the prescribed growth target. Everett will monitor the amount of population and employment growth within the city and the Everett Planning Area, and will continue to work with Snohomish County Tomorrow to ensure that the growth projected for the entire County can be accommodated in a planned and orderly manner.

X. Annual Amendment and Update of the Growth Management Comprehensive Plan.

A. Introduction

The Growth Management Act and subsequent amendments made by the State Legislature provide direction for the amendment of comprehensive plans. This Section spells out Everett's procedures for the annual update and revision of the City's Growth Management Comprehensive Plan. The procedures described herein shall be used by the City and the public in proposing, reviewing and approving amendments to the comprehensive plan.

Although the Comprehensive Plan is intended to be a guide for the public, elected officials, Planning Commission, and city staff in making decisions concerning community growth, land use and development decisions, capital improvements, and other programs, it is not so rigid as to be inflexible or unresponsive to changing circumstances. While changes to the comprehensive plan will be required from time to time, they should be carefully considered, responsive to the changing needs of the community, and in the best long-term interest of the entire community. In order to determine if the plan is effectively implementing the vision of the community, it should be periodically reviewed to determine how well it is performing and being implemented. This is not to suggest that the policies of the plan be changed routinely, but that they should be reviewed from time to time to keep the plan abreast with legal requirements, community needs, and changing circumstances.

The Growth Management Act allows jurisdictions to amend comprehensive plans only once per year, except under emergency situations. By City ordinance, changes to either the policies or land use map of the comprehensive plan can be made only through a public review process conducted by the Planning Commission and City Council. The Planning Commission must conduct a public hearing and make a recommendation to the City Council. The City Council has the final authority to approve or deny a request to amend either the policies or land use map of the comprehensive plan.

B. Annual Amendment and Update of the Comprehensive Plan

Except as provided by State Law and Section C of this chapter, the comprehensive plan may only be amended once per calendar year. The City may amend as many sections of the comprehensive plan as it wishes each year as part of the annual plan update process. The City shall review all revisions as a comprehensive package of updates to the plan so the cumulative effect of all proposed amendments is fully understood. The comprehensive plan amendment process is intended to coincide with the annual budget process so that the City's expenditures are consistent with the priorities and goals of the community as expressed in the plan.

C. Exceptions to the Annual Plan Amendment Process

The City may consider amendments to the comprehensive plan outside of the Annual Amendment and Update process under one or more of the following circumstances:

1. The initial adoption of a subarea plan that does not modify the comprehensive plan policies and designations applicable to the area;
2. The adoption or amendment of a shoreline master program under the procedures set forth in chapter 90.58 RCW;
3. The amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption or amendment of the City's budget;
4. Whenever an emergency exists; or
5. To resolve an appeal of the comprehensive plan or an implementing development regulation or program that is filed with the growth management hearings board or courts.

D. Who May Initiate Amendments to the Comprehensive Plan?

Amendments to the comprehensive plan may be initiated according to the following procedures:

1. Amendment to the Land Use Map

Proposed amendments to the Land Use Map of the comprehensive plan for the purpose of rezoning property or allowing a use or type of development that is not permitted by the current land use designation and implementing land use regulations may be initiated by a property owner, authorized agent, or by the City. Amendments initiated by a property owner or applicant shall be filed with completed application forms available from the Planning and Community Development Department along with applicable filing fees and application materials. The Planning and Community Development Department shall establish a date by which applications for amendment to the Land Use Map must be submitted to be included in the annual update and amendment process, to allow for sufficient time to complete environmental review and public comment before the Planning Commission must make its decision.

2. Amendment to Comprehensive Plan Policies to Support A Change to the Land Use Map.

Amendments to one or more policies of any element of the comprehensive plan that are needed to justify or support an amendment to the Land Use Map may be initiated by a property owner or applicant, or by the City. If initiated by a property owner or applicant, the justification for the change to the policy shall be included in the application materials for the Land Use Map amendment.

3. Amendment to Comprehensive Plan Policies, Programs or Implementation Measures

Amendments to one or more policies of any element of the comprehensive plan may be initiated by the Planning Commission, City Council, or the Mayor. Citizens, City departments, other public agencies, civic or business organizations, or other parties may make written recommendations to the Planning Commission, City Council, or the Mayor for revisions to comprehensive plan policies, programs or implementation measures. It shall be at the discretion of the Planning Commission, City Council, or the Mayor to further pursue such an amendment. Amendments to policies that are intended to support a property owner or applicant request for a change to the Land Use Map shall be filed as part of the application to amend the Land Use Map.

4. Docketing Possible Amendments to the Comprehensive Plan and to Development Regulations

The City shall compile and maintain a list of changes to the comprehensive plan or implementing programs or development regulations that have been suggested by the public, other agencies, civic or business organizations, or other interested parties. This list shall be presented to the Planning Commission to decide if such requests should be included in the annual update to the comprehensive plan. This list shall be available for review by the public. Provided, however, notwithstanding any language herein, the City is authorized to initiate and/or make amendments to the comprehensive plan and/or development regulations independent of the annual docketing process herein described.

5. Reapplications for Reclassification of Property

Re-applications for the amendment of the land use designation of property under the comprehensive plan are prohibited unless the applicant establishes that there has been a substantial change of circumstances pertaining to a material issue.

E. Public Participation in the Plan Amendment Process

The City shall use a public participation program that is designed to ensure that the public in general and affected parties in particular are informed of the proposed amendment and have the opportunity to participate in the public review of the plan amendment process. A variety of public participation measures which may be used include, but are not limited to, notification of the Council of Neighborhoods, notification of recognized neighborhood organizations for area specific amendments, mailing of notice to a comprehensive plan notification list, mailing of notice to area property owners for property specific proposals, notification of public agencies, public meetings, public workshops, environmental review, public hearings, newspaper articles and legal publications, posting of parcels of land affected by a proposed amendment, and other measures appropriate to the proposed amendment. The public participation process described herein may be waived or modified by the City if necessary to make an amendment in the event of an emergency.

F. Planning Commission Review

The Planning Commission shall review and make a recommendation to the City Council on all proposed amendments to the comprehensive plan initiated pursuant to Section X.D above. The Planning Commission review should begin early and include opportunities for the public to understand and comment on each of the proposed amendments. While the Planning Commission

should be aware of all pending amendments each year, it need not withhold action on all proposed amendments if the decision on one amendment is not related to or will not affect the decision process for another amendment. The Planning Commission may hold meetings on different dates to discuss individual proposals for amendments that are not directly related to another proposed amendment.

G. City Council Action

The City Council shall hold a public hearing to review the recommendations of the Planning Commission for comprehensive plan amendments. The City Council may consider various proposed amendments on different dates, but shall not adopt an ordinance amending the comprehensive plan until all proposed amendments have been reviewed and the cumulative impact of all of the proposed amendments is fully understood, except as provided in Section X.C. above. In reviewing the recommendation of the Planning Commission, the City Council shall have the authority to approve, disapprove, or approve with modifications any such recommendations, or remand to the Planning Commission any matter with instructions for further review and recommendation.

H. Amending the Land Use Map

The City is asked much more frequently to amend the designations of the Land Use Map than the policies embodied in the text. This is usually the result of an individual who wishes to rezone land to allow uses not permitted by the existing zoning of the property. Such requests are sometimes based upon a specific proposed use and development for a property, and sometimes are speculative for purposes of increasing the value of the land without a use or development plan proposed. In either case, the Planning Commission and City Council must carefully evaluate requests to amend the Land Use Map to determine the long-term benefit to the community as a whole. Whether initiated by the City or a private party, the burden of proof is upon the proponent to demonstrate the long-term benefit to the community as a whole. The following factors shall be considered in reviewing such amendment requests.

1. The proposed land use designation must be supported by or consistent with the existing policies of the various elements of the comprehensive plan.
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 to justify a change to the land use designation? If so, the circumstances that have changed should be described in detail to support findings that a different land use designation is appropriate.
3. Are the assumptions upon 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.
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.

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 that approval as requested does not constitute a grant of special privilege to the proponent or a single owner of property.
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?
7. Would the change of the land use designation sought by the proponent create pressure to change the land use designation 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?

I. Amending Policies

The policies of the comprehensive plan are the basis for many actions taken by the city and private sector. The foundation for the policies should be grounded in legal requirements, such as the Growth Management Act; sound planning and land use principles; the community's vision and values; and in the community's anticipated future growth needs. From time to time, one or more of the above policy bases changes. Laws are changed, economic conditions or social values change, growth trends cause a shift in land use needs, or the community's idea of what it wishes to be may be altered. When such changes occur, it is appropriate to review the Goals, Objectives and Policies of the plan.

The policies of the comprehensive plan are intended to provide a stable framework to guide the long-term physical growth within the Everett Planning Area. Therefore, consideration of changes to the plan policies should be based upon the long-term benefit to the community of such changes. Changes to the foundations upon which the policies are based may create a need to change the policies and subsequent programs or regulations that implement the policies. Major policy changes should be viewed in the context of changes to the law, changed socioeconomic conditions, shifts of community opinion and priorities, and significant changes to the amount and characteristics of anticipated future growth.

The following factors shall be considered in reviewing proposed amendments to comprehensive plan policies.

1. Have circumstances related to the subject policy changed sufficiently since the adoption of the plan to justify a change to the subject policy? If so, the circumstances that have changed should be described in detail to support the proposed amendment to the policy.

2. Are the assumptions upon which the policy is based erroneous, or is new information available that was not considered at the time the plan was adopted, that justify a change to the policy? If so, the erroneous assumptions or new information should be described in detail to support the proposed policy amendment.
3. Does the proposed change in policy promote a more desirable growth pattern for the community as a whole? The manner in which the proposed policy change promotes a more desirable growth pattern should be described in detail.
4. Is the proposed policy change consistent with other existing plan policies, or does it conflict with other plan policies? The extent to which the proposed policy change is consistent with or conflicts with other existing policies should be explained in detail.

**City of Everett Comprehensive Plan:
Housing**

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CHAPTER 4 HOUSING ELEMENT

I. Background and Information

A. 1994 GMA Comprehensive Plan Housing Element.

The 1994 GMA Housing Element of the Comprehensive Plan was based on several planning efforts:

- **Everett Vision 2000.** (See Chapter 1 Introduction for more information.) In the area of home and neighborhood, the Everett 2000 Vision is for "every neighborhood to be a safe and attractive place that fosters civic pride and encourages the participation of its neighbors in maintaining and enhancing the quality of life. Furthermore, every individual and family should have access to safe, decent, affordable housing in the neighborhood of their choice."
- **1992 Comprehensive Housing Affordability Strategy (CHAS).** CHAS is a federally-mandated plan that addresses the housing needs of very low, low, and moderate income households, the homeless, and persons with special needs for supportive housing. It is similar to the Consolidated Plan, that is discussed in Section II of this Element.
- **Housing Issues and Policy Directions.** This study was prepared for the City to be used as the basis for the Housing Element, and was an appendix to the Housing Element.
- **Land Use Element of the Comprehensive Plan.** The land use plan addressed a variety of issues that are integral to the housing element, including comprehensive plan designations and zoning/development standards for residential land throughout the City.

B. Implementation of the 1994 Housing Element.

Many of the policies in the 1994 Housing Element have been implemented. Design guidelines were adopted for small lot single family, duplexes, and multiple family housing. A tax exemption was adopted to encourage multiple family housing in a target area in the downtown area. Lot sizes were reduced in single family zones. And a cluster alternative was adopted for subdivision.

C. 2025 Population Forecasts and Allocation.

Under the Growth Management Act, the Washington State Office of Financial Management (OFM) forecasts population for Counties, which must be accommodated within urban growth areas. The OFM 2025 population forecast for Snohomish County was a range of 795,725 to 1,062,903. OFM considered the midpoint of that range, 930,314, as the most likely population. Snohomish County's Countywide Planning Policies provide direction on how to allocate OFM's countywide forecast to cities, urban growth areas (UGAs) and the rural areas of the County using the cooperative planning process of Snohomish County Tomorrow. Snohomish County Tomorrow narrowed the range and developed draft low and high population and employment forecasts, which were distributed throughout the County using the PSRC's forecast analysis

zones (FAZs). Based on those, the City of Everett Planning Commission and City Council selected draft targets that are at the low end of the 2025 forecast range for population

After all of the jurisdictions in Snohomish County complete their comprehensive plan updates, Snohomish County tomorrow will complete a target reconciliation process to ensure that the OFM forecasts can be accommodated by Snohomish County jurisdictions.

Three alternatives were evaluated in the Draft and Final Supplemental Environmental Impact Statement completed for the 10-Year Comprehensive Plan Update:

- Existing Trends,
- Adopted Targets
- High Growth Within UGA

The alternatives accommodated a population range between 161,168 - 169,896 in Everett's Planning Area. The adopted alternative provides for a population of 167,519.

II. Laws and Guidelines Influencing Everett's Housing Element

There are several different adopted laws or guidelines that influence the housing policies of Everett's Housing Element. The directives of these documents, as they pertain to housing issues, are summarized below. It is necessary for Everett to follow the legal requirements of the Growth Management Act and to consider the guidelines of the other documents that have already been endorsed or accepted by the City Council.

A. Growth Management Act

The Housing Element is one of the mandatory elements required by the Growth Management Act in comprehensive plans. The Housing Element must ensure the vitality and character of established residential neighborhoods and include:

1. An inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth.
2. A statement of goals, policies and objectives and mandatory provisions for the preservation, improvement and development of housing, including single family residences.
3. Identification of sufficient land for housing, including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group homes and foster care facilities.
4. Adequate provisions for existing and projected needs of all economic segments of the community.

B. PSRC VISION 2020/Destination 2030 Growth and Transportation Strategy; Multi-County Planning Policies

See the Comprehensive Plan Introduction (Chapter 1) for a description of these documents. The Housing Policies are:

RH-4. Provide a variety of choices in housing types to meet the needs of all segments of the population. Achieve and sustain an adequate supply of low-income, moderate-income, and special needs housing located throughout the region.

RH-4.1. Promote fair and equal access to housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, family status, source of income or disability.

RH-4.2. Achieve and sustain a fair, equitable, and rational distribution of low-income, moderate-income and special needs housing throughout the region consistent with land use policies and the location and type of jobs. Transportation facilities and other services should be provided to support a balance of jobs and housing. Provide a diversity of housing types to meet the housing needs of all segments of the population.

RH-4.3. Promote interjurisdictional cooperative efforts, including land use incentives and funding commitments, to ensure that an adequate supply of housing is available to all segments of the population.

RH-4.4. Preserve existing low-income, moderate income and special needs housing and where appropriate serve it with transit. Promote the development of institutional and financial mechanisms to provide for affordable housing, particularly housing located in and near urban centers and transportation corridors.

RH-4.5. Consider the economic implications of private and public regulations and practices so that the broader public benefit they serve is achieved with the least additional cost to housing.

C. Snohomish Countywide Planning Policies

The City's Comprehensive Plan must be consistent with the Countywide Planning Policies. See the Comprehensive Plan Introduction (Chapter 1) for information on how these policies were developed. The Countywide Housing Policies are:

1. Ensure that fair and equal access to housing is available to all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability.
2. Make adequate provisions for existing and projected housing needs of all economic segments of the county.
3. Strengthen inter-jurisdictional cooperative efforts to ensure an adequate supply of housing is available to all economic segments of the county.
4. Adopt and implement a fair share distribution of low-income and special needs housing so as to prevent further concentration of such housing into only a few areas. The county and cities will collaborate in formulating a methodology to assess existing and projected housing needs of the county's population and a fair share housing allocation methodology.
5. Each jurisdiction's comprehensive plan housing element will specify which strategies are available to attain the jurisdiction's fair share housing objectives. The jurisdictions will consider as appropriate the strategies for achieving affordable housing as described in OD-13.

6. Production of an adequate supply of low and moderate income housing will be encouraged by exploring the establishment of inter-jurisdictional private/public financing programs which involve local lenders and foster cooperative efforts with non-profit housing developers.
7. Ensure the availability of adequate affordable housing in designated urban growth areas by implementing land use and density incentives as provided in RCW 36.70A.090 and in rural areas by means of cluster housing that minimizes infrastructure costs.
8. Implement policies and programs that encourage the upgrading of neighborhoods and the rehabilitation and preservation of the supply of existing affordable housing, including but not limited to mobile home park housing, single room occupancy (SRO) housing, and manufactured housing.
9. Implement a coordinated monitoring program to evaluate progress towards achieving housing goals and objectives on a countywide and jurisdictional level. Such a monitoring program shall entail the preparation of a housing monitoring report every five years or more frequently if housing conditions warrant and data availability warrant. The housing report will include an assessment of the adequacy of the jurisdictions' supply of undeveloped, partially used and redevelopable residential land and applications/permits for residential development, the jurisdictions' supply of land for non-residential land uses, the location of urban growth boundaries, and an assessment of the jurisdictions' strategies for achieving their housing objectives. The preparation of the housing report may be combined with the review and evaluation program required by UG-14.
10. Ensure consistent application of Countywide housing planning policies by adopting definitions of affordable housing, extremely low-income housing, very low-income housing, low and moderate-income housing, and middle income housing as established in the Snohomish County Tomorrow growth monitoring system. These definitions may be periodically revised based on consideration of local demographic data and the definitions used by the Department of Housing and Urban Development. The generally accepted definition of housing affordability is for a household to pay not more than 30 percent of its annual income on housing (HUD). The following definition of special needs housing shall be adopted:

Affordable housing for persons that require special assistance or supportive care to subsist or achieve independent living, including but not limited to persons that are frail, elderly, developmentally disabled, chronically mentally ill, physically handicapped, homeless, persons participating in substance abuse programs, persons with AIDS, and youth at risk.
11. Adopt a local planning process that reconciles the need to encourage and respect the vitality of established residential neighborhoods with the need to identify and site essential public residential facilities for special needs populations, including those mandated under RCW 36.70A.200.
12. Encourage a variety of housing types and densities that allow for infill using innovative urban design techniques to foster broad community acceptance.

13. Provide adequate, affordable housing choices for all segments of the County's work force within close proximity or adequate access to the respective places of work.
14. Encourage the use of environmentally sensitive housing development practices in order to minimize the impacts of growth on the county's natural resources.
15. Consider the economic implications of proposed building and land use regulations so that the broader public benefit they serve is achieved with the least additional cost to housing.
16. Ensure the expeditious and efficient processing of development applications by endeavoring to process complete development applications consistent with the timelines established in state law and local ordinances. The jurisdictions shall maintain clear and specific submittal standards and the cost current available information on wetlands, geologic hazardous areas, and fish and wildlife habitat conservation areas. The expeditious processing of development applications shall not result in the lowering of environmental and land use standards.
17. Minimize housing production costs by considering the use of a variety of infrastructure funding methods, including but not limited to existing revenue sources, impact fees, local improvement districts, and general obligation bonds.
18. Ensure that each jurisdiction's impact fee program adds no more to the cost of each housing unit produced than a fairly-derived proportionate share of the cost of new public facilities needed to accommodate the housing unit, as determined by the impact fee provisions of the Growth Management Act cited in RCW 82.02.
19. and 20. (Are not applicable to the Everett Planning Area).
21. Encourage local jurisdictions to implement housing relocation programs as provided under chapter 59.18 RCW.

D. Everett Vision 2000

Adopted by the City in November 1991, **Everett 2000: Vision, Goals and Actions** is a community-based effort at developing a shared vision for the City of Everett's future. The Everett 2000 Vision was used by the citizens of Everett as the basis for comprehensive planning requirements of GMA. The citizen committee recommended various types of actions for achieving a vision for the community's future. One of the topic areas, Home and Neighborhood, is related to the Housing Element and contains the following vision and goals:

Vision

Every neighborhood will be a safe and attractive place that fosters civic pride and encourages the participation of its neighbors in maintaining and enhancing the quality of life. Every individual and family will have access to safe, decent affordable housing in the neighborhood of their choice.

Goals/Actions

Preserve essential values and structure of existing neighborhoods and ensure that new neighborhoods are quality places in which to live and raise a family.

Develop innovative design and development standards to encourage new approaches to affordable housing.

Encourage a broad range of housing opportunities in neighborhoods through creative use of zoning, design standards, and other innovative tools.

Encourage neighborhood related support facilities such as local retail and community services.

Set development standards to achieve quality, equity and variety for vital neighborhoods.

Encourage housing forms that retain traditional neighborhood forms, while increasing density (i.e. duplex bungalows, narrow lots, etc.).

Maintain structure and condition of existing housing through incentive, volunteer assistance efforts and enforcement.

Seek new opportunities to develop integrated/mixed-use villages around transportation centers, such as proposed light rail stations.

E. Consolidated Plan

The City of Everett prepares a Consolidated Plan as a requirement of obtaining federal Community Development Block Grant and HOME Investment Partnership funds. The Plan addresses the three basic goals of the HUD programs which are to provide decent housing, create a suitable living environment, and expand economic opportunities. The Plan describes the needs of low- and moderate-income Everett residents and the ways in which funds will be used to address those needs. Everett's Plan is coordinated with Snohomish County's Consolidated Plan. The Plans must be updated every 5 years.

The 2005 - 2009 Consolidated Plan includes the following Housing Strategies.

1. Preserve and expand decent, safe, and affordable housing opportunities for low-income renters, particularly those with incomes of less than 50% of median income, and less than 30% of median income.
2. Support the development of facilities and services for homeless people, particularly families with children, homeless youth, and single women.
3. Address the needs of those who are at-risk of becoming homeless as well as those who are chronically homeless in order to achieve real progress in ending homelessness.
4. Provide funding for operation and development of affordable housing, housing subsidies, and housing retention programs for people with special needs.

5. Provide home repair assistance for low-income homeowners so they might continue to live safely and comfortably in their homes.
6. Support increased homeownership for low-income, first-time homebuyers.
7. Promote housing choice by encouraging the dispersion of low- and moderate income housing throughout the City.

III. Inventory and Analysis of Existing and Projected Housing Needs

The Growth Management Act requires that the Housing Element analyze existing and projected housing needs. The following two sections summarize these needs as identified in the Consolidated Plan, census data, Snohomish County growth monitoring/evaluation reports, and the Washington State Official of Financial Management forecasts. (See the Draft Supplemental Environmental Impact Statement prepared for the 10-Year Comprehensive Plan Update for more background information/statistics on households, housing stock, housing affordability and need.)

A. Existing Housing Needs

1. Except for four small rural cities, Everett home sales for 1998 - 2000 were the most affordable in Snohomish County, with 50.4% within reach of low-moderate income households. The county average was 26.1%. The median home sale price in 2000 was \$156,000 compared to a countywide median sale price of \$188,000. (Snohomish County Tomorrow 2002 Housing Evaluation Report)
2. Everett has more non-single family detached housing as a proportion of its housing stock, 54.6% than any other Snohomish County city. Non-single family detached owner housing, mostly condominiums, grew from 6.1% of the housing stock in 1990 to 8.9% in 2000, a gain of 1,481 units.
3. The proportion of owner occupied housing units in the city of Everett decreased from 55% in 1980 to 45.5% in 1990. It increased slightly to 46% in 2000. This is significantly lower than in Snohomish County (67.8%). (Census data)
4. As many as 11,900 households within the city of Everett have incomes below what is necessary (assuming one pays no more than 30% of income for rent) to afford the 1999 median rent. Approximately 7,980 households actually paid more than 30% of their income for housing. (2000 Census data)
5. Nearly all households earning less than 30% of median income will pay more than 50% of their monthly income on non-assisted housing in Everett. In 2000, 3,394 Everett households earning less than 30% of median income paid more than 50% of their income for housing. [State of the Cities Data Systems, US Dept. of Housing and Urban Development (HUD) 2000 Census-based data]
6. Between 2000 and 2004, vacancy rates in Everett increased, especially in the Paine Field and Silver Lake areas, and housing became somewhat more affordable. Even in a soft rental

market, households with 30 percent and 40 percent of the median income cannot afford average rent, regardless of the size of the unit. At 50 percent of the median income, depending on the size of unit and number of people in the household, some units are affordable or very nearly affordable. However larger families in particular still would have difficulty finding an affordable rental unit. Rental housing in Everett is affordable for a family earning 80% of median income. (Dupre + Scott, Huckell/Weinman Associates)

7. There is a dramatic gap between the availability of assisted housing and the need. The sheer number of households on the Section 8 waiting list and the infrequency with which vouchers become available has led the Everett Housing Authority (EHA) to close the list to new applicants. There are currently 2,357 households on the waiting list. An additional 426 households are on the waiting list for an EHA-owned housing unit. Almost twice as many families as single person households are seeking affordable housing through the Section 8 voucher program. Smaller families of two to four people far outnumber larger families. (Consolidated Plan)

8. Other groups for whom rental affordability is a problem are seniors and persons with disabilities. 1,357 elderly renter households in Everett pay more than 30% of their income for housing. This comprises 53.7% of the City’s elderly renter households. In addition there are nearly 3,000 “other” households which include the disabled, those with special needs, and single non-elderly and non-disabled people who pay more than they can afford for their housing. [State of the Cities Data Systems, US Dept. of Housing and Urban Development (HUD) 2000 Census-based data]

9. Housing condition in Everett was evaluated based on 2005 data from the Snohomish County Assessor. The Assessor’s records include condition information for all properties. Condition categories are: excellent, very good, good, average, fair, poor, and very poor. The vast majority of Everett’s single family and multiple family housing is in average or better condition. Buildings in fair, poor, or very poor condition represent 9.43% of single family structures and 5.58 percent of multiple family structures. (Snohomish County Assessor, Huckell/Weinman Associates, Inc.)

Table 1: City of Everett Housing Condition in 2005

Housing Condition	Single Family	Multiple Family	Total
Very Poor	0.10%	0.02%	0.09%
Poor	1.43%	0.57%	1.29%
Fair	7.90%	5.09%	7.45%
Average	39.72%	47.05%	40.91%
Good	39.62%	34.58%	38.80%
Very Good	8.38%	2.64%	7.45%
Excellent	2.86%	10.05%	4.02%
	100.00%	100.00%	100.00%

10. 60.7% of Everett’s housing units have two bedrooms or less. Approximately 7.3% of dwellings in Everett were reported as overcrowded by the 2000 Census, compared to 4.4% in 1990 and only 2.4% in 1980. This reflects the tendency for households to "double up" during times of rapidly increasing housing costs, and/or large extended immigrant and refugee families

not being able to afford a suitably sized unit. The relatively few larger units in Everett may also have contributed to the increase in overcrowding. The percentage of overcrowded dwellings in Everett (7.3%) is considerably higher than in Snohomish County (4.7%). (2000 Census)

11. Everett's Consolidated Plan identified the housing needs of the low income and special needs populations. The supply of available housing is insufficient to serve the needs for the following populations:

- a. homeless
- b. elderly and frail elderly
- c. physically disabled
- d. mentally ill
- e. developmentally disabled
- f. persons living with HIV/AIDS
- g. people in recovery from chemical dependency
- h. survivors of domestic violence

B. Projected Housing Needs

1. Everett households who cannot afford housing today will face a worsening situation in coming years, as they will be competing with large numbers of new low income residents (attributable to the increasing proportion of low paying retail and service sector jobs in the local economy), increased numbers of people seeking shelter, and greater populations of people with special housing needs.

2. Population increases will outpace increases in the housing stock, driving rents up faster than income.

3. The aging of the "baby boom" population that is expected to occur over the next twenty years means that a higher percentage of households will be in their peak earning years. Older workers, persons between 45 and 64 will grow by nearly half a million in Washington State in less than 20 years. This growth is expected to peak in 2017. This should result in an increased demand for purchasing smaller homes with greater amenities. (Washington State Office of Financial Management)

4. The elderly population will increase rapidly, with the population age 75 and over showing the most rapid growth after 2015 when the Baby Boom generation has its impact. (Washington State Office of Financial Management)

5. Over the last two decades, household size in Everett has remained stable. Average household size in Everett was 2.38 in 1990 and 2.40 in 2000. Household size is expected to remain stable or decline only slightly through 2025.

6. In Washington State, after a long-term decline, the number of young adults ages 18 - 24 began to increase in 1997. This group will continue increasing for the next ten years, then will decline from 2013 - 2020, before it begins to rise again.

7. The population of the Everett Planning Area will increase from approximately 131,003 in 2001 to approximately 167,519 in 2025, for a net gain of 36,516 persons. This will result in the need for approximately 22,577 additional housing units in the planning area from 1990 to 2012.

8. The Buildable Lands analysis indicates that approximately 18,605 dwelling units could be constructed in the Planning Area assuming that existing trends continue. To achieve the construction of more dwelling units, the City will have to take actions in certain focus areas to encourage redevelopment to occur faster than anticipated and to encourage higher densities than are currently being achieved. Examples of actions the City could take include expanding the multiple family tax credit boundaries; providing parks, street trees, and other amenities; and modifying design standards.

IV. Goal, Objectives and Policies

The following section contains the goal, objectives and policies for the Housing Element of the Everett Growth Management Comprehensive Plan. The statements of "goals, objectives and policies" are intended to guide the public and those who make decisions about our future. Goals are broad statements of the community's desires. The objective statements are more descriptive and imply actions or programs that will move the City toward attainment of the goal. The policy statements describe specific actions to be undertaken for the City to realize the objectives and goals.

Goal 4.0 The goal of the Housing Element is to provide sufficient housing opportunities to meet the needs of present and future residents of Everett for housing that is decent, safe, accessible, attractive and affordable.

A. Housing Types

Objective 4.1 The City shall promote a wide variety of housing choices within the Everett Planning Area.

Policy 4.1.1 The City shall consider changes to the Land Use Map designations and Policies of the Land Use Element as needed to provide for a wide range of housing types in each planning subarea and to accommodate the projected population and household income levels for the entire Everett Planning Area.

Policy 4.1.2 The City shall promote housing alternatives to the large lot single family detached dwelling and large apartment complexes.

Policy 4.1.3 The City shall discourage the conversion of residentially zoned areas to commercial or industrial zoning. Changes of land use designation from residential to non-residential use shall be consistent with the criteria specified in the Land Use Element.

Policy 4.1.4 The City shall ensure that fair and equal access to housing is provided for all citizens.

B. Housing Preservation and Neighborhood Character

Objective 4.2 The City shall preserve and enhance the value and character of its neighborhoods by improving and extending the life of existing housing stock.

Policy 4.2.1 The City shall initiate a strong and proactive housing code enforcement program in order to reduce the amount of substandard housing, promote renovation of homes in need of repair and rehabilitation, and preserve available housing stock.

Policy 4.2.2 The City shall update the housing conditions survey at intervals of approximately every five to seven years to measure the progress made in rehabilitation efforts, and to identify areas with the greatest need for rehabilitation.

Policy 4.2.3 The City shall closely coordinate the housing enforcement program with the Community Housing Improvement Program (CHIP) to encourage the repair and rehabilitation of lower income owner-occupied and rental housing.

Policy 4.2.4 Avoid the demolition or relocation of housing in siting new public facilities.

C. Housing Affordability

Objective 4.3 The City shall increase access to affordable housing by instituting a variety of programs increasing the supply of housing while maintaining the character of existing neighborhoods.

Policy 4.3.1 The City shall consider providing incentives to housing developers and homebuilders in return for providing housing that is affordable to lower and moderate income households.

Policy 4.3.2 The City shall consider inclusionary housing programs along with affordable housing incentives as necessary to promote affordable housing in the Everett Planning Area.

Policy 4.3.3 The City shall evaluate existing land use regulations to identify measures that could increase the supply of affordable housing throughout the entire Everett Planning Area. Examples of potential code revisions include more liberal allowance of duplexes and single family attached dwellings, rear yard infill dwellings, as appropriate.

Policy 4.3.4 The City shall coordinate with Snohomish County and other cities within the county to ensure that enough housing is provided to meet the needs of the projected population levels and household incomes within the county for the next twenty years and beyond.

Policy 4.3.5 The City should establish a priority permit procedure for affordable housing developments.

Policy 4.3.6 The City shall consider a variety of infrastructure funding alternatives in order to identify measures that minimize the costs of housing production.

Policy 4.3.7 The City shall evaluate existing development, infrastructure, and building code requirements to determine if revisions can be made to lessen the cost of producing housing without compromising public safety or community character.

Policy 4.3.8 The City shall consider permitting "affordable housing demonstration projects" in which development standards may be negotiated to provide a more affordable housing product, without sacrificing the public protections provided by the standards being negotiated.

D. Jobs/Housing Balance

Objective 4.4 The City shall promote a housing policy and land use pattern that increases the ratio of housing units to jobs within the Everett Planning Area.

Policy 4.4.1 The City shall designate on the Land Use Map of the Land Use Element sufficient housing densities to enable people to live near employment centers, such as downtown Everett, southwest Everett - Paine Field, and the south Everett - Everett Mall area.

Policy 4.4.2 The City shall promote high density housing in the downtown, strategy areas around the downtown, and in commercially zoned areas, to enable people to live near employment and commercial services.

E. Residential Infill Development

Objective 4.5 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.

Policy 4.5.1 The City should update design standards for higher density housing types to protect and enhance the character of existing neighborhoods. (See also Chapter 8 Section C: Districts and Neighborhoods.)

Policy 4.5.2 The City should provide amenities and incentives to encourage the construction of high density housing in target neighborhoods in and near the downtown, including the Riverfront, the Broadway corridor, the West Slope, Downtown/CBD, Neighborhood Infill, East Central, and Rucker/Grand areas identified in Figure 1.

F. Home Ownership

Objective 4.6 The City shall promote programs that increase the opportunity for residents to purchase housing in the Everett Planning Area.

Policy 4.6.1 The City shall consider changes to development regulations that provide alternatives for home ownership to the increasingly unaffordable single-family detached dwelling.

Policy 4.6.2 The City shall provide incentives to housing developers that encourage housing types that are attractive and affordable to first time and moderate-income homebuyers.

Policy 4.6.3 The City shall promote efforts that help to change the incorrect public perception that tenants of rental housing are less responsible citizens than homeowners.

G. Multiple Family Housing - Location and Compatibility

Objective 4.7 The City shall encourage new multiple family housing development in locations that have the least impact to existing single-family neighborhoods, designed to be compatible with and complementary to surrounding land uses.

Policy 4.7.1 The city shall encourage multiple family development and redevelopment in downtown, in mixed-use residential-commercial centers, along mixed-use arterial corridors, and near major employment areas.

Policy 4.7.2 The City shall update design guidelines to ensure that new multiple family housing enhances and is compatible with surrounding uses, yet respects the needs of consumers for affordable housing.

H. Subsidized Housing - Low Income and Special Needs Populations

Objective 4.8 The City shall continue to support housing programs that increase the supply of housing for low-income households and special needs populations. For purposes of developing housing programs to implement these policies, the City shall use the definitions established by the Department of Housing and Urban Development for "affordable housing," "very low-income housing," "low-income housing," "moderate income housing" and "middle-income housing." For purposes of developing housing programs to implement these policies, housing for special needs populations shall be defined as:

Affordable housing for persons that require special assistance for supportive care to subsist or achieve independent living, including but not limited to persons that are elderly and frail elderly, developmentally disabled, mentally ill, physically disabled, homeless, people in recovery from chemical dependency, persons living with HIV/AIDS, survivors of domestic violence, and youth at risk.

Policy 4.8.1 The City shall coordinate with the Everett Housing Authority, Snohomish County Housing Authority, non-profit housing providers, and other public and private housing interests to increase the supply of housing for low income and special needs populations within the Everett Planning Area.

Policy 4.8.2 The City shall continue to make use of available public and private resources to subsidize housing costs for low income households and special needs populations within the Everett Planning Area, within the financial capabilities of the city.

Policy 4.8.3 The City shall develop strategies to disperse subsidized rental housing equitably throughout the Everett Planning Area and to ensure that not more than 20% of the rental housing within any census tract is government subsidized very low-, low-, or moderate-income housing.

Policy 4.8.4 The City shall coordinate with Snohomish County and the other cities in the county to modify the methodology for calculating a fair share distribution of low income and

special needs housing and to prevent the further concentration of such housing within the Everett Planning Area.

Policy 4.8.5 The City shall work with social service and non-profit agencies to effectively provide the services required for low-income households and special needs populations, within the financial capabilities of the city.

Policy 4.8.6 The City shall review existing programs and/or establish new programs for assisting low income households and special needs populations to afford safe and decent housing, within the financial capabilities of the city.

Policy 4.8.7 The City shall cooperate with other local governments, non-profit housing providers, and housing authorities to develop a 10-year plan to assist homeless persons find permanent housing, within the financial capabilities of the city.

I. Countywide Fair Share Housing Issues

Objective 4.9 The City shall actively promote a "fair share distribution" of the burden of providing housing opportunities throughout the entirety of Snohomish County with other local governments within the county.

Policy 4.9.1 See Policy 1.3.4.

Policy 4.9.2 See Policy 1.8.4.

J. Housing Production Targets

Objective 4.10 The City shall provide land use density designations and policies that provide housing opportunities sufficient to accommodate the projected population of 167,519 in 2025 for the Everett Planning Area.

Policy 4.10.1 The Land Use Element of the comprehensive plan shall provide land use designations and policies that will allow for an additional 22,577 dwelling units within the Everett Planning Area by 2025.

Policy 4.10.2 The Land Use Element should provide for approximately 9,296 additional single family, duplex, and accessory dwelling units in single family zones, and 13,281 dwelling units in multiple family and commercial zones comprised of a mix of condominiums, townhouses, duplexes, apartments, accessory dwelling units, infill dwellings, mixed use buildings with residential units, group care homes, and other housing types as necessary to accommodate the population growth and household incomes projected for the Everett Planning Area, between the years 2004 and 2025.

Policy 4.10.3 The Land Use Element shall continue to provide for the following types of housing in its implementing zoning regulations. The regulations for such housing shall be reviewed and periodically updated as needed to realize the objectives of the Housing Element.

- a. government assisted housing;
- b. housing for low income families;

- c. manufactured housing;
- d. multiple family housing;
- e. group homes and foster care facilities.

VI. POTENTIAL MEASURES TO IMPLEMENT HOUSING POLICIES

The Growth Management Act requires that the Housing Element identify sufficient land for housing, including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group homes and foster care facilities. This portion of the Housing Element must be consistent with the Land Use Element to ensure that the land area required for all land uses, not just residential uses, is provided. The following items are listed as potential Housing Element Implementation strategies that could be selected by the Planning Commission and City Council. Some of the following measures are directly related to policies that could also be identified in the Land Use Element.

A. Administrative and Financial Measures

1. Shorten the review process for affordable housing development permits.
2. Increase the amount of funding for the Everett Housing Authority to enable them purchase low-income housing in Everett.
3. Support actions that will reduce existing high concentrations of low income housing, such as the Everett Housing Authority's Baker Heights Redevelopment.
4. Increase the amount of funding available to subsidize rental housing for low income households and special needs populations.
5. Update housing condition surveys to monitor the progress made in repair and rehabilitation of housing stock in Everett.
6. Modify substandard housing ordinances and enforcement program as necessary to improve the condition of housing in Everett to acceptable standards.
7. Coordinate enforcement of housing standards with the City sponsored Community Housing Improvement Program (CHIP) to inform property owners of financing available for housing repairs and rehabilitation.
8. Reduce the use of impact fees for projects providing affordable housing or, within the financial capability of the City, subsidize impact mitigation fees for construction of low and moderate income housing units.
9. Work closely with Federal and State agencies to maximize the amount of public funding available for housing rehabilitation in Everett.

10. Work closely with private local financial institutions, non-profit housing organizations, the construction industry, the business community, churches and other charitable organizations to maximize the amount of private funding available for housing rehabilitation in Everett.
11. Work closely with neighborhood organizations, social service agencies, non-profit housing organizations, the construction industry, the business community, churches and other charitable organizations to inform such groups of the CHIP housing rehabilitation as a means to increase the rehabilitation of housing in the community.
12. Assemble packages of publicly owned land for affordable housing or mixed-use housing development.
13. Work closely with Snohomish County and neighboring cities in King and Snohomish County to monitor the production, cost and vacancy rates of housing in the region in order to better understand regional housing needs and how such needs may affect Everett.
14. Implement "fair share" housing programs in Snohomish County to ensure that a disproportionate share of low income, special needs and high-density housing does not continue to be located in Everett.
15. Work closely with Snohomish County and neighboring cities in King and Snohomish County to assure that sufficient housing opportunities are provided in other communities.
16. Provide public amenities such as parks; public plazas; street trees; street lights; community centers; and pedestrian and bicycle connections to the CBD, water, and nearby trails to encourage private investment in high density housing in strategy areas in and near the downtown.
17. Extend the multiple family tax abatement program to high density strategy areas outside the CBD when the development is well-designed and constructed of quality materials.
18. Consider public/private partnership opportunities whereby public parks could be developed in conjunction with private development.
19. Conduct "area" or neighborhood plans for high density strategy areas in and around the downtown to determine goals, objectives, and visions for development of the areas. Such planning should start with a focused market analysis to determine what the opportunities and gaps are in relationship desired uses.
20. Address safety issues in high density strategy areas in and near the CBD to encourage investment in these areas.
21. Complete sewer and water plans that analyze localized improvements needed for high density development in strategy areas in and around the downtown. Form Local Improvement Districts to construct utilities where localized sewer and water line deficiencies are inhibiting redevelopment.

B. Measures Related to the Land Use Element

1. Encourage commercial development in strip commercial areas to provide a mix of housing, and permit such developments to reduce the number of parking spaces they would otherwise be required to provide.
2. For large areas (over 10 acres), require a mix of lot sizes and dwelling types to provide more variety in housing types.
3. Provide density incentives in return for affordable owner-occupied housing.
4. Provide density incentives in return for affordable rental housing.
5. Allow innovative subdivision techniques, such as "zero lot line" development, "angle lots," "zipper lots," "alternate width lots" and other platting methods in single family zones that increase single family densities and affordability over conventional platting standards.
6. Modify lot size and width requirements to encourage a variety of dwelling sizes and avoid the visual monotony of "cookie cutter" developments.
7. Allow rear yard "infill dwellings" in single-family zones where alley access is available.
8. Adopt inclusionary zoning requirements that require a minimum percentage of dwellings within new developments to be permanently reserved for low and moderate-income housing.
9. Require minimum, as well as maximum, densities within residential zone districts.
10. Use performance based standards instead of maximum density standards for evaluating higher density housing developments. Base approval of such developments on whether they meet neighborhood compatibility standards and affordable housing objectives.
11. Adopt a Mobilehome Park preservation ordinance.
12. Participate in affordable housing demonstration projects in that the City will negotiate development standards and code requirements with developers interested in constructing a variety of affordable housing units.
13. Identify zones within the city suitable for the placement of emergency shelter facilities.
14. Identify zones within the city suitable for the placement of elderly housing, assisted living facilities, congregate care homes, and skilled nursing facilities and adopt standards for the development of such housing.
15. Amend the zoning code to require new development projects that involve demolition of habitable single-family homes that are affordable to low and moderate-income households to include an equivalent number of equally priced housing units, either on the development site or elsewhere in the community.

16. Conduct a study to consider the reduction of parking requirements in high density residential strategy areas in and near the downtown CBD.

C. Examples of Specific Potential Zoning Code Changes

The following are examples of specific zoning code amendments that could be used to implement many of the housing objectives and policies of the Housing Element.

1. Eliminate provisions for duplexes in the R-1 zone.
2. Revise the standards for accessory dwellings to also allow such units in detached buildings, subject to design guidelines.
3. Establish an administrative permit review process (not a rezone process) to allow for single family attached (townhouse) development in single family zones, at a density higher than permitted for single family detached, subject to design guidelines and provided that each dwelling can be individually owned by the resident (as in a condominium).
4. Allow "infill dwellings" on all residential lots with rear alley access, subject to design guidelines and provided that such infill dwellings can be individually owned by the resident.
5. Update the design standards/guidelines for all multiple family housing and make changes to the development standards that would allow for realization of permitted densities (parking, building height, open space, etc.), yet ensure quality design and compatibility of scale and character with surrounding uses.
6. Provide for a “design departure” process whereby applicants can depart from current requirements (such as setbacks and, perhaps, building height) for residential development. The process could utilize a “design review board” made up of Everett residents actively involved in relevant design fields.
7. Eliminate minimum lot area, lot width, and lot depth requirements in all multiple family (R-3, R-4, and R-5), business, and commercial zones with alley access.
8. Eliminate lot coverage requirements for small-lot single family development in the R-3 and R-4 zones.
9. Allow attached or detached accessory dwelling units on all R-3 and R-4 zoned lots as long as they meet other ADU requirements.
10. Require ground floor commercial or other related uses that promote continuous pedestrian activity on designated streets in the CBD to increase vitality and improve the desirability of the CBD as a place to live.
11. Encourage high density residential development within the **Multifamily Neighborhood Infill** strategy area by:
 - Reducing allowed building heights in the R-5 zoned properties not facing designated arterials from 80 feet to 45 feet.

- Reducing allowed building heights in the R-4 zone from 80 feet to 45 feet and eliminating the density limit in the R-4 zoned areas.
 - Reducing allowed building heights in the R-3 zone from 45 feet to 35 feet and eliminating the current density limit. Maintain an opportunity to build up to 45 feet after approval by a design review board.
 - Increasing the building height in the B-1 zone to match surrounding residential properties (at least 35 feet). Alternatively the B-1 zoned area could be rezoned to R-3 or R-4.
 - Eliminating the current density limits in the B-1 zone or eliminate the limit for any mixed-use structure with retail or office uses predominate on the ground floor.
 - Eliminating the office overlay for properties that do not front on designated arterials to increase the emphasis of residential uses in areas south of the downtown.
12. Encourage high density residential development within the **West Slope** strategy area by:
- Reducing allowed building heights in the C-1 zoned properties west of West Marine View Drive from 80 feet to 65 feet while eliminating the current density limit (now 58 dwelling units/acre).
 - Prohibiting new single family detached development in the C-1 and C-2 zones.
13. Encourage high density residential development within the **Rucker/Grand** strategy area while preserving existing historic homes by:
- Reducing allowed building heights in the R-5 zone from 80 feet to 65 feet.
 - Reducing allowed building heights in the R-4 zone from 80 feet to 45 feet.
 - Reducing allowed building heights in the R-3 zone from 45 feet to 35 feet.
14. Encourage high density residential development within the **North Downtown** strategy area by:
- Reducing allowed building heights in the R-4 zone from 80 feet to 65 feet and eliminating the current density limit (now 58 dwelling units/acre).
 - Reduce allowed building height in the R-3 zone from 45 feet to 35 feet and eliminating the current density limit (now 29 units per acre). Maintain an opportunity to build up to the 45 foot height level only after approval by a design review board.
15. Encourage a pedestrian-oriented mixed use corridor with high density residential development within the **Broadway** strategy area by:
- Identifying key intersections or nodes to concentrate more intensive development.
 - Require or encourage the development of pedestrian-oriented spaces and/or pleasant building entries with landscaping adjacent to the street.
 - Increasing height limits in the C-1 and B-2 zones to 65 feet for those portions of lots 50 or more feet from R-2 zoned properties. (Current basic height limits are 50 feet in the C-1 zone and 35 feet in the B-2 zone. However residential uses can only be 28 feet high when located less than 50' from R-2 zoned properties. Heights for residential portions of buildings can increase up to 45 feet when located at least 100 feet from R-2 zoned properties. Note however, that standard lots are only 120 feet deep.)
16. Encourage high density residential development within the **East Central** strategy area by:
- Allowing multiple family residential development (both single purpose and mixed-use) in targeted portions of the C-2 zoned area. Alternatives include:

- Allowing dwellings in existing buildings as work/live units.
- Allowing housing in new construction only when implemented through a master plan - planned development overlay process.
- Allowing residential outright in mixed-use buildings.
- Allowing residential through a discretionary Planning Director design review or by a design review committee.

D. Housing Strategy Areas

Figure 1: Housing Strategy Areas

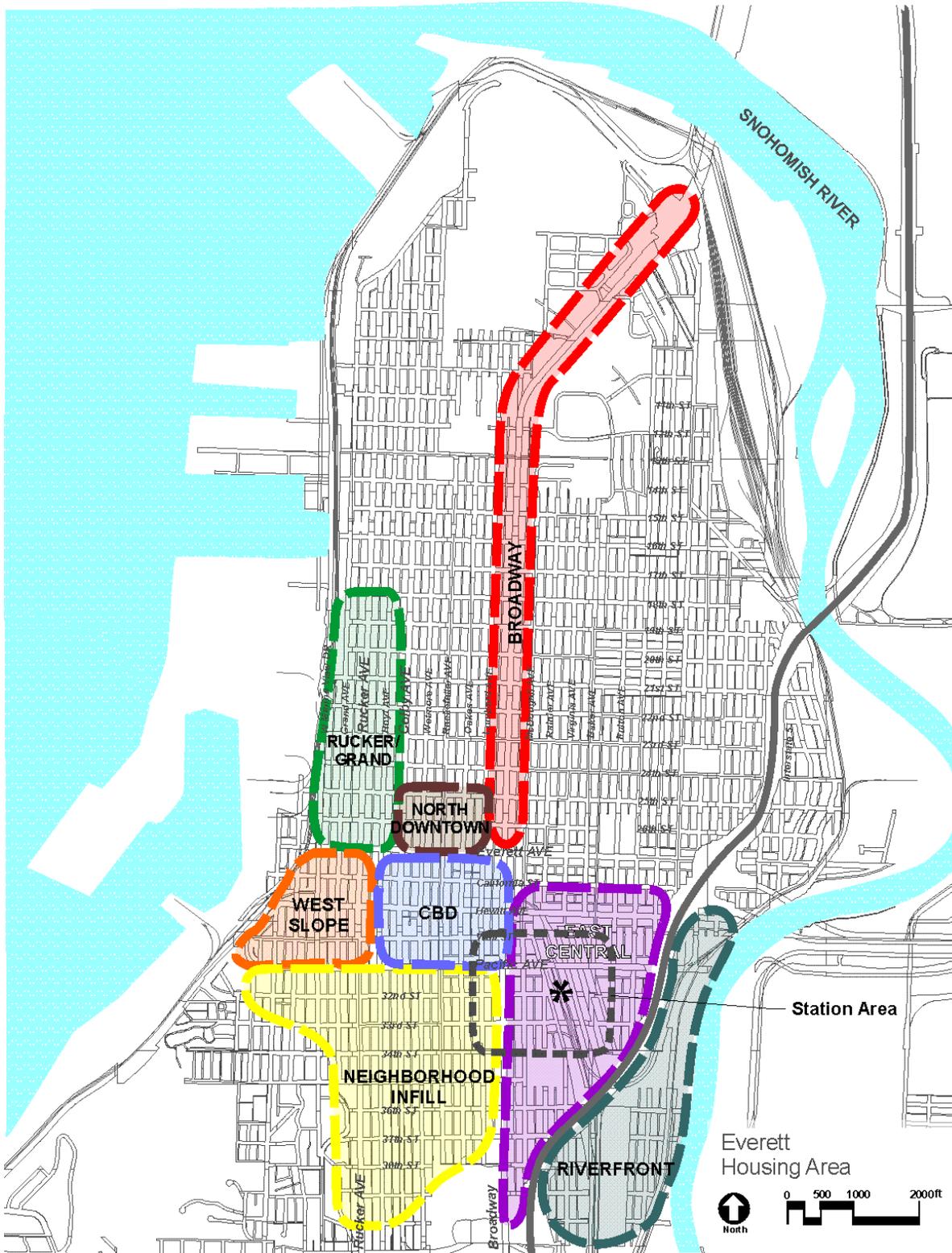


Figure 2: Desirable Housing Types in Strategy Areas

LEGEND:

✓ Desirable in most or all locations in area

✓ Desirable in some locations in area

Housing Types

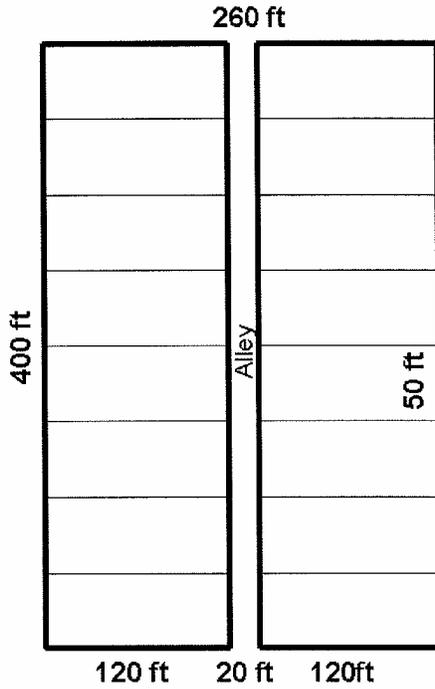
		Broadway	West Slope	Downtown/CBD	North Downtown	Neighborhood Infill	East Central	Rucker/Grand
	Tower: <u>Mixed-Use</u>		✓	✓				
	All Residential		✓	✓				
	5 over 1: <u>Mixed-Use</u>	✓	✓	✓	✓	✓	✓	
	All Residential	✓	✓	✓	✓	✓	✓	
	3 over 1: <u>Mixed-Use</u>	✓	✓		✓	✓		
	All Residential	✓	✓		✓	✓		✓
	Townhouse				✓	✓		✓
	Cottage Housing					✓		✓
	Small Lot Single-Family Detached/ Accessory Dwelling Units (Attached or Detached)					✓		✓

Area Strategies

The discussion for each of the seven Area Strategies is organized per the following:

- Vision
- Existing Conditions
- Desired Development Types
- Constraints/Opportunities
- Community Development Strategies and Actions
- Regulatory Actions

Since some of the background information and recommendations are the same for each of these areas, such commonalities are described below.



Typical block and lot size.

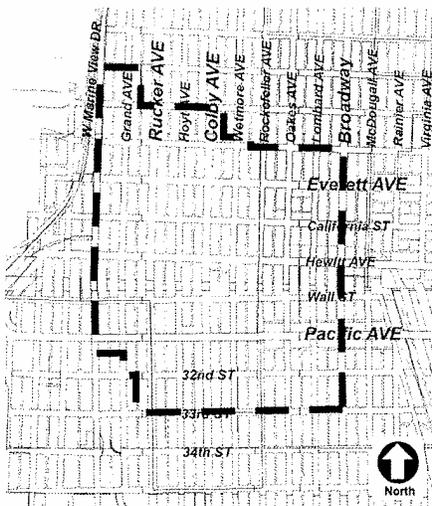
Information and Recommendations Common to All Areas

Existing Conditions

- **Typical Lot Size:** 120-foot lot depth (street to alley); 50-foot lot width. See Figure to left. (Note: The city was originally platted into 25-foot lots, most of which have been merged into 50-foot lots.)
- **Typical Block Size:** 400 feet long and 260 feet wide; 20-foot alleys. See Figure to left.
- **Other:** Properties eligible for the Multi-Family Property Tax Abatement Program are identified in Figure at bottom left.

Constraints/Opportunities

- **Market:** The current market for multifamily residences has been modest over the past decade. Two factors are emerging that will tend to increase the market over time: Increased development within the Urban Growth Area and the City’s actions to create a more vibrant downtown.
- **Other:** The Multi-Family Tax Abatement Program is an excellent tool that is encouraging the development of new housing in the area identified in Figure to left.



Current target properties for the Multi-Family Property Tax Abatement Program.

Common Community Development Strategies/Actions

- The City should conduct an “area” or “neighborhood” plan for each of the seven areas. Such plans should give residents and stakeholders the opportunity to determine goals, objectives, and a vision for the area’s development and validate or refine the strategies suggested herein. A focused market analysis at the beginning of each process would be critical in helping to determine what the opportunities and gaps are in relation to desired uses. See the General Recommendations Chapter for more information.
- Retain and possibly expand the Multi-Family Tax Abatement Program to include applicable “areas.”
- Consider public/private partnership opportunities whereby public parks could be developed in conjunction with private development.
- Enhance bicycle and pedestrian access to the CBD, water, and nearby trails and amenities.
- Coordinate public/private investment.
- Complete sewer and water plans that analyze localized improvements needed to accommodate high density development in target areas in and around the downtown. Form Local Improvement Districts to construct the utilities where localized sewer and water line deficiencies are inhibiting redevelopment.
- Address safety issues.
- Improve streetscape conditions. Strategically improving streets with street trees, lighting, safety improvements, etc., is a proven way to increase the desirability of a developing area.

Common Regulatory Measures Include:

- Provide for a “design departure” process whereby applicants can depart from current requirements (such as setbacks and, perhaps, building height) for residential development. The process might (or might not) utilize a “design review board” made up of Everett residents actively involved in relevant design fields. *Such a departure process was one of the major recommendations that came out of the developer’s forum. Developers and architects attending the forum both expressed the desire for such a process, even if it takes longer to get projects approved. The key to this provision is to make sure that departures meet the*

Maximum lot coverage for buildings: **40 %**

Maximum gross floor area ratio of house + garage to the lot: **50%**
 Thus, on a 4,800 sf lot, the maximum house size would be 2,400 sf.

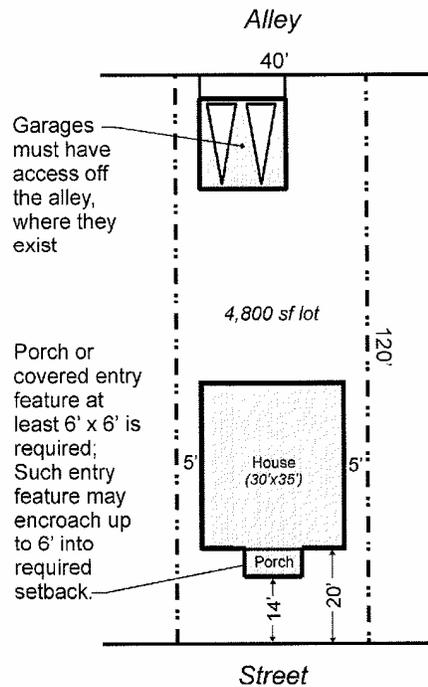


Figure illustrating current design requirements for small lot, single-family housing.



Accessory dwelling units built over garages along an alley.

applicable “Purpose” and/or “Intent” statements for the applicable standards.

- Eliminate minimum lot area (5,000 square feet), lot width, and lot depth requirements in all multiple family (R-3, R-4, and R-5), business, and commercial zones, which are unnecessary in such areas – particularly with the city block configurations (with alleys) in all applicable areas. *Current design standards for small lot single family development (less than 5,000 SF lots) require garage access off the alley, a front porch or covered entry feature facing the street, a 0.5 maximum gross floor area ratio, and 5-foot side yard setbacks. Such standards provide a good assurance that new single family housing will fit well into its surroundings.*
- Eliminate lot coverage requirements (40 percent) for small-lot single-family development in the R-3 and R-4 zones. *The existing gross floor area ratio (50 percent) is sufficient to protect against excessively large structures on a small lot.*
- Allow accessory dwelling units (ADU) (attached or detached) on all R-3 and R-4 zoned lots (including those lots under 5,000 square feet) as long as they meet other current ADU requirements. *Since much more intense development can occur in these zones, it is reasonable to allow both types of ADU’s in these districts as a way to add density and preserve some of the existing single family homes.*
- Conduct a study to consider the reduction of parking requirements.
- Update design guidelines to ensure that the guidelines encourage desired development.

Central Business District (CBD)

Vision

Intense mid-rise and high-rise development with a mix of commercial, office, residential, and public uses and pedestrian-friendly streetscapes. Streetfront commercial uses will predominate on the ground floor of key commercial streets. Office and residential uses will occupy upper floors on those streets and any floor of secondary streets in the Central Business District (CBD). The residential population provides 18 hours of activity and supports local services.

Existing Conditions

This district is a combination of single- and multi-story commercial, office, and public buildings interspersed with surface level parking lots.

- **Comprehensive Plan Designation:** Central Business District
- **Zoning:** B-3 (Central Business District), R-4, R-5, and C-1
- **Permitted Uses:** Commercial¹, office, residential, and entertainment.
- **Maximum Building Heights and Residential Density:** 65 feet to unlimited building heights. No maximum density limit for residential uses.
- **Other:** Properties are eligible for the multi-family property tax exemption program.



Location of CBD.



Aerial of CBD.



CBD zoning.

¹ In this element, “commercial” means land uses such as retail and food stores, eating and drinking establishments, and service businesses such as dry cleaners and dentist offices. The term excludes offices with little or no walk-in traffic.



Desired Development Types: Mid-rise office (top), mid-rise mixed-use with residential over retail (middle) and residential tower (bottom).



More amenities, such as a downtown park or plaza, may be needed to attract the desired development types.

Desired Development Types

- Mid-rise and high-rise residential development (5 to 20 stories) with commercial or office on the ground floor on designated streets.
- Mid-rise and high rise office development (5 to 20 stories) with commercial on the ground floor on designated streets.

Constraints/Opportunities

- **Market:** Although there are some recent mid-rise development examples, the market for new mid-rise and high rise development appears marginal given the combination of current property values, rents, and applicable construction costs. Regional trends over the past decade indicate, however, that market will likely improve – particularly for mid-rise development types – within the CBD.
- **Streetscape/Character:** Recent street improvements and other pedestrian amenities have enhanced the character and vitality of the CBD – but more improvements may be needed to attract desired development.
- **Amenities:** The new Events Center/Arena, Everett Performing Arts, Everett Historic Theater, and some new restaurants have helped, but the CBD still lacks the critical mass of amenities to encourage the desired development. Such amenities may include parks and/or public plazas, restaurants, arts/cultural uses, and entertainment uses.
- **Zoning/Regulations:** Current B-3 zoning is appropriate for encouraging the desired development types. This zoning allows for any combination of commercial, office, and residential; thus it is more likely to result in the use or mix of uses that best fit the market at a given location.
- **Other:** The Multi-Family Tax Abatement Program is an excellent tool that is encouraging the development of new housing in the CBD and elsewhere in the city.

Community Development Strategies/Actions

With the general trend in Puget Sound for more downtown living, the CBD appears poised to support a greater residential population. The limiting market factor appears to be current desirability of the area for those wishing a

high-quality, active urban environment. Public improvements to upgrade this condition include a town square with programmed activities to add vitality, improved streetscapes, and trail connections to take advantage of the district’s central location relative to the city’s amenities.

Specific actions include:

- See Common Community Development Strategies/Actions on page 24.
- Provide streetscape improvements that enhance the pedestrian environment in the CBD and promote private investment.
- Provide public open space in the CBD to serve the needs of current and desired users.
- Conduct market analysis to determine if the market can support the higher rents needed to make high-rise construction viable.

Possible Regulatory Measures Include:

- See Common Regulatory Measures on page 24.
- Require ground floor commercial or other related uses that promote continuous pedestrian activity on designated streets in the CBD.
- Continue to allow single-purpose office and residential uses on secondary streets in the CBD as long as developments enliven the pedestrian environment along sidewalks.

Multifamily Neighborhood Infill

Vision

A mix of compact single family residential, low- and mid-rise residential and mixed-use development in a pedestrian-oriented neighborhood setting. Mixed-use structures with ground floor commercial or office uses are emphasized on blocks closer to the CBD and along commercial corridors, including Colby Avenue and portions of Rucker Avenue. Streetscapes and parks foster a strong sense of neighborhood.

Existing Conditions

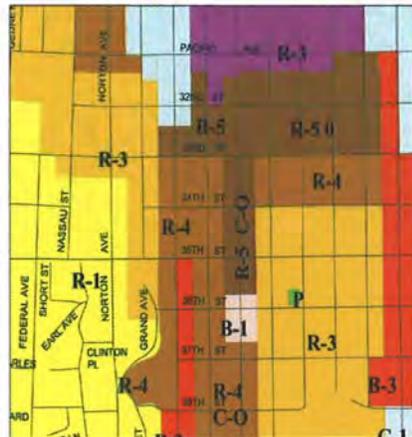
The area is now characterized by single-family and low-rise residential and low-density office developments. Single-story commercial uses dominate commercial streets, such as Colby Avenue and portions of Rucker Avenue. The area includes a significant concentration of vacant and underdeveloped sites.



Location of Multifamily Neighborhood Infill.



Aerial of Multifamily Neighborhood infill.



Multifamily Neighborhood zoning.

- **Comprehensive Plan Designations:** Predominately Multiple Family (20 to 50 dwelling units/acre) and/or Professional Office/Medical, with some Mixed-Use Commercial areas.
- **Zoning:** R-3, R-4, and R-5 – some with Office and/or Clinical overlays - and some B-1 and B-2 zoned areas. There are some Historical overlay areas along Grand and Norton Avenues.
- **Permitted Uses:** Single- and multi-family uses are permitted everywhere, office and medical uses in many areas, and commercial uses in limited locations.
- **Maximum Building Heights and Residential Density:** 45 feet to 85 feet.
- **Other:** Most properties north of 33rd Street are eligible for the Multi-Family Property Tax Abatement Program.



Existing conditions.

Desired Development Types

- Mid-rise residential development (4-6 stories) with office, medical, or commercial on the ground floor on designated arterials, such as Pacific, Colby, and Rucker Avenues.
- Low-rise residential (2 to 3 stories) with office, medical, or commercial on the ground floor on designated arterials, such as Pacific, Colby, and Rucker Avenues or office overlay areas.
- Compact single-family residential, duplexes, townhouses, and accessory dwelling units.

Constraints/Opportunities

- **Market:** The current market is hampered by the dilapidated character of some properties. The current market for the desired uses does not appear to be very strong, particularly for the more intense types of development that include structured parking. Townhouses and residential or office uses that are served by surface parking are likely to be more realistic at this time.
- **Streetscape/Character:** Low streetscape quality is a significant constraint in attracting desired development.
- **Amenities:** The best amenity is the area’s close proximity to the commuter rail station and CBD activities. Little or no open space or other amenities are currently within area. (There is one public park)
- **Zoning/Regulations:** The current mix of zoning allows residential uses everywhere. Applicable districts provide for excessive building heights given the context and market. The R-3 and R-4 zones cap density in a way that discourages desired low- and mid-rise residential development. Minimum lot sizes and dimensional requirements may also be inhibiting desired residential development.



Desired Development Types: Low-rise residential development (top), townhouses (middle), and compact single-family development (bottom).



Children's play areas should be a high priority for the neighborhood.

Community Development Strategies/Actions

The area's proximity to the CBD and commuter rail station, together with its traditional street grid, presents an excellent opportunity to upgrade this neighborhood with higher intensity housing. Specific actions include:

- See Common Community Development Strategies/Actions on page 24.
- Provide streetscape improvements that enhance the pedestrian environment in the neighborhood and promote private investment. Street trees will be the most effective street improvement in unifying and upgrading streets with a variety of uses and building types. Also, street lights will be important for pedestrian safety.
- Provide neighborhood parks and amenities to encourage new residential development, specifically:
 - A well-designed and centralized children's play area should be a high priority.
 - Consider a street park or parks on one or more of the east-west streets that do not provide a critical circulation function (perhaps 32nd Street, which could become the area's prime pedestrian access corridor to the commuter rail station).
 - Consider public/private partnership opportunities whereby public parks could be developed in conjunction with private development.

Possible Regulatory Measures to Encourage Desired Multiple Family Housing

- See Common Regulatory Measures on page 24.
- **R-5 zoned properties not facing designated Arterials:** Reduce allowable heights from 80 feet to 45 feet. Taller building heights should be reserved for the CBD area and along Arterials. Given small lot configurations, development patterns, and current market conditions, the 80-foot height limit may be encouraging speculative blight. The current context is predominately one- and two- story buildings and small parcel ownerships; therefore, land assembly is needed to develop building footprints for 80-foot buildings.

- **R-4 zoned properties:** Reduce height limit from 80 feet to 45 feet, but eliminate the current density limit (now 58 dwelling units/acre). Again, the 80-foot building heights are excessive given both the market and the development context. 45-foot buildings would be more conducive to a neighborhood scale. Furthermore, the current 58 dwelling unit/acre density limit may be discouraging desirable low-rise development types served with underground or in-structure parking. Setbacks and adopted design guidelines should ensure that development fits the context.
- **R-3 zoned properties:** Reduce height limit from 45 feet to 35 feet, but eliminate the current density limit (now 29 dwelling units/acre). Maintain an opportunity to build up to the 45 feet height level only through the design departure process as described above. Similar rationale as for recommendations in the R-4 zone noted above. The current context is predominately single-family homes. Setbacks and adopted design guidelines should ensure that development fits the context.
- **B-1 zoned properties:** Raise the building height to match surrounding residential properties (at least 35 feet) and eliminate the current density limit (20 dwelling units /acre). The current 28-foot building heights and design guidelines should be sufficient to ensure that residential or mixed-use buildings fit their context. The 20 dwelling units/acre limit severely restricts the number of units that could be incorporated into a mixed-use structure. Another variation is to retain the limit for single-purpose residential uses, but eliminate the limit for any mixed-use structure with retail or office uses predominate on the ground floor.
- **Office overlay:** Eliminate the office overlay for properties that do not front on designated arterials. Such a change focuses office uses into the CBD and increases the emphasis of residential uses in the areas south of downtown.
- Continue to allow single-purpose residential uses on all streets. Participants at the developer’s forum noted that Everett has an overabundance of commercially zoned land. This provision lets the market dictate the use.

Possible Regulatory Measures to Accommodate Compact Single Family and Townhouse Development

- Eliminate minimum lot area requirements (5,000 square feet), which are unnecessary for multi-family and commercial-zoned areas. *This will also provide for more compact forms of single-family development (lots smaller than 5,000 square feet) and townhouses that will upgrade the character of the area and promote spin-off development. Currently, most residential lots are only 40 x 100 feet and thus 4,000 square feet. The presence of alleys throughout this area provides opportunities for narrow lots since there is no need to use up precious front and side yard space for a driveway and garage. Also, current design standards are in place for sub-5,000 square foot lots that require doors in windows facing the street and a porch or covered entry feature – critical design elements for creating pedestrian friendly residential streets and neighborhoods.*
- Again, see the Common Regulatory Measures on page 25, which address lot coverage, and ADU's.

West Slope

Vision

A mix of low- and mid-rise residential and mixed-use development in a pedestrian-oriented neighborhood setting. Mixed-use structures with ground floor commercial or office uses are encouraged.

Existing Conditions

The West Slope area contains a broad mix of commercial uses with some multi-family residential uses. Commercial and office structures typically range from 1-3 stories and are typically built to the sidewalk edge and property lines. Most development is served by surface parking areas.

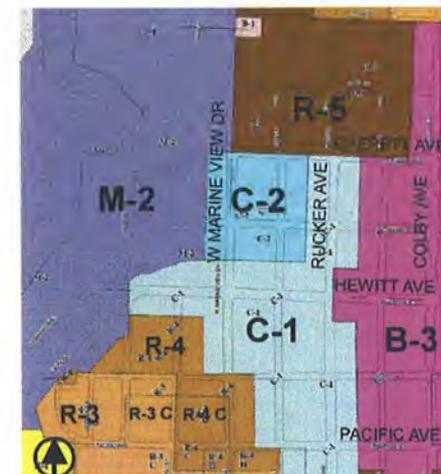
- **Comprehensive Plan Designations:** Predominately within the Central Business District (CBD) area. Some properties in the southwestern portion are within Multi-Family designations (30+ dwelling units/acre) or designated Clinic/Medical-Related Uses/Multi-Family.
- **Zoning:** Most of the area is zoned C-1, General Commercial. The northwestern part of the area is zoned C-2, Heavy Commercial-Light Industrial. The southwestern part of the area is zoned Multi-Family (R-3, R-4, or R-4C (includes a Clinic overlay).
- **Permitted Uses:** Single- and multi-family uses are permitted everywhere. The C-1 district permits a broad range of business, commercial, medical, and recreational uses. C-2 zoned areas permit the same variety of commercial uses plus many light industrial uses. Some R-4 and R-5 zoned properties maintain a Clinic overlay which allows for medical-related uses.
- **Maximum Building Height and Residential Density:** 80 feet for most areas; Density from 29 dwelling units per acre in the R-3 zone to unlimited density in the C-2 zone.
- **Other:** Properties west of Marine View Drive are eligible for the Multi-Family Property Tax Abatement Program.



Location of West Slope.



Aerial of West Slope.



West Slope zoning.



Desired Development Types:
 Condominium tower residential development (top) and mid-rise office and residential mixed-use development (bottom).

Desired Development Types

- Residential towers with permitted non-residential uses on the ground floor, where viable.
- Mid-rise residential development (4-6 stories) with permitted non-residential uses on the ground floor, where viable.
- Mid-rise office or clinic with commercial on the ground floor, where viable.
- While heavy commercial and light industrial uses may be phased out over time, current regulations should allow them to stay.

Constraints/Opportunities

- **Market:** The current market for the desired uses does not appear to be very strong, particularly for the more intense types of development that include structured parking. Townhouses and residential or office uses that are served by surface parking are likely to be more realistic at this time.
- **Streetscape/Character:** Low streetscape quality is a significant detraction in attracting desired development.
- **Amenities:** The area is within close proximity to the waterfront and CBD activities. There are excellent opportunities for water views on upper floors. Little or no open space or other amenities are currently within the specific area.
- **Zoning/Regulations:** The current mix of zoning allows residential uses everywhere – including single purpose residential uses in the C-1 and C-2 zones. 80-foot height limits for most properties allow for “five over one” construction. R-3, R-4 and C-1 (only the area west of Marine View) cap density in a way that may be discouraging desired low- and mid-rise residential development. Minimum lot sizes and lot dimensional standards may also be inhibiting desired residential development.



The area is beginning to see desired mixed-use development..

Community Development Strategies/Actions

The area’s proximity to the CBD and waterfront, mixed-use setting, and view opportunities presents an excellent opportunity to upgrade this area as a vibrant and dense mixed use neighborhood. Specific actions include:

- See Common Community Development Strategies/Actions on page 24.
- Provide streetscape improvements that enhance the pedestrian environment in the neighborhood and promote private investment. Street trees will be the most effective street improvement in unifying and upgrading streets with a variety of uses and building types. Also, street lights will be important for pedestrian safety.
- Provide parks and amenities to encourage new residential development, specifically:
 - Consider a centrally located neighborhood park approximately a half-acre in size that provides for a combination of active and passive recreational uses in a visible setting.
 - Consider opportunities for children’s play areas, dog runs, and/or other similar active recreational uses in park spaces to add vitality to the area and enhance safety.
 - Consider public/private partnership opportunities whereby public parks could be developed in conjunction with private development.

Possible regulatory measures include:

- See Common Regulatory Measures on page 24.
- **C-1 zoned properties west of Marine View Drive:** Reduce height limit from 80 feet to 65 feet, but eliminate the current density limit (now 58 dwelling units/acre).
- Continue to allow single-purpose residential uses in all applicable zones.
- Prohibit new detached single family development in the C-1 and C-2 zones. *While some existing uses in these zones are detached single family, the use is not consistent with the long term vision for the West Slope area.*
- Review building heights and zoning for the area.

Rucker/Grand

Vision

A mix of residential housing types in a pedestrian-oriented neighborhood setting.

Existing Conditions

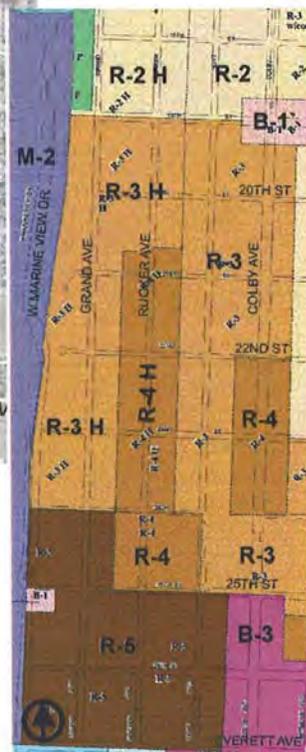
The Rucker/Grand Avenue area includes a designated historic district of five older homes (including the Senator Scoop Jackson residence) interspersed with new multifamily development. While a dense, in-city community with multifamily residences is envisioned, new buildings should fit the scale and design character of the older neighborhood. The City has adopted design standards for a portion of this area, but large new development continues to encroach. The pleasant tree-lined streets are an attractive amenity and should be enhanced.



Location of Rucker/Grand.



Aerial of Rucker/Grand.



Rucker/Grand zoning.

- **Comprehensive Plan Designations:** Multi-Family designations (20+ dwelling units/acre).
- **Zoning:** R-3, R-4, and R-5. Most properties within the Grand and Rucker Avenue corridors are also within Historic District Overlay Areas.
- **Permitted Uses:** Single- and multi-family uses are permitted everywhere.
- **Maximum Building Height and Residential Density:** 45 feet for most R-3 zoned areas and 80 feet for most R-4 and R-5 zoned areas; Density from 29 dwelling units per acre in the R-3 zone to unlimited density in the R-5 zone.
- **Other:** Most properties south of 25th Street are eligible for the Multi-Family Property Tax Abatement Program.

Desired Development Types

- Lowrise residential development (2-4 stories)
- Compact single-family residential, duplexes, townhouses, and accessory dwelling units.

Constraints/Opportunities

- **Zoning/Regulations:** Current height limits allow structures that can disrupt the historic character of the area.
- **Other:** The Multi-Family Tax Abatement Program is an excellent tool that is encouraging the development of new housing in this area and elsewhere in the city.

Community Development Strategies/Actions

- See Common Community Development Strategies/Actions on page 24.
- Historic preservation and maintenance of existing older homes are a high priority.

Possible regulatory measures include:

- See Common Regulatory Measures on page 24.
- **R-5 zoned properties:** Reduce height limit from 80 feet to 65 feet.
- **R-4 zoned properties:** Reduce height limit from 80 feet to 45 feet.
- **R-3 zoned properties:** Reduce height limit from 45 feet to 35 feet.



Desired Development Types: Low-rise residential development (top) and compact single-family development (bottom).

North Downtown

Vision

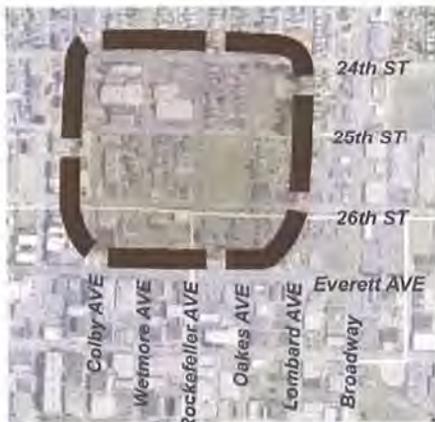
A mix of low- and mid-rise residential uses with mixed-use development focused on commercial streets. Because its proximity to the CBD, open spaces, and schools, the North Downtown area offers the opportunity to be a pleasant in-city neighborhood.

Existing Conditions

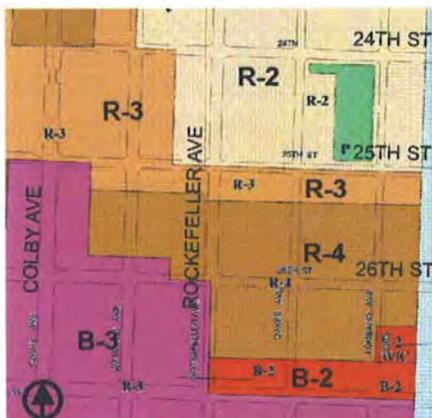
Features single family residences (some in poor condition), some commercial activities along arterials, parks, and schools.



Location of North Downtown.



Aerial of North Downtown.



North Downtown zoning.

- **Comprehensive Plan Designations:** A combination of Central Business District (CBD), Multifamily, and School/Church designations.
- **Zoning:** Most of the area is zoned R-4, but some properties are within R-2, R-3, B-2 (Community Business), and B-3 (CBD).
- **Permitted Uses:** Single family uses in all applicable zones. Multi-family uses in the R-3, R-4, B-2, and B-3 zones. Commercial, office, and entertainment uses are permitted in the B-2 and B-3 zones.
- **Maximum Building Height and Residential Density:** From 28 feet in the R-2 zone to 80 feet in the R-4 zone. Density from 15 dwelling units per acre in the R-2 zone to unlimited density in designated Multi-Family Residential Target area (southwestern corner of area).
- **Other:** Properties south of 26th Street are eligible for the Multi-Family Property Tax Abatement Program.

Desired Development Types

- Low to Mid-rise residential development (2 to 6 stories) with office, medical, or commercial on the ground floor where permitted and viable.

Constraints/Opportunities

- See Common Constraints/Opportunities on page 23.
- **Market:** The current market is hampered by the dilapidated character of some properties.
- **Streetscape/Character:** Generally, low streetscape quality detracts from development potential.
- **Amenities:** The best amenity is the area’s close proximity to the CBD activities, parks, schools, and churches.
- **Zoning/Regulations:** The current mix of zoning allows residential uses everywhere. The R-3 and R-4 zones cap density in a way that may be discouraging desired low- and mid-rise residential development. Minimum lot sizes and dimensional requirements may also be inhibiting desired residential development.



Desired Development Types: Mid-rise residential mixed-use development (top), low-rise residential mixed-use development (middle), and townhouses (bottom).

Community Development Strategies/Actions

The area's proximity to the CBD, together with its traditional street grid, presents an excellent opportunity to upgrade this neighborhood with higher intensity housing. Specific actions include:

- See Common Community Development Strategies/Actions on page 24.
- Provide streetscape improvements that enhance the pedestrian environment in the neighborhood and promote private investment. Street trees will be the most effective street improvement in unifying and upgrading streets with a variety of uses and building types. Also, street lights will be important for pedestrian safety.

Possible regulatory measures include:

- See Common Regulatory Measures on page 24.
- **R-4 zoned properties:** Reduce height limit from 80 feet to 65 feet, but eliminate the current density limit (now 58 dwelling units/acre). *Furthermore, the current 58 dwelling unit/acre density limit may be discouraging desirable low-and mid-rise development types served with underground or in-structure parking. Setbacks and adopted design guidelines should ensure that development fits the context.*
- **R-3 zoned properties:** Reduce height limit from 45 feet to 35 feet, but eliminate the current density limit (now 29 dwelling units/acre). Maintain an opportunity to build up to the 45 feet height level only through the design departure process as described above. *Similar rationale as for recommendations in the R-4 zone noted above. The current context is predominately single-family homes. Setbacks and adopted design guidelines should ensure that development fits the context.*
- Continue to allow single-purpose residential uses on all streets.

Broadway

Vision

Mid-rise residential, mixed-use, and commercial development in a pedestrian-oriented setting.

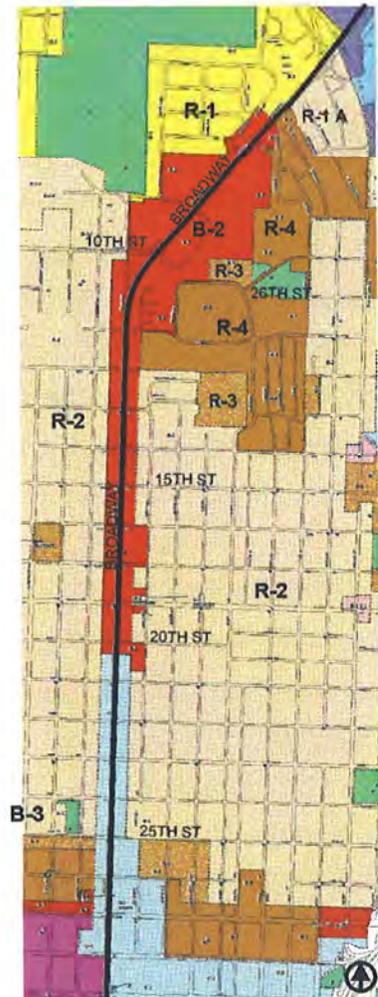
Existing Conditions

Broadway contains a broad mix of commercial uses served by surface parking areas.

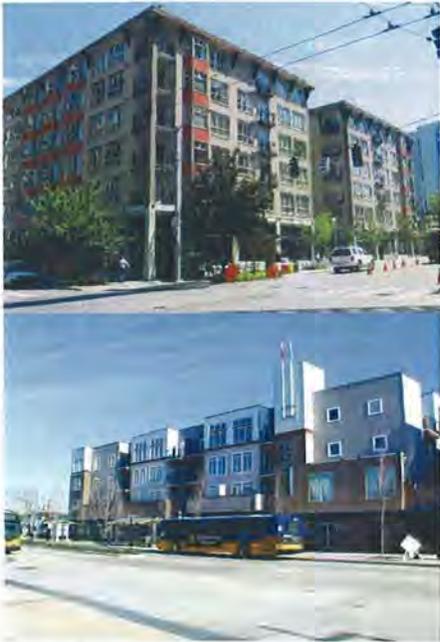
- **Comprehensive Plan Designations:** Mixed-Use Commercial - Multifamily.
- **Zoning:** B-2 (Community Business) generally north of 21st Street and C-1 (General Commercial) generally south of 21st Street.
- **Permitted Uses:** Single- and multi-family uses are permitted outright in both zones. B-2 zoned properties north of 21st Street also provide for offices, medical uses, public uses, and restaurants. North of 21st Street, the C-1 zone allows for a full range of commercial uses.
- **Maximum Building Height and Residential Density:** 28 feet for those portions of the lot less than 50 feet from adjacent R-2 zoned lots and between 35 and 50 feet for the rest of the lots. Density up to 58 dwelling units per acre in both zones.
- **Other:** Properties south of 26th Street and on the west side of Broadway are eligible for the Multi-Family Property Tax Abatement Program.



Location of Broadway.



Broadway zoning.



Desired Development Types: Mid-rise residential development.



Existing conditions on Broadway.

Desired Development Types

- Mid-rise residential development (3-6 stories).
- Mixed-use development with office or retail on the ground floor and residential above (low-rise or mid-rise).
- Single purpose commercial or office buildings.

Constraints/Opportunities

- See Common Community Development Strategies/Actions on page 24.
- **Market:** The current market for both low-rise and mid-rise development does not appear to be very strong due to a combination of land costs, low rent levels, and the high cost of underground parking. Development types served by surface parking or built over ground floor in-structure parking appear to be more realistic at this time. However, the future may change.
- **Streetscape/Character:** Low streetscape quality is a significant constraint in attracting desired development. Traffic volumes may also be a negative factor in achieving rents necessary to support desired development. However, other high volume streets in the region are experience multifamily development.
- **Amenities:** The corridor itself provides convenience commercial uses and transit access. Close proximity to established residential neighborhoods east and west of the corridor enhance the market for neighborhood commercial uses and enhance walkability. However, there is no open space or related public amenities within the corridor.
- **Zoning/Regulations:** The current mix of C-1 and B-2 zoning allows single purpose residential uses everywhere – which enhances development opportunities when the market for non-residential uses is weak. Current height and density limits, however, cap height in a way that prohibits desired mid-rise development.
- **Other:** Narrow lot depths and adjacent single family development heighten compatibility issues associated with mid-rise development.

Community Development Strategies/Actions

While the current market for desired multi-story residential and mixed-use development along the corridor appears to be weak, the corridor’s neighborhood commercial uses and close proximity to established residential neighborhoods provide a long term opportunity to create a pedestrian-oriented mixed-use corridor. Specific actions include:

- See Common Community Development Strategies/Actions on page 24.
- Identify key intersections along the corridor where more intensive development might be focused. Such areas would generally have the potential for high activity and access without causing impacts to existing neighborhoods. These “high-intensity nodes” might then consolidate activity to evolve into neighborhood business districts that would serve the larger neighborhood.
- Provide streetscape improvements that enhance the pedestrian environment throughout the corridor and promote private investment. Street trees will be the most effective street improvement in unifying and upgrading streets with a variety of uses and building types. Also, street lights will be important for both design identity and pedestrian safety.
- Promote the development of pedestrian-oriented space and/or pleasant building entries with landscaping adjacent to the street.



Example development at a “high-intensity node.”



Streetscape improvements, particularly wide sidewalks, trees, and lighting, can spur private investment.

Possible regulatory measures include:

- See Common Regulatory Measures on page 24.
- **C-1 and B-2 zoned properties:** Increase height limits to 65 feet for those portions of lots 50 or more feet from R-2 zoned properties. Also, allow developments to exceed the 58 dwelling units per acre cap in both districts.
- Continue to allow single-purpose residential uses on all streets.

East Central

Vision

Enclaves of residential and mixed use development within a robust commercial and industrial area. Residents in this area would be targeted to those seeking a unique urban setting with excellent access to other points in the region. Since much of the area is dominated by railroad and industrial activities, residential development is envisioned only in specific locations within the foreseeable future.



Location of East Central.

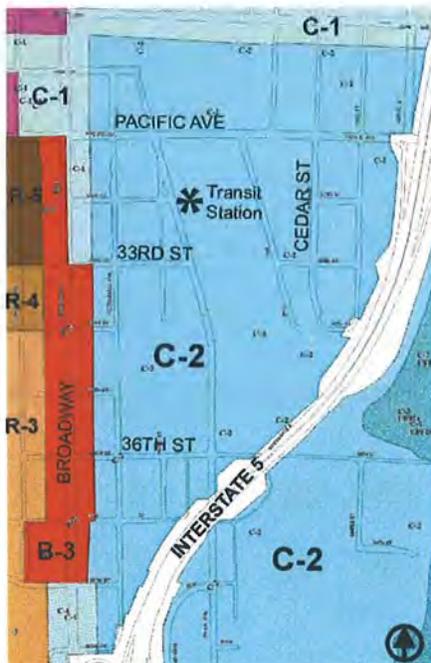
Existing Conditions

The focal point of the East Central Area is the new commuter rail station and transit center. Surrounding uses are predominately industrial with general commercial uses along arterials such as Broadway and Hewitt Avenue. There are a substantial number of surface parking lots. Little or no residential uses now exist.



Aerial of East Central.

- **Comprehensive Plan Designations:** Predominately Light Industry. The Broadway corridor is designated Mixed-Use Commercial – Multiple Family.
- **Zoning:** Mostly Heavy Commercial/Light Industrial (C-2). The Broadway and Hewitt Avenue corridors are designated C-1 (General Commercial) or B-2 (Community Business).
- **Permitted Uses:** Residential uses are prohibited in the C-2 zone, but permitted in the C-1 and B-2 zones. The C-2 zone allows for both general commercial and light industrial uses. C-1 allows for general commercial uses whereas the B-2 zone generally limits non-residential uses to office, medical, and public uses and restaurants.
- **Maximum Building Height and Residential Density:** 80 feet for most of the area. Density up to 58 dwelling units per acre in the C-1 and B-2 zones. Residential uses, again, are prohibited in the C-2 zone.



East Central zoning.

Desired Development Types

- Low-rise development (2-4 stories).
- Mid-rise development (5-6 stories).
- Mixed-use with office or retail on the ground floor and residential above (low-rise or mid-rise).
- Single purpose commercial or office buildings.
- Heavy commercial and light industrial.

Constraints/Opportunities

- See Common Constraints / Opportunities on page 23.
- **Market:** Due to the combination of current zoning, use mix, and development character, the market is both untested and appears to be weak for desired multi-family and mixed uses. However, trends for transit-oriented development in the region provide optimism that the market could catch up in the near future – particularly if public investments in streetscape and/or other public amenities are provided.
- **Streetscape/Character:** Low streetscape quality and industrial character is a significant constraint in attracting desired development.
- **Amenities:** Proximity to the commuter rail station/transit center is a significant asset. Although the CBD and riverfront are relatively close, current pedestrian connections are weak. Little or no open space or other amenities are currently within area.
- **Zoning/Regulations:** Current C-2 zoning prohibits housing and must be changed if residential development is to occur. Since there are no established single family residential neighborhoods within the area, there is a greater opportunity to provide relatively intense residential densities and other forms of development.



Desired Development Types: Mid-rise residential development (top) and low-rise residential development (bottom).



Loft space built over commercial buildings provides a unique live/work opportunity.



Existing conditions.

Strategies/Actions

The City must take assertive action if residential development is desired. The current setting, lack of open space and connections, and zoning restrictions discourage development. The City should identify specific blocks where residential development is appropriate and then develop a strategy to encourage desired development. The Everett Station Area Plan should be revisited to include residential use. Specific actions include:

- See Common Community Development Strategies/Actions on page 24.
- Provide streetscape improvements that enhance the pedestrian environment in the neighborhood and promote private investment. Street trees will be the most effective street improvement in unifying and upgrading streets with a variety of uses and building types. Also, street lights will be important for pedestrian safety.
- Depending on market analysis and the type of residential population envisioned, implement a strategy to provide appropriate parks and open spaces.
- Consider public/private partnership opportunities whereby public parks could be developed in conjunction with private development.
- Enhance bicycle and pedestrian access to the CBD and nearby trails and amenities.

Possible regulatory measures include:

- See Common Regulatory Measures on page 24.
- **C-2 zoned properties:** Permit multiple family residential development (both single purpose residential and as part of mixed-use development) in targeted areas. Retain 80 foot height limit and do not provide a maximum residential density.
- Continue to allow single-purpose residential uses in the C-1 and B-2 zones.

SINGLE FAMILY – SMALL LOT

Single family dwelling unit on a lot less than 5,000 SF

TYPICAL SPECIFICATIONS

Location:

- Neighborhood infill or new development
- Anywhere single family detached housing is allowed/considered

Target Demographic:

- Full range

Construction Features:

- Wood-frame

Site Area: Less than 5,000 SF

Density: 9-20 du/acre

Unit Size: 1,200-2,250 SF (2- to 4-bed)

Floor Area Ratio: Up to 0.5



Small Lot single family houses

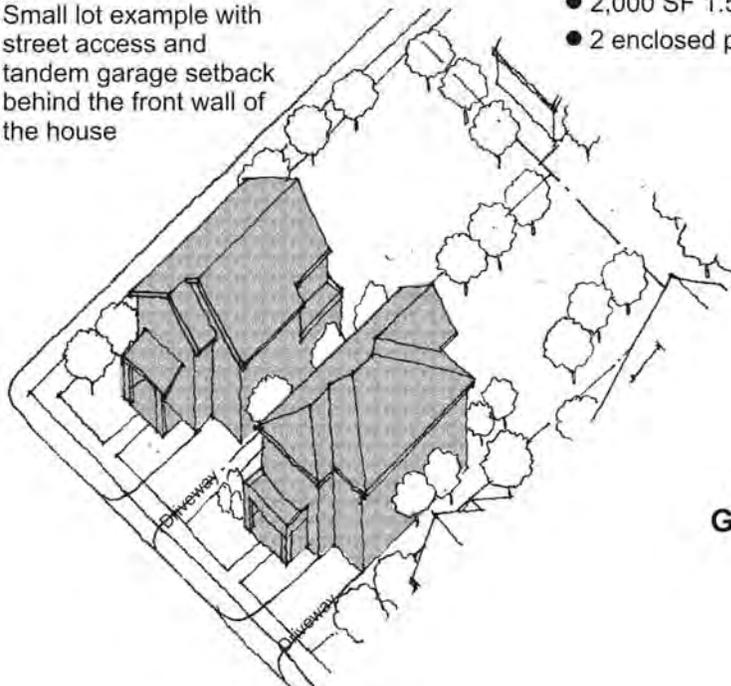
Benefits:

- Denser alternative to large-lot single family developments
- Ability to fit into existing neighborhoods on a variety of sites
- Smaller lot size makes them more affordable

Drawbacks/Challenges:

- Requires special attention to building design to ensure privacy and minimize visual impacts of vehicular access

Small lot example with street access and tandem garage setback behind the front wall of the house

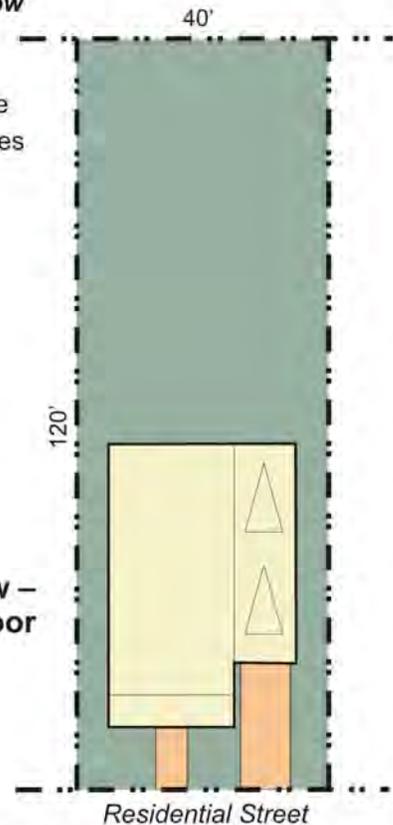


Aerial View

Single Family – Small Lot Example (below and below left):

- 4,800 SF lot size
- 2,000 SF 1.5-story house
- 2 enclosed parking spaces

Plan View – Ground Floor



ACCESSORY DWELLING UNIT (ADU)

Additional subordinate dwelling unit on a single family lot

TYPICAL SPECIFICATIONS

Location:

- Attached ADU's: Anywhere single family detached housing is allowed/considered
- Detached ADU's: Work best where alleys are present or on large lots

Target Demographic:

- Singles and young couples
- Seniors and empty nesters

Construction Features:

- Wood-frame

Site Area: Any lot as long as house, ADU, and accessory structures meet setbacks and other applicable development standards

Density: Up to one ADU per lot

Unit Size: 300-800 SF (studio to 2-bed)



ADU above a garage along an alley

Benefits:

- Ability to fit into existing neighborhoods on a variety of sites
- Reduces pressure for sprawl by increasing density
- Blends well into existing single family neighborhoods

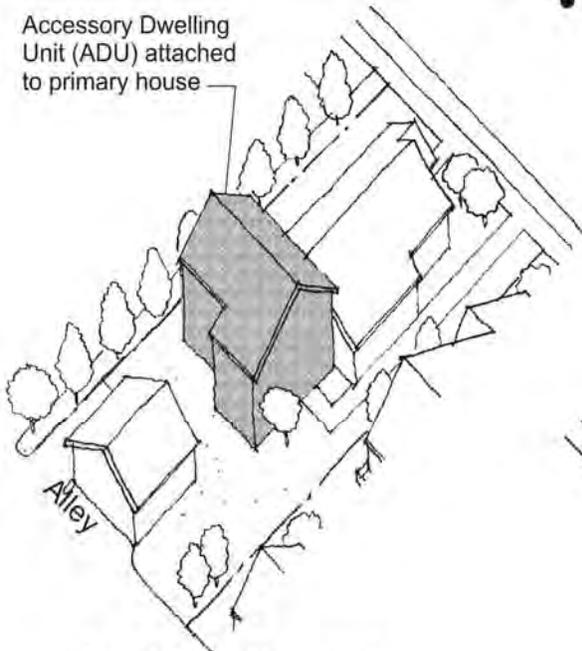
Drawbacks/Challenges:

- Neighborhood acceptance (some areas)

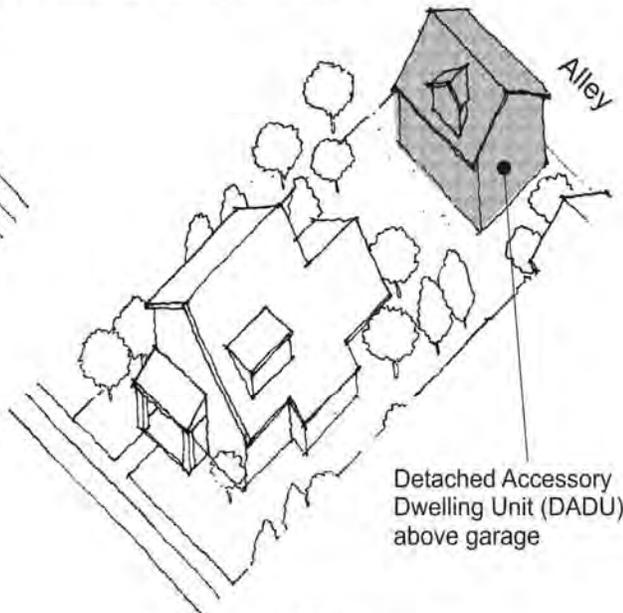
Typical ADU requirements:

- Must not exceed 800 SF or 40% of primary dwelling unit
- 1 ADU per house
- 1 additional parking space/ADU

Accessory Dwelling Unit (ADU) attached to primary house



Attached ADU example



Detached Accessory Dwelling Unit (DADU) above garage

Detached ADU example

COTTAGE HOUSING

Small detached houses clustered around a common open space

TYPICAL SPECIFICATIONS

Location:

- Neighborhood infill
- Anywhere single family detached housing is allowed/considered

Target Demographic:

- Singles
- Couples and young families
- Seniors and empty nesters

Construction Features:

- Wood-frame

Site Area: 10,000 SF and up

Density: 10-35 du/acre

Unit Size: 600-1,200 SF (1- to 2-bed)

Floor Area Ratio: Up to 0.25



Cottage housing development

Benefits:

- Increases density without the bulk of large buildings
- Creates a sense of community through clustering and shared open space
- Small building scale works well with traditional single family neighborhoods

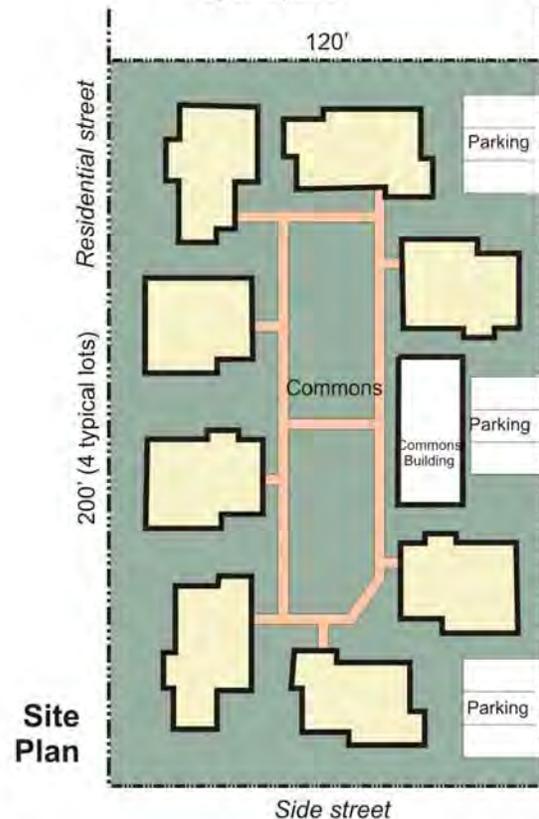
Drawbacks/Challenges:

- Concept is new to Everett – community acceptance and high development risk
- Relatively high construction costs require development to occur in single family areas (land costs are usually too high in multifamily-zoned areas) to work financially

Cottage Housing Example (below):

- 24,000 SF lot size
- 8 units
- private and shared parking
- courtyard-style common open space

Cottage Housing development example with street access



TOWNHOUSE

Single family dwelling units attached on one or more sides

TYPICAL SPECIFICATIONS

Location:

- Neighborhood infill or new development
- Areas close to urban amenities & services

Target Demographic:

- Singles seeking home ownership
- Couples and young families
- Seniors and empty nesters

Construction Features:

- Wood-frame over private garage

Site Area: 4,000 SF and up (3-unit infill)

Density: 15-40 du/acre

Unit Size: 1,200-2,000 SF (2- to 3-bed)

Floor Area Ratio: 0.50 to 1.20



Two-story townhouses designed to look like detached single family houses the street

Benefits:

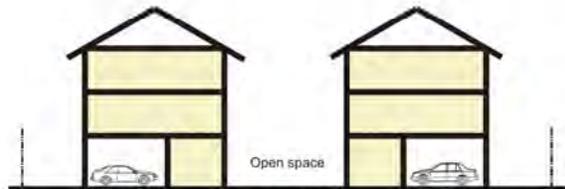
- Denser alternative to single family detached
- Ability to fit into existing neighborhoods on a variety of sites
- Opportunity for first-time home buyers
- Hides parking

Drawbacks/Challenges:

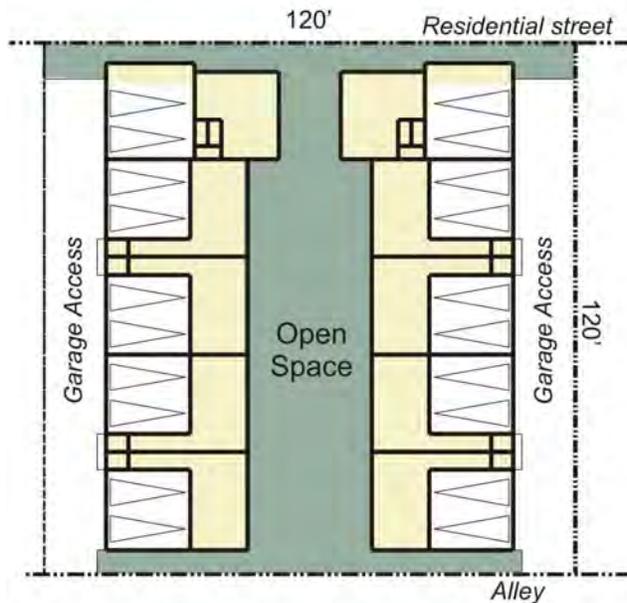
- Relatively new housing type for Everett
- Neighborhood acceptance of use/density

Townhouse Example (below and below left):

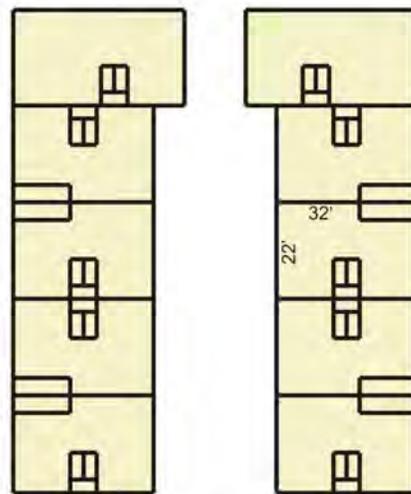
- 14,400 SF lot size
- 10 units
- 1,800 SF dwelling units
- 2 private parking spaces/unit
- 3 floors



Section



Plan View – Ground Floor



Plan View – Upper Floors

WALK-UP APARTMENTS

3-story apartment building with surface parking

TYPICAL SPECIFICATIONS

Location:

- Areas close to urban amenities & services

Target Demographic:

- Full range

Construction Features:

- Wood-frame with surface parking

Site Area: 10,000 SF and up

Density: 20-50 du/acre

Unit Size: 600-1,200 SF (studio to 2-bed)

Floor Area Ratio: Up to 0.5



Walk-up apartment example with 3 floors (surface parking to the left of the photo)

Benefits:

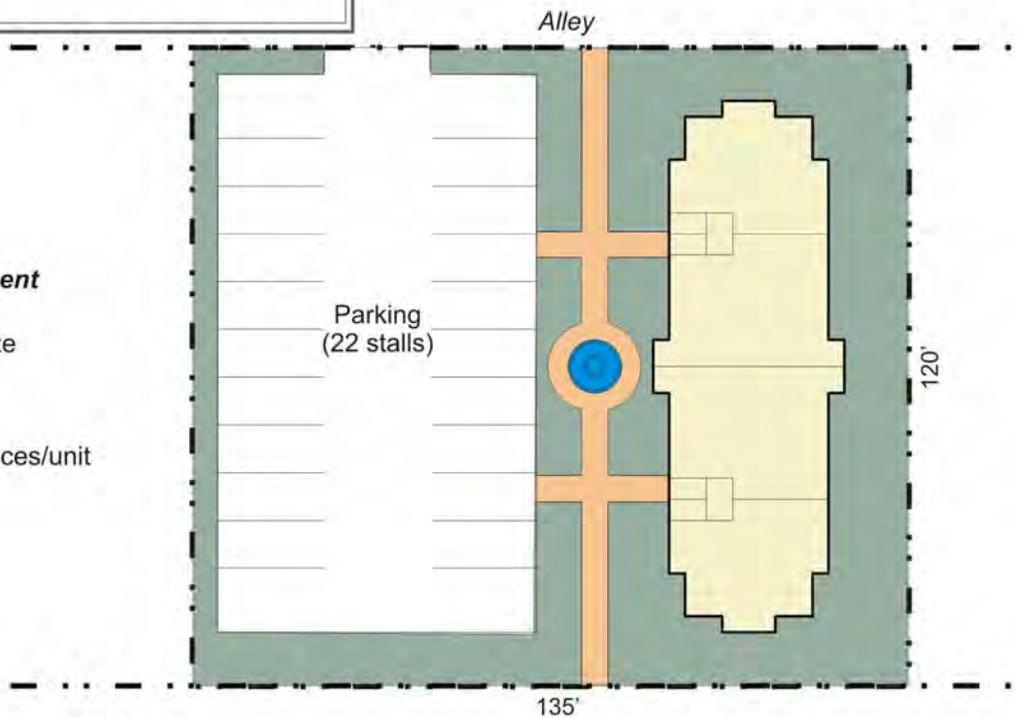
- Reduces pressure for sprawl by increasing density
- Low construction costs and local industry familiarity with housing type make them easy to build and affordable

Drawbacks/Challenges:

- Surface parking takes up precious land and impacts visual environment
- Design standards and guidelines are critical in improving the quality of development

Walk-up Apartment Example:

- 16,200 SF lot size
- 3 floors
- 12 units
- 1.83 parking spaces/unit



Residential Street

Plan View – Ground Floor

LOWRISE (3-over-1)

3 floors of residential over retail/office or parking

TYPICAL SPECIFICATIONS

Location:

- Areas close to urban amenities & services

Target Demographic:

- Full range

Construction Features:

- Wood-frame, with or without a concrete base

Site Area: 6,000 SF and up

Density: 30-70 du/acre

Unit Size: 600-1,200 SF (studio to 2-bed)

Floor Area Ratio: 1.5 to 2.5



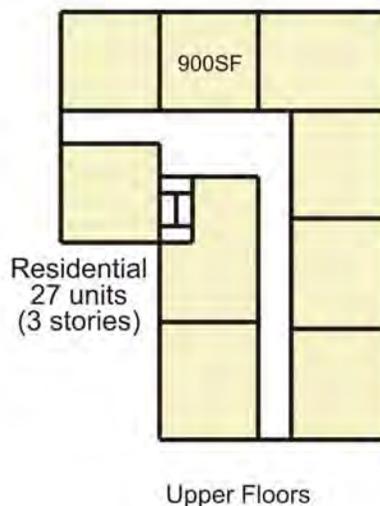
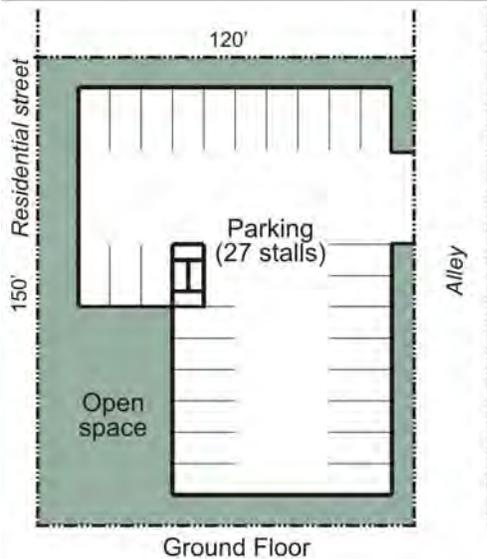
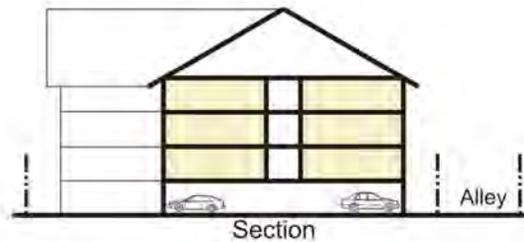
Lowrise example with 3 floors over 1 level of parking

Benefits:

- Reduces pressure for sprawl by increasing density
- Increases pedestrian activity and vitality of immediate area
- Enables alternate forms of transportation
- Construction costs are lower than for a residential tower
- Height and bulk are generally compatible with neighborhoods
- Hides surface parking

Drawbacks/Challenges:

- Requires more density and/or height than many areas currently allow
- Structured parking leads to higher rents than typical walk-up apartments
- Neighborhood acceptance of use/density in some locations



Lowrise Example (left and above):

- 18,000 SF lot size
- 4 floors (3 residential over 1 parking)
- 27 units
- 1 parking space/unit

MIDRISE (5-over-1 or 4-over-1)

4 or 5 floors of residential over retail/office with underground parking

TYPICAL SPECIFICATIONS

Location:

- Areas close to urban amenities & services
- Areas with view opportunities
- Areas with few or minor impacts to established lower density residential and/or historic areas

Target Demographic:

- Those seeking urban location & amenities and no yard responsibilities
- Professional singles/couples
- Seniors and empty nesters

Construction Features:

- Wood-frame over a concrete base

Site Area: 6,000 SF and up

Density: 60-120 du/acre

Unit Size: 600-1,200 SF (studio to 2-bed)

Floor Area Ratio: 3.0-4.0



Midrise example with 5 floors over 1 level of retail and underground parking

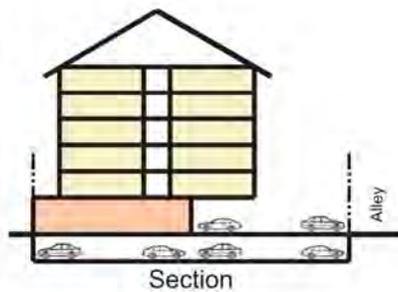
Benefits:

- Reduces pressure for sprawl by increasing density
- Increases pedestrian activity and vitality of immediate area
- Enables alternate forms of transportation

Construction costs are lower than for a residential tower

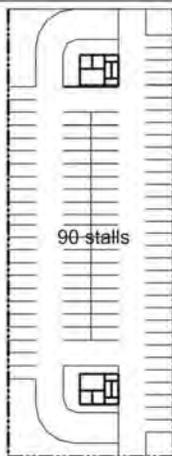
Drawbacks/Challenges:

- Community/political will to accept higher building height and density
- Potential impact to community character & views
- Higher construction costs require high rents = high risk for developers

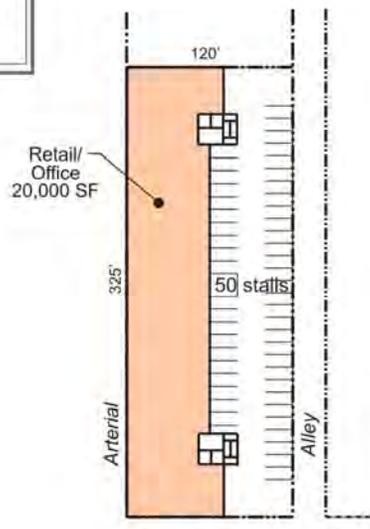


Midrise Example (left and below):

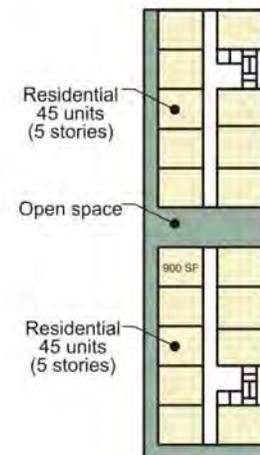
- 39,000 SF lot size
- 6 floors (5-over-1)
- 90 units residential
- 20,000 SF retail/office
- 1 parking space/unit
- 1 parking space/400 SF retail/office



Basement



Ground Floor



Upper Floors

RESIDENTIAL TOWER

High quality tower with on-site amenities

TYPICAL SPECIFICATIONS

Location:

- Areas close to urban amenities & services
- Areas with view opportunities
- Areas with few or minor impacts to established residential and/or historic areas

Target Demographic:

- Those seeking urban location & amenities and no yard responsibilities
- Professional singles/couples
- Seniors and empty nesters

Construction Features:

- Concrete and/or steel frame
- Underground parking

Site Area: 24,000 SF and up

Density: 130-150 du/acre

Unit Size: 600-1,200 SF (studio to 2-bed)

Floor Area Ratio: 3.0 to 8.0



Example of 8-story tower



Example of 14-story tower

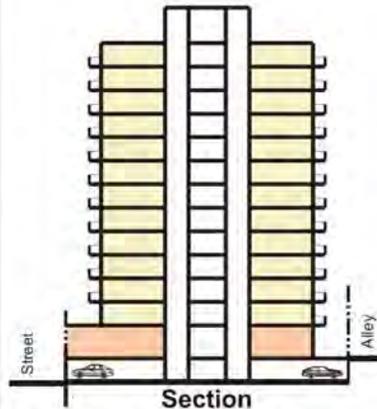
Benefits:

- Reduces pressure for sprawl by increasing density
- Increases pedestrian activity and vitality of immediate area

Enables alternate forms of transportation

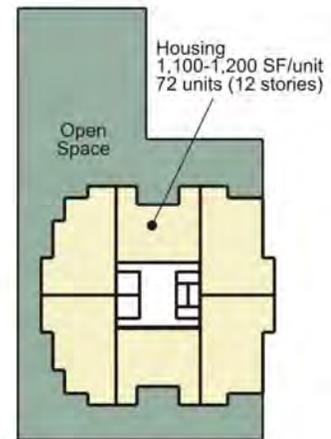
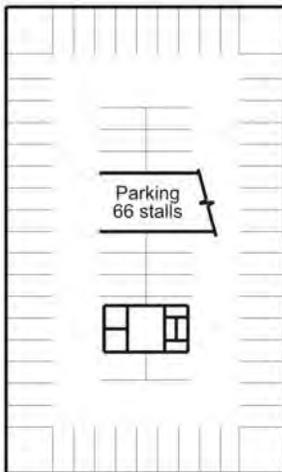
Drawbacks/Challenges:

- Community/political will to accept higher building height and density
- Potential impact to community character & views
- Higher construction costs require high rents = high risk for developers



Tower Example (left and below):

- 24,000 SF lot size
- 13 floors
- 72 units
- 1 parking space/unit = 1 floor of parking
- 2 parking spaces/unit = 2 floors of parking



ILLUSTRATING INFILL HOUSING TYPES: TYPICAL EVERETT BLOCK WITH ALLEY



Corner duplex with entrances on opposite streets

Small Lot Detached Single Family - corner lot has a courtyard access from the alley



Townhouse development with a common open space and access off the alley

Single Family house with an attached Accessory Dwelling Unit - entrance from the side yard and parking from the alley



Duplex with separate entries



Single family house with a Detached Accessory Dwelling Unit (DADU) over the garage of the alley

All vehicular access off the alley



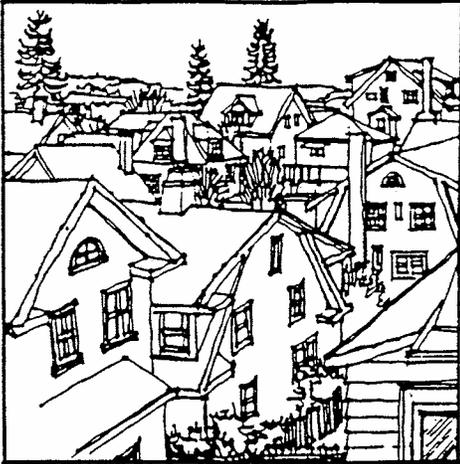
Cottage Housing development configured around a central open space



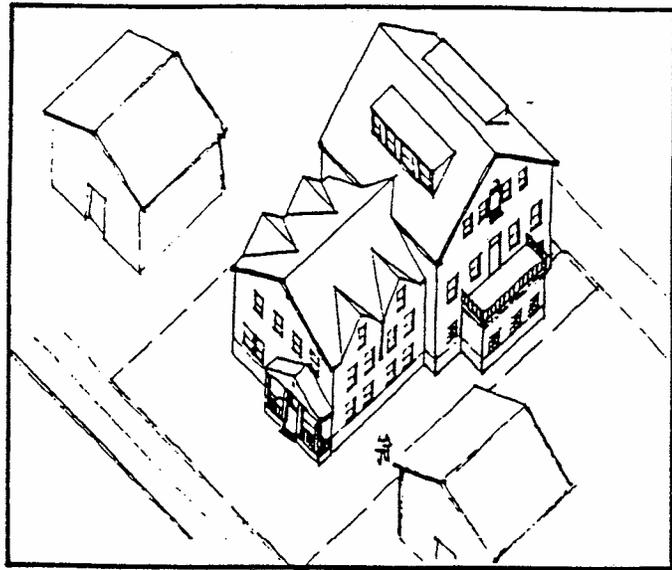
Zero lot line homes



Single Family Detached



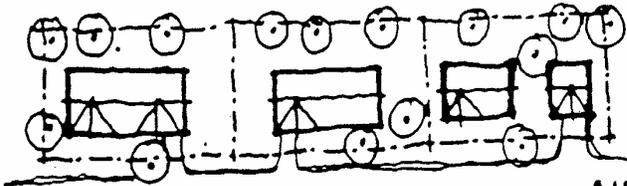
Many of Everett's Older Single Family Neighborhoods Are Developed At High Densities of 6 to 10 Dwellings Per Acre.



This Multiple Family Infill Development Has Been Shaped to Respect the Character of Older Houses on the Street.



WIDE - SHALLOW LOTS

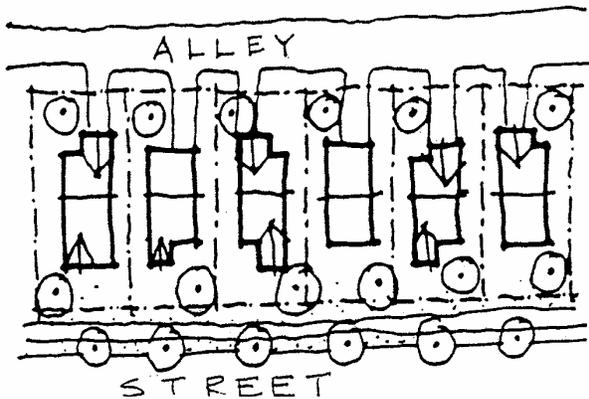


Attractive Single Family Detached Houses Can Be Built On Small Lots.

Use of Alleys To Access Off-Street Parking Can Enhance Streetscape.



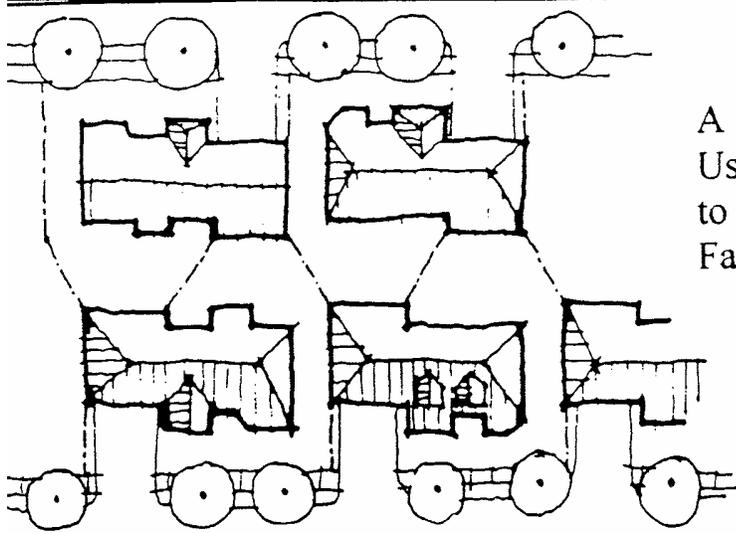
NARROW LOTS



Lot types

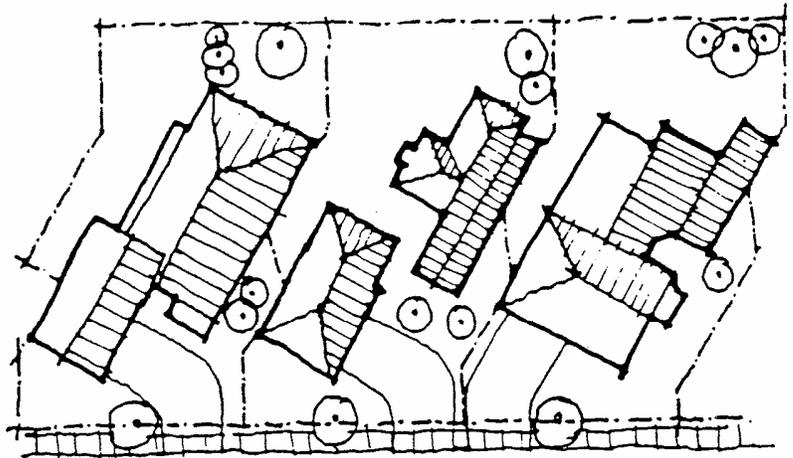
wide / shallow lot 55' x 70' (3,850 SQ. FT.)

narrow lot 40' x 85' (3,400 SQ. FT.)



A Variety of Lot Designs Can Be Used During the Platting Process to Promote Higher Density Single Family Dwellings.

Zipper Lots



Angled "Z" Lots



Alternate Lot Widths

Lot types

- zipper "Z" lots
- angled "Z" lots
- alternate width lots



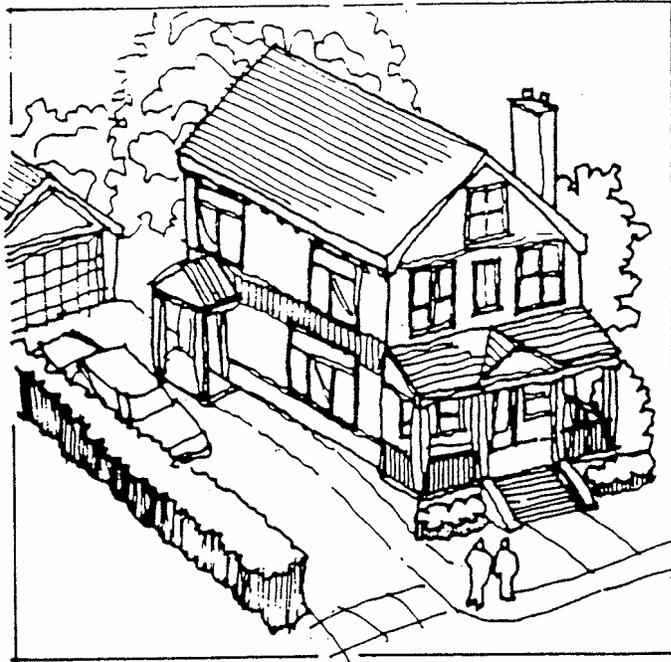
Before: A Detached Garage Behind a Single Family Dwelling.



In Some Areas, Existing Buildings Can Be Made Into Dwellings Without Detracting From the Appearance of the Neighborhood.

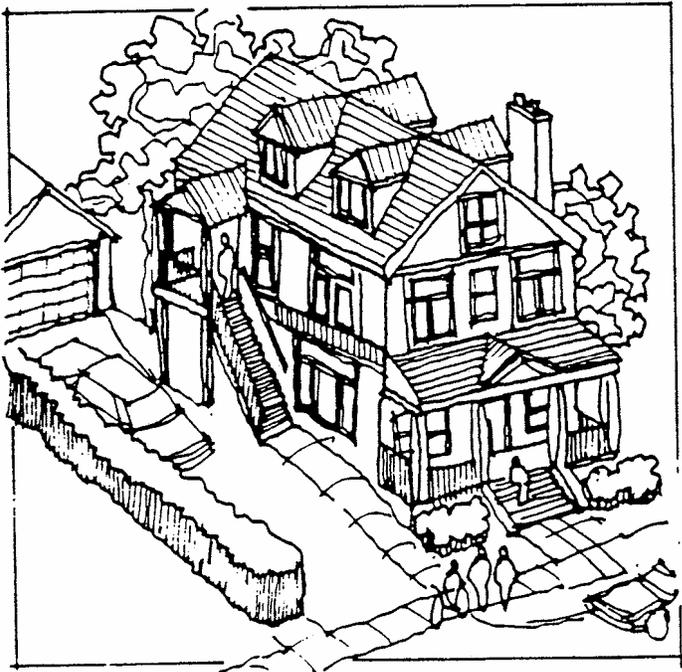
After: A Rear Yard Infill Dwelling.

Housing types
rear yard infill dwelling



BEFORE

Accessory Dwelling Units:
Everett's Zoning Code Allows Existing Single Family Dwellings to Be Converted to a "Principal Dwelling" and a Smaller "Accessory Dwelling Unit."



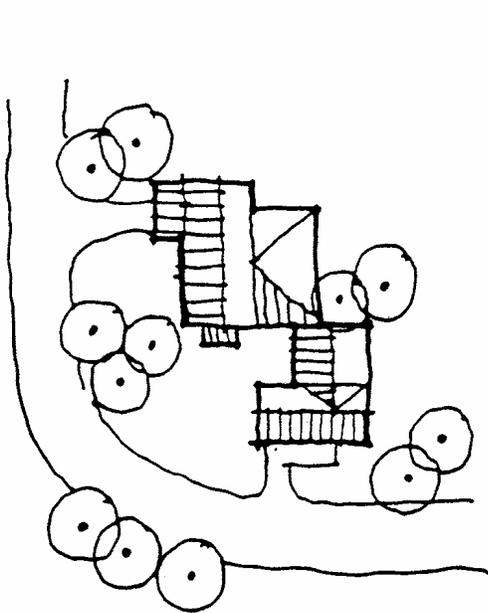
AFTER

One of the Dwellings Must Be Occupied By the Property Owner.

Housing types
accessory unit dwelling



Well Designed Single Family Attached Dwellings-An Affordable and Attractive Alternative to the Increasingly Unaffordable Single Family Detached Dwelling.

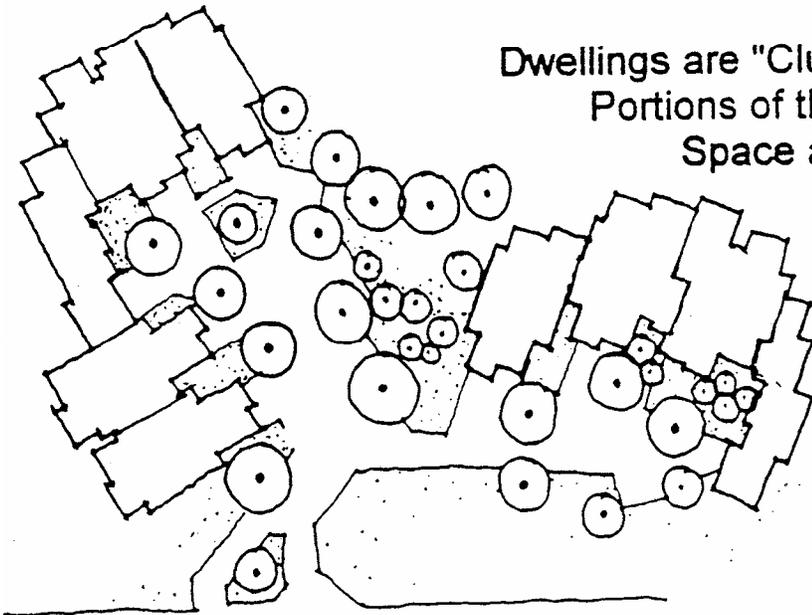


Housing types
single family attached



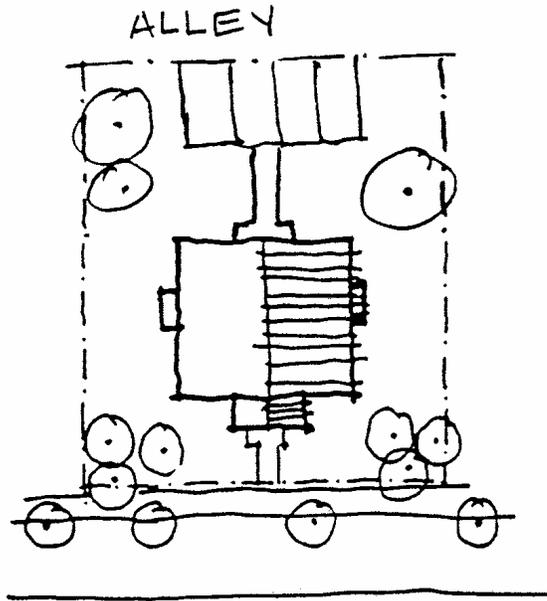
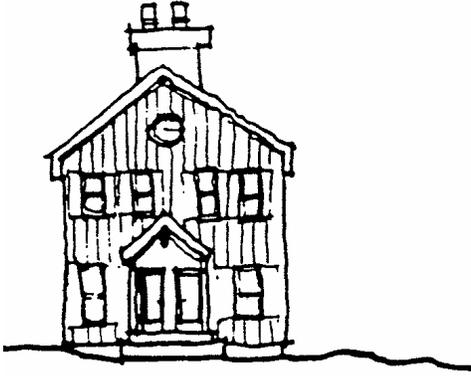
Cluster Housing Is an Effective Method of Developing on Sites Affected by Wetlands or Steep Slopes.

Dwellings are "Clustered" on the Buildable Portions of the Site, Preserving Open Space and Sensitive Features.



Housing types
cluster housing

Well Designed Duplex or
"Twin Homes" Give the
Appearance of Traditional
Single Family Dwellings.

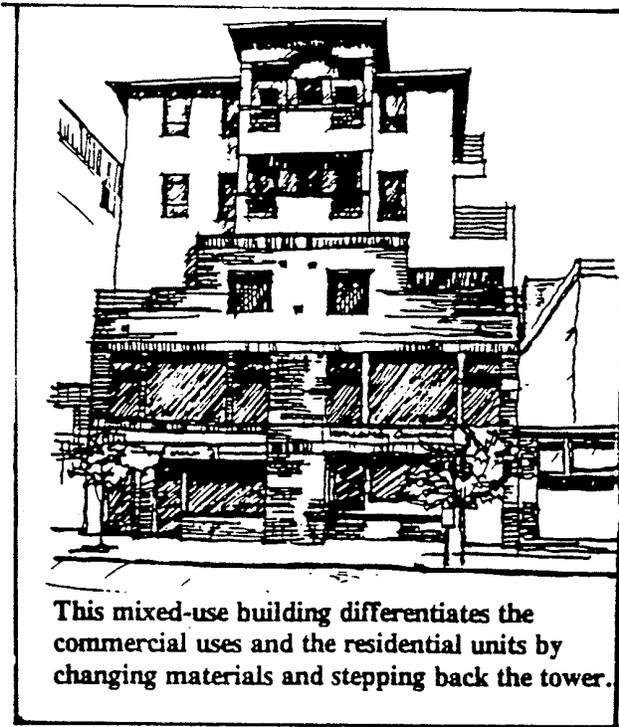


Housing types

alley housing
twin home

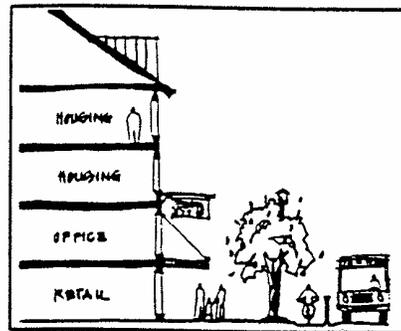


A successful mixed-use project along a public promenade in Portland. *Central City Plan, Portland*

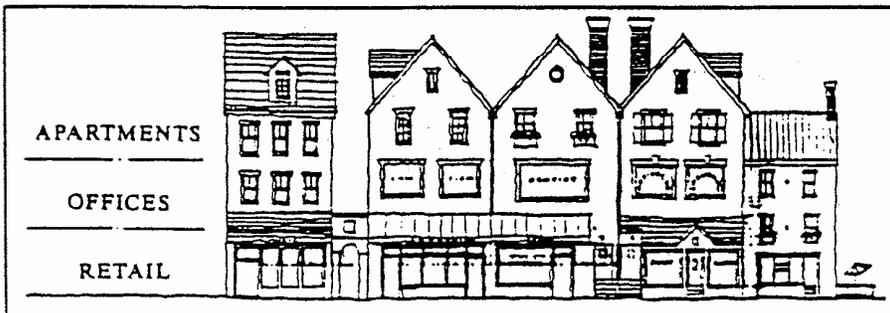


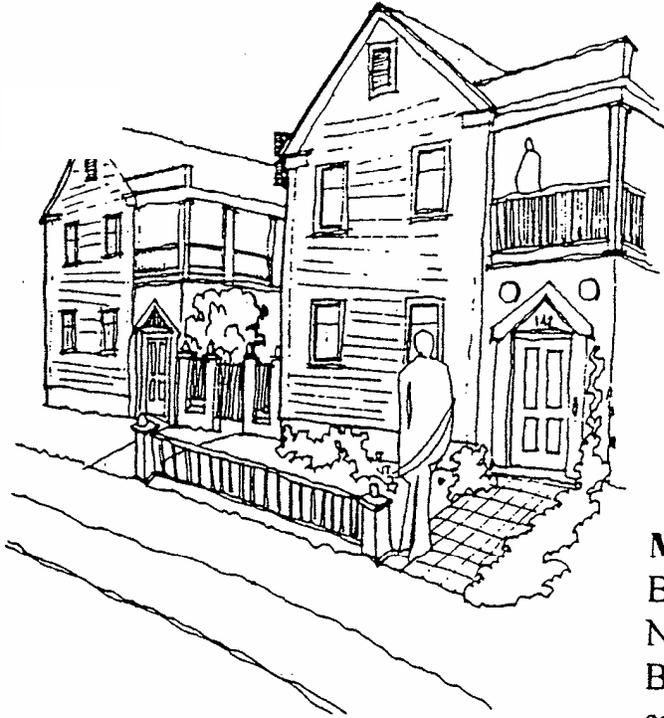
This mixed-use building differentiates the commercial uses and the residential units by changing materials and stepping back the tower.

Mixed Use Buildings Promote An Efficient Use of Land and Add Vitality to a Neighborhood.

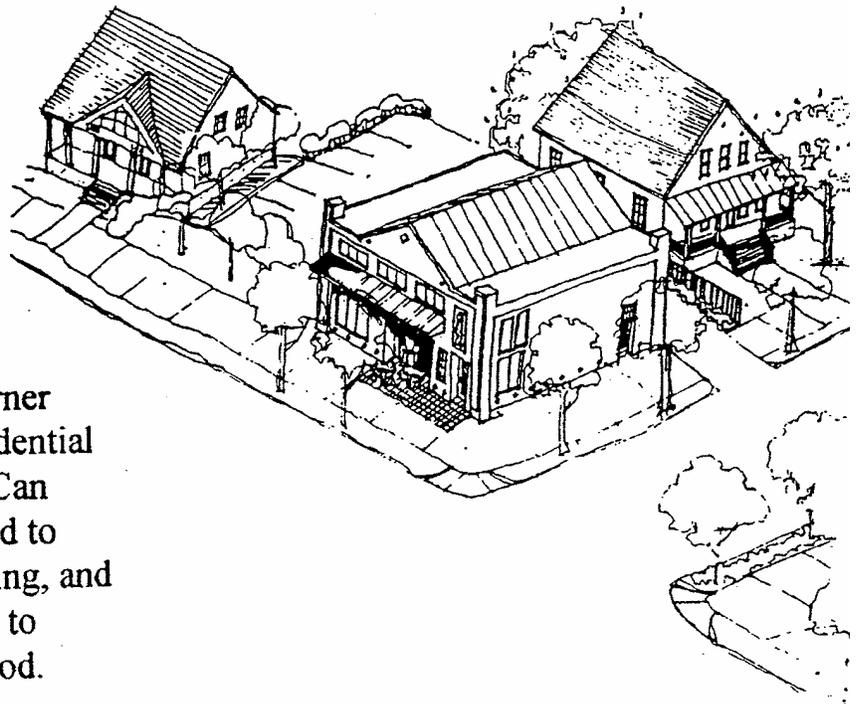


Mixed use development should take the form of 3 to 5 story structures, depending upon the location, combining retail, commercial and multi-family housing.

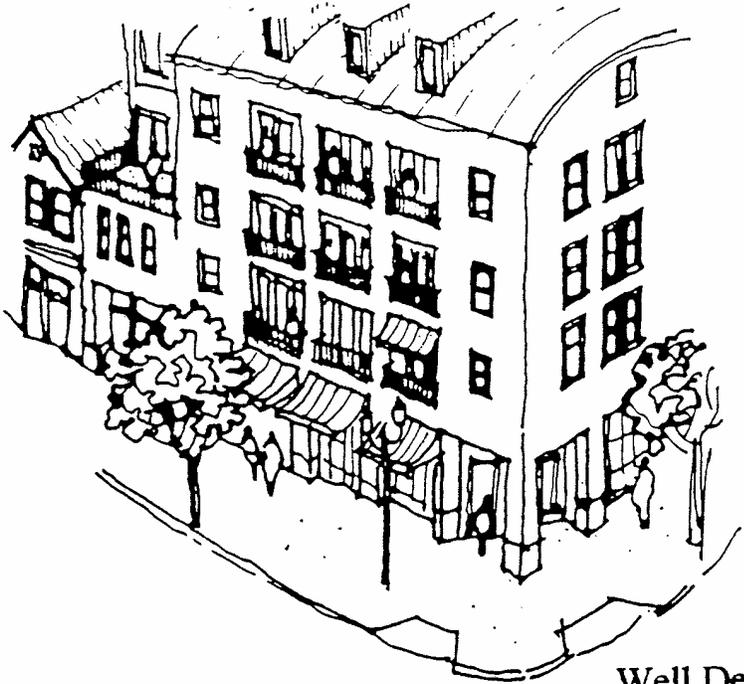




Multiple Family Development Can Be Designed to be Compatible With Nearby Single Family Areas By Breaking Up the Bulk of Buildings and Orienting Windows to the Street.



Small Scale Corner Retail In a Residential Neighborhood Can Reduce the Need to Drive to Shopping, and Adds Character to the Neighborhood.



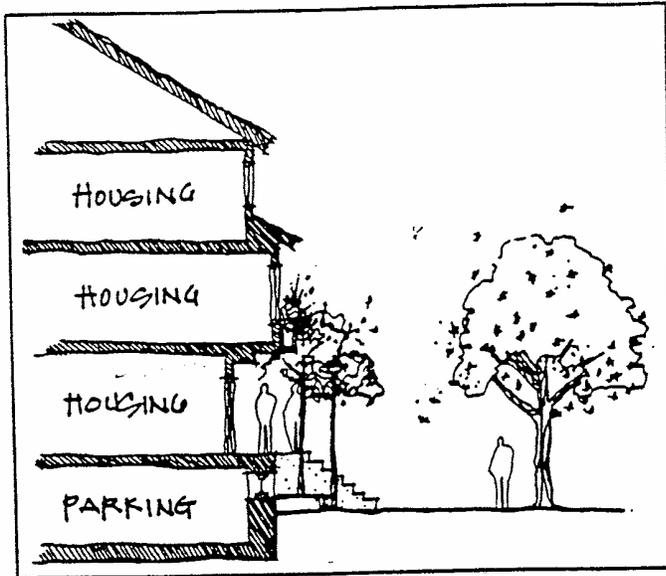
Well Designed **Mixed Use Buildings**
Can Be Made Compatible With Nearby
Single Family Dwellings With Changes
In Height and Setbacks.



Mixed Use Building In a Commercial District Steps Down as It Approaches
the Abutting Single Family District, Providing a Transition in Bulk and Scale.

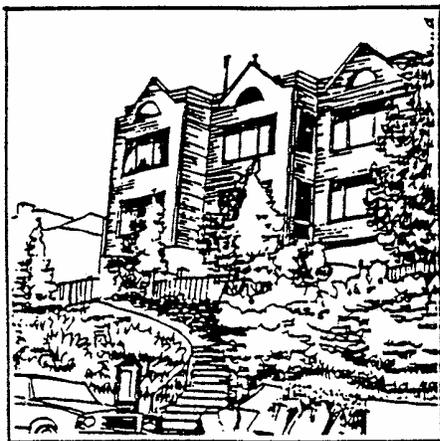
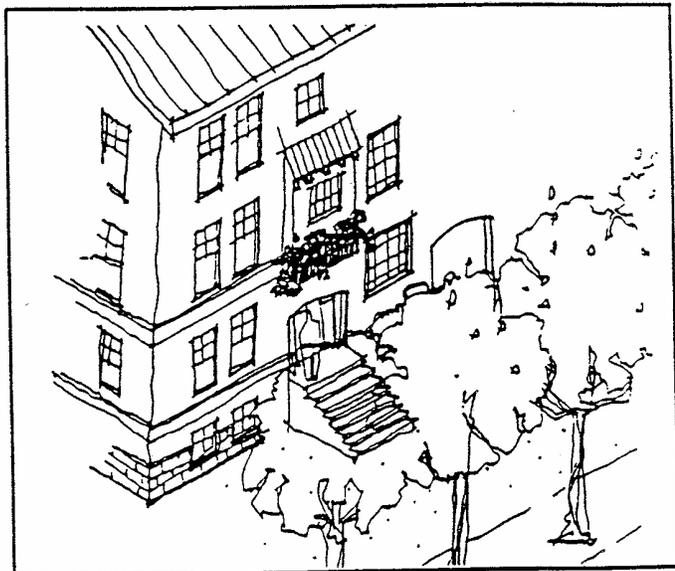
Neighborhood Building Types

mixed use building



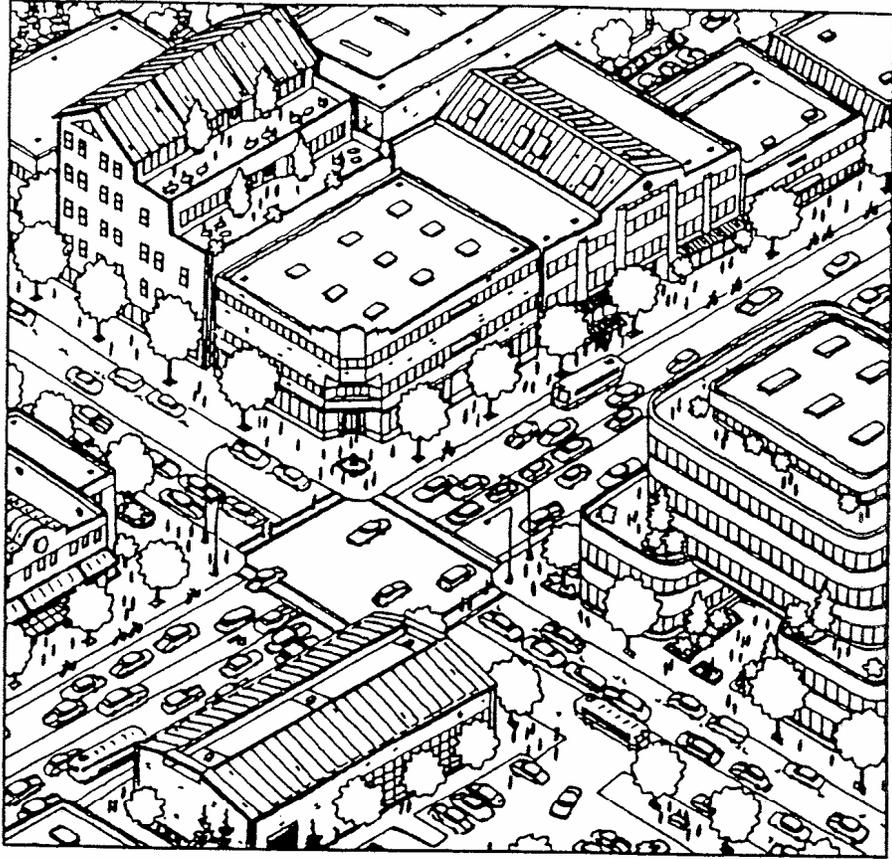
Locating Parking Below the Building Allows **High Density Multiple Family Housing** to be Developed While Hiding the Aesthetic Impacts of a Parking Lot From the Adjoining Neighborhood.

New multi-family development type which utilizes 1/2 flight up entries off of the street, giving privacy as well as a view of the street and sidewalk. Parking would be 1/2 flight down from the side or rear alley of the building.

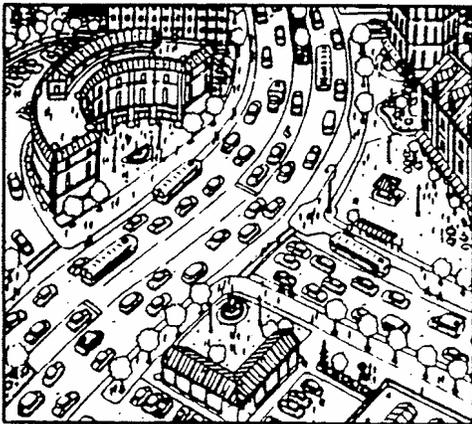


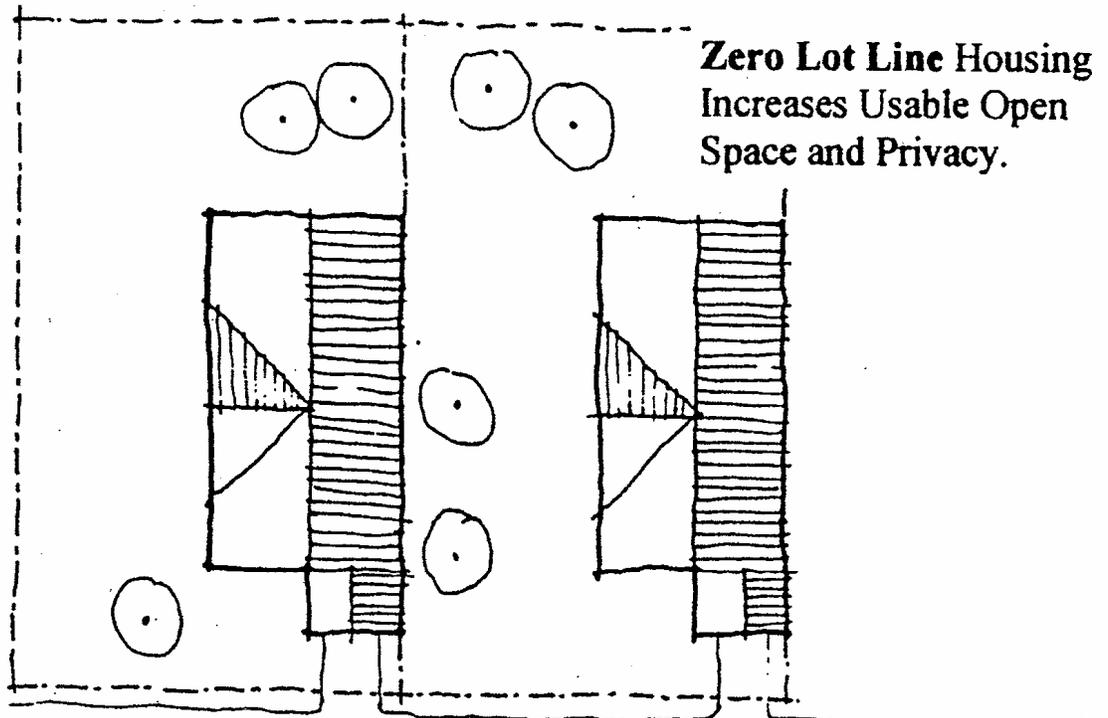
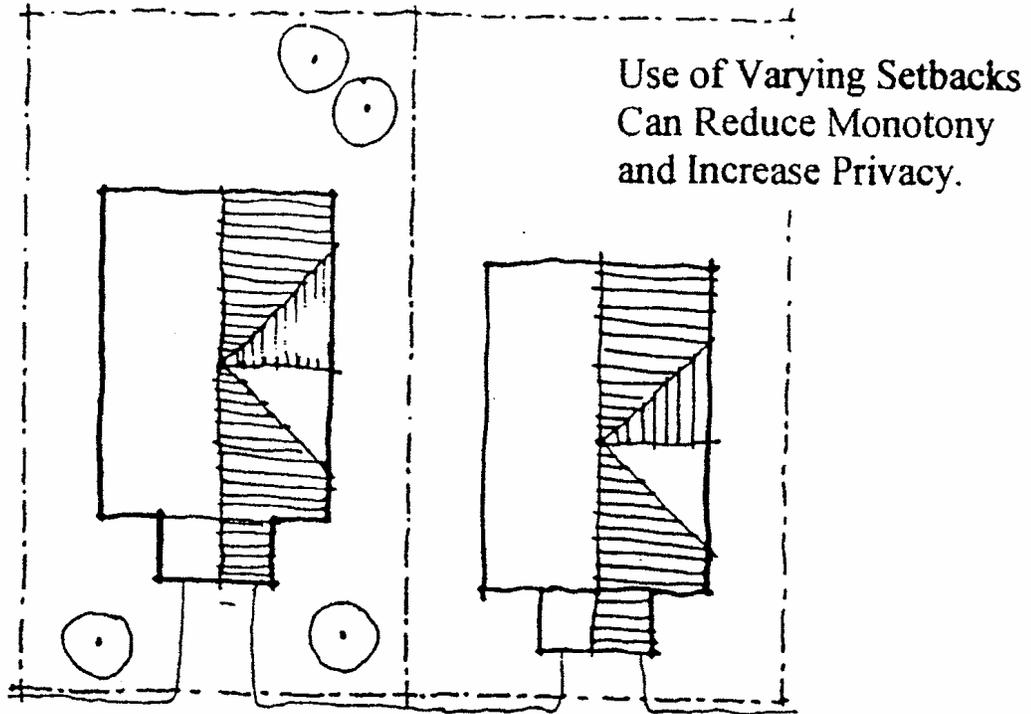
Modulated Building Facades and Rooflines Reduce the Apparent Bulk of **Higher Density Housing**.

Housing In
Commercial
Zones



Commercial Areas Like **Downtown** and Even "**Strip Commercial Zones**" Can Accommodate Significant Housing Densities While Enhancing the Viability of Local Businesses. Most Commercial Areas Are Developed With Single Story Buildings, While Zoning Allows Mid to High Rise Structures.





Setback Requirements

- variable setbacks
- zero lot line

**City of Everett Comprehensive Plan:
Capital Facilities**

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CHAPTER 6 CAPITAL FACILITIES

I. Introduction

The State of Washington Growth Management Act of 1990 (GMA), as amended, requires that communities adopt comprehensive plans that are designed to guide the orderly development of growth over the next twenty years. Originally adopted in 1994 and amended annually this is the required 10-year update of the Comprehensive Plan. Future updates are scheduled on a 7-year interval under current state requirements. Capital facilities and utilities are defined as mandatory elements for inclusion in the comprehensive plan. The long range Capital Facilities Plan and the short range Capital Improvement Program make up the Capital Facilities Element required by GMA. Specifically, the GMA requires a plan that consists of:

- An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- A forecast of the future needs for such capital facilities;
- The proposed locations and capacities of expanded or new capital facilities;
- At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- A requirement to reassess the Land Use Element if probable funding falls short of meeting existing needs.

Capital facilities and utilities represent the infrastructure, or foundation, of a community and are integral to accommodating growth. These facilities include: water, sanitary sewer and storm water, police and fire, solid waste/recycling, parks and recreation, transportation, library and public housing.

Utilities include private and public enterprises that supply Everett with electricity, telecommunications, cable television and natural gas services. While some of these capital facilities and utilities are provided by the City, private companies and special districts provide others.

The *Capital Facilities Plan* contains policies and strategies for the provision of adequate public facilities and services, funding and ongoing budgeting, a selection process, and maintenance of capital facilities for economic development. The plan provides the long-range policy guidance for development of the Capital Improvement Program (CIP). The plan also contains an inventory of existing and proposed capital facilities; forecasts future needs for facilities, and identifies deficiencies in capital facilities and the actions necessary to eliminate such deficiencies. The *CIP* contains the six-year finance plan for all capital facilities and lists sources of funding and scheduling of individual projects for all capital facilities.

Due to their similar nature and function, the City of Everett has chosen to combine capital facilities and utilities within one element. However, the GMA addresses capital facilities and utilities independently regarding planning requirements, particularly concerning funding issues.

The joint presentation of capital facilities and utilities within this document is one of usefulness to the reader and should not be construed as imposing general capital facilities planning requirements on utilities.

A. Scope

The scope of this plan includes land within the existing city limits and the planning area. The plan element covers all public capital of the City of Everett. Facilities that are considered to be essential public facilities, and may be regional in nature, are also covered under this plan. However, the provision of some facilities beyond the incorporated city limits (into the unincorporated urban growth areas) has not yet been identified. The City and the County will need to identify these services and locations through subsequent discussions related to the extension of urban services to developing areas and issues related to annexation policies.

B. Purpose

The purpose of the Capital Facilities and Utilities Element is to coordinate those improvements necessary to accommodate orderly growth, set policy direction for capital improvements, and ensure they are provided in a timely manner. The provision of specific facilities and services is linked to community needs and stated desires regarding quality of life issues as determined by the City Council in its adoption of an annual budget.

Capital facilities and utilities directly affect a community's quality of life. The demand for and provision of adequate public facilities and utilities is a critical element in the planning process designed to successfully integrate new Everett residents by the year 2025.

C. Concurrency

The GMA requires that certain facilities and services be available (or a financial commitment made to provide them within a specified time) to serve new growth and development. These services are to be in place (financed) when the impacts of that development occur, "concurrently" with new development. The facilities that are subject to concurrency are transportation, water and sewer.

Other services are accounted for in the capital facilities plan, including locations and capacity. The plan for funding these facilities is part of the ongoing adopted capital facilities budget of the City of Everett. This budget, upon approval of the City Council, becomes the funding level for these facilities. It is the expression by the elected officials as to the need and funding levels for these services in the near term. Longer-term capacity and funding are estimated for each service area.

Other service providers, both public and private, control other facilities and services. Services such as schools, electricity, telephone, natural gas, and some solid waste services are all provided, at least in part, by entities outside of the City of Everett. While these facilities are accounted for in the GMA plan, they are not the responsibility of the City and are not required for concurrency.

D. Facilities and Services Controlled by Others

This includes facilities that are not subject to concurrency and funding requirements under GMA, but may be subject to a local adequacy test. Facilities in this category are necessary for the approval of development. Therefore, the City will work with service providers (e.g., school districts, Snohomish County PUD) to reach agreement on ways to ensure that these services are available when needed.

E. Essential Public Facilities

According to the GMA, “essential public facilities” is a specialized term applicable in the context of siting and refers to facilities that are typically difficult to site. If a service or facility is considered to be an important public service and is difficult to site, it may be included in this list, regardless of ownership.

The GMA requires that the City’s comprehensive plans contain a process for identifying and siting essential public facilities (WAC 365-195-340). Evaluation of proposals for the expansion of existing essential public facilities or construction of new essential public facilities within the city shall be according to a set of criteria. These criteria shall consider, among other things, the need for the facility, its compatibility with surrounding land uses, and the goals of the project.

Table 1: Categorization of Capital Facilities and Utilities as they relate to GMA Concurrency

<p>Category 1 GMA Concurrent Facilities Subject to the State GMA concurrency and funding requirements.</p>	<p>Category 2 City Provided Facilities Not subject to State GMA concurrency and funding requirements. City will monitor facility needs and will include in capital plans and budgets.</p>	<p>Category 3 Facilities and Services Controlled by Others: Not subject to State GMA concurrency and funding requirements. City will work with purveyors to assure provision of facilities and services.</p>
<p>Transportation Water Sewer</p>	<p>Storm Water Management Solid Waste Law Enforcement Fire and Emergency Medical Parks and Recreation Libraries City Administration</p>	<p>Schools Electricity Gas Communication Utilities Solid Waste Hospitals</p>

II. CAPITAL FACILITIES POLICIES

A. Introduction

The City of Everett has a long and successful history in funding necessary infrastructure. Water, sewer and transportation facilities have long been a part of the urban services that have been planned and financed by and for the residents of Everett. Water and sewer services are also provided to residents of Snohomish County. The Everett Public Works Department provides these services on a wholesale basis to water and sewer districts in south Snohomish County.

In addition to transportation, water, and sewer facilities, the City of Everett provides parks and recreation, housing and senior housing, general government, police, fire, transit, and storm water management. These services are provided as a part of our ongoing capital facilities program. Funding for these facilities has come from a number of sources including general obligation debt, special bond levies, general funds, grants and other sources.

To comply with the Growth Management Act (GMA), the City has prepared a comprehensive Capital Facilities Plan (CFP) and updates it annually. The Capital Facilities Element provides the long-range policy guidance for the development of Capital Facilities Plan. The purpose of the CFP is to identify and coordinate those capital improvements deemed necessary to accommodate orderly growth, and ensure that needed capital facilities are provided in a timely manner.

This capital facilities plan, and all subsequent CFP planning documents, will be prepared and reviewed by the Planning Commission. Their recommendations will then be sent on to the City Council for approval. As the administration and City Council review the budget, they will make decisions that will set levels of service. These decisions are the balancing decisions that must be made as a part of the budget process.

B. Goals, Objectives, Policies and Implementation

The following section contains the goals, objectives and policies for the Capital Facilities and Utilities Element of the Everett Growth Management Comprehensive Plan. The statements of “goals, objectives and policies” are intended to guide the public and those who make decisions about our future. Goals are broad statements of the community’s desires. The objective statements are more descriptive and imply actions or programs that will move the City toward attainment of the goal. The policy statements describe specific actions to be undertaken for the City to realize the objectives and goals.

What follows is a list of the goals, objectives and policies for the Capital Facilities and Utilities Element of the Comprehensive Plan.

Goal 6.1: Concurrency and Provision of Service To ensure that those public facilities and services necessary to support development, and required to be “concurrent” under GMA, are adequate to serve the development at the time it is available for occupancy and use.

Objective 6.1.1 Capital facilities in the city of Everett shall be provided to maintain existing services and to accommodate the projected growth over the next twenty years in a timely and efficient manner.

Policy 6.1.1 The Capital Facilities and Utilities Element of the City’s Comprehensive Plan shall be the guiding mechanism to implement the GMA through the programming of public facilities and services. City Council will determine an adequate level of service when they adopt the annual budget.

Policy 6.1.2 Inventories, locations and levels of service shall be monitored as a part of GMA planning. The capital budget of the City shall include a six-year funding plan. That plan, when adopted by the City Council, shall represent the official expression of capital funding for locally provided facilities.

Policy 6.1.3 Concurrency shall be required of those facilities that are mandated by the GMA for funding purposes (transportation, water and sewer). A six-year capital-funding plan shall be developed to cover other city facilities that are not subject to GMA concurrency requirements. The City will work with the purveyors of other services to assure the provision of facilities and services in an appropriate and timely manner.

(a) Adequate transportation, water and sewer facilities are considered necessary to all development by the State of Washington; therefore these facilities must be concurrent with development.

(b) The ability to provide adequate police, fire and emergency medical services, parks library services and City administration facilities is necessary for orderly development to occur. Facilities in this category are subject to local adequacy standards. The City shall have capital budgets that provide funding for these services.

(c) Other purveyors of public services provide an important component to the desired quality of life in Everett. These facilities and services are categorized as “Facilities and Services Controlled by Others” (e.g., schools, solid waste disposal/recycling services). Since most of these facilities are outside of the City’s direct control, the City will work with those purveyors to provide necessary facilities and services.

Policy 6.1.4 Encourage land use, economic development and housing policies that co-locate jobs and housing to optimize use of existing and planned capital facilities, including transportation systems.

Policy 6.1.5 The City of Everett will annually monitor and make adjustments as needed to the Capital Facilities and Utilities standards and approach based on growth rates, Comprehensive Plan amendments, and financing for projects.

Goal 6.2: Essential Public Facilities To provide for the siting and construction of essential public facilities to accommodate projected growth over the next twenty years. Essential public facilities are defined as those facilities that are typically difficult to site and considered to be important to orderly growth.

Objective 6.2.1 Ensure that the siting and construction of capital facilities considered essential public facilities are not precluded by the City’s Comprehensive Plan.

Policy 6.2.1 Provide for a review process for the siting and construction of capital facilities. The City shall also provide for a common review process for the siting of interjurisdictional essential public facilities.

Policy 6.2.2 Identify general locations of existing and proposed capital facilities considered essential public facilities (see also Land Use Element policies).

Policy 6.2.3 Capital facilities identified as essential public facilities shall be located so as to provide the necessary service to the intended users of the facility with the least impact on surrounding land uses.

Policy 6.2.4 The City will work with the County, Snohomish County Tomorrow, and other cities to seek an equitable distribution of essential public facilities for the entire county. The City will seek to avoid an unfair concentration of these facilities in any one city and in any one area within the city of Everett.

Policy 6.2.5 Essential public facilities that are provided by the State of Washington and by agencies of the State will be encouraged to engage in comprehensive planning for their facilities needs. The State will be encouraged to promote and adopt policies that recognize the value of comprehensive planning for facilities and which recognize the role of local governments in planning for and regulating the siting of such facilities.

Implementation

Review, evaluate and amend as needed, land use permit processes and policies for capital facilities considered essential public facilities. The process shall be integrated into the review process specified by the City’s zoning code, SEPA ordinance, and other applicable ordinances that promote land use compatibility and mitigation of potential adverse impacts caused by the siting and operation of such facilities.

Goal 6.3: Consistency To ensure consistency among elements of the City’s Comprehensive Plan and among affected agencies and neighboring jurisdictions’ plans.

Objective 6.3.1 The Capital Facilities and Utilities Element of the City’s Comprehensive Plan shall support the Land Use Element, be consistent with all other elements of the plan and, to the degree possible, be consistent with all other local, regional, and State capital facilities plans.

Policy 6.3.1 The location of capital facilities within residentially zoned areas shall be planned to protect the residential neighborhoods adjoining the sites from unnecessary impacts associated with facility development and operations.

Policy 6.3.2 Promote consistency and cooperation regarding the provision of capital facilities between the City Comprehensive Plan and the plans of adjacent and affected jurisdictions including facilities required by the State of Washington. This shall take place as other jurisdictions complete their planning processes and as plans are updated.

Policy 6.3.3 The City shall encourage Snohomish County's, the State of Washington's, and neighboring cities' participation in the coordination and funding of capital facilities that benefit all jurisdictions.

Goal 6.4: Environmental Considerations To promote the provision of capital facilities while ensuring environmentally sensitive, safe and reliable service that is visually compatible with the surrounding land uses and results in reasonable economic costs.

Objective 6.4.1 All capital facilities expansion and construction shall consider the environment and ways to minimize impacts to it in siting, construction and use.

Policy 6.4.1 When adverse impacts to the environment are considered likely as a result of a capital facilities project, the City shall use a preferred order of mitigation per the City's Critical areas ordinance (i.e., avoid, minimize, rectify, reduce over time and compensate).

Policy 6.4.2 In providing capital facilities, the City shall minimize, to the extent possible, incompatible land uses (see also Land Use Element).

Implementation

(1) When reviewing capital facilities projects in residential neighborhoods, retaining privacy, minimizing traffic and avoidance of adverse environmental impacts shall be primary considerations.

(2) Capital facilities constructed in residential neighborhoods shall be designed and constructed in a manner consistent with the character of the area. Where actual design of a structure cannot be modified, appropriate buffer/screening measures shall to the extent practical be required as a condition of development.

(3) The City shall minimize to the extent practical encroachment on view and solar access of existing residences by new capital facilities or expansion of existing facilities or improvement.

(4) New capital facilities development shall be in compliance with the city's Critical Areas Ordinance and regulations addressing surface and storm water management, as well as all other City codes.

(5) Capital facilities shall be designed, constructed and used in a manner that minimizes visual incompatibility with adjacent land uses.

Goal 6.5: Funding Requirements Provide that high quality, well-maintained physical systems and facilities that serve the social, economic, cultural, safety and other needs of the community are available at the time of development to serve new growth.

Objective 6.5.1 The City will, on a regular basis, review its planned capital expenditures to ensure that proposed expenditures are consistent with the current needs of the community.

Policy 6.5.1 The City shall develop a coordinated fiscal management process that provides efficiency and flexibility in the equitable financing of needed public facilities and services.

Policy 6.5.2 Within the limits of the legal structure, the City will seek to achieve equity with the distribution of capital costs.

Policy 6.5.3 Requests for new capital facilities will be considered together with requests for maintenance, repair and staffing costs of existing capital investments.

Policy 6.5.4 Encourage the use of long-range planning and capital improvement programming to set priorities and to determine economic capabilities for improving and expanding physical plan facilities.

Policy 6.5.5 The City may extend sanitary sewer services in support of the Comprehensive Plan to unincorporated areas within the planning area, if those benefiting property owners will agree to sign a petition to annex their property at such time as the City may request if this process is legal.

Policy 6.5.6 Functional Capital Improvements Plan: The City periodically approves capital improvement plans for water system improvements, sewer system improvements, storm drainage system improvements, park system improvements, and other City facility improvements. These planning efforts are based upon the priorities and policies of the Comprehensive Plan and are to be automatically incorporated into the Capital Facilities Element, as approved or amended by the City Council, as functional plans implementing the overall goals and policies of the Comprehensive Plan.

Policy 6.5.7 The following tables of City-sponsored Capital Facilities improvements is the most recent list of capital expenditures for parks, water, sewer and storm water improvements.

Goal 6.6: Transportation (see Transportation Element)

Table 2: Everett Parks and Recreation Capital Facilities Plan

CIP 3 PROJECTS: PARKS												
Parks: Completed Projects												
ENTER NEW LINE HERE	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Project Total	472,859											
TOTAL												
Approved by Council												
Included in GREENLINE Strategic Cashflow												
Annual Roof Repair												
EAF	175,534											
KPMF	1,001,837	117,689										
SLBD	96,000	72,107										
WIGSK8P	250,000	250,000										
LRPDR	581,888	581,888										
LP SMR	436,432	436,432										
GAP SMR	154,500	154,500										
DA SMR	153,000	153,000										
GATE SMR	150,000	150,000										
TOTAL	1,273,371	1,915,616										
Recommended Projects												
Included in REDLINE Strategic Cashflow												
Annual Roof Repair												
SLDRPL	467,752			467,752								
FPWPG	289,895			289,895								
Animal	585,092											
		17,510	567,582									
			318,270									
Clark	318,270											
Garfield	309,000											
Jackson	318,270											
Bayside	273,182											
Howarth	450,204			273,182								
JU Hill	281,377			450,204								
Legion	370,968			281,377								
Edgewit	84,413			370,968								
				84,413								
TOTAL	4,279,772	326,510	1,250,472	1,078,569	865,167	421,616	52,167	53,732	55,344	57,005	58,715	60,476
Department Wish List												
Not Included in Strategic Cashflow												
SPFL	40,000											
Stony Pole Finish & Location		40,000										
TOTAL	40,000											

Table 2: Everett Parks and Recreation Capital Facilities Plan (continued)

CIP 3 PROJECT DETAILS: PARKS			1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
CODE	Project	Notes	Ordinance											
PARK PROJECTS Details														
EEAF	E Everett Athletic Fields	Fd 354, Prg 002	2457-05 (\$235,000)											
EEAF	E Everett Athletic Fields	Fd 354, Prg 002		46,480										
EEAF	E Everett Athletic Fields	Fd 354, Prg 002			28,189									
EEAF	E Everett Athletic Fields	Fd 354, Prg 002				2,285								
EEAF	E Everett Athletic Fields	Fd 354, Prg 002												
KPMF	Kasch Park Maint. Facility	Fd 354, Prg 003	2501-00 (\$1,001,837)											
KPMF	Kasch Park Maint. Facility	Fd 354, Prg 003		434,945										
KPMF	Kasch Park Maint. Facility	Fd 354, Prg 003			257,112									
KPMF	Kasch Park Maint. Facility	Fd 354, Prg 003				113,393								
KPMF	Kasch Park Maint. Facility	Fd 354, Prg 003					28,367							
KPMF	Kasch Park Maint. Facility	Fd 354, Prg 004						17,864						
KPMF	Kasch Park Maint. Facility	Fd 354, Prg 004							117,689					
SLBD	Silver Lake Beach Dredging	Fd 354, Prg 012	2457-00 (\$96,000)											
SLBD	Silver Lake Beach Dredging	Fd 354, Prg 012		13,324										
SLBD	Silver Lake Beach Dredging	Fd 354, Prg 012			3,321									
WIGSKBP	Wiggins Hollow Skate Park	Fd 354, Prg 025	2796-04 (\$250,000)						72,107					
LRPDR	Lions Park Sustainable Maint Replacements	Fd 354, Prg 025	2818-05 (\$581,888)						250,000					
LP SMR	Lions Park Sustainable Maint Replacements	Fd 354, Prg 024	2817-05 (\$436,432)						581,888					
DA SMR	Downtown Area Sustainable Maint Renov	Fd 354, Prg 027	2819-05 (\$153,000)						436,432					
GAP SMR	Grand Avenue Park Sustainable Maint Renov	Fd 354, Prg 026							153,000					
GATE SMR	Gateways Sustainable Maint Renov	Fd 354, Prg 028	2820-05 (\$150,000)						154,500					
									150,000					
SLDRpl	Silver Lake Dock Replacement										467,752			
FPWPG	Forest Park Water Playground										269,895			
Animal	Animal Farm Renovations								17,510					
Animal	Animal Farm Renovations									567,582				
Clark	Clark Park Renovations									318,270				
Garfld	Garfield Park Renovations										309,000			
Jackson	Jackson Park Renovations									316,270				
Bayside	Bayside Park Renovations										273,162			
Flowerth	Flowerth Park Renovations											450,204		
JHill	J Hill Park Renovations											281,377		
Legion	Legion Park Renovations												370,568	
Edgewtr	Edgewater Park Renovations												84,413	
SIPFL	Story Pole Finish & Location								40,000					
PARKS: Cashflow Summary														
	Park Projects Debt Proceeds													
	Park Projects Completed		472,859											
	Park Projects Approved by Council		17,884	1,915,616										
	Park Department RECOMMENDED Projects			326,510	1,250,472	1,078,569	865,167	421,616	52,167					
			490,743	2,242,126	1,250,472	1,078,569	865,167	421,616	52,167					

**Table 4: Everett Public Utilities - Sewer Capital Improvements Program
2005-2010 Capital Improvement Program (CIP) (In Millions)**

SEWER	TYPE	PM/PRE	JOB #	LOC	PRIOR#	FM	2005	2006	2007	2008	2009	2010	2005-2010 TOTAL
BASEMENT FLOOD REDUCTION (CAPACITY IMP)	R	JG/C	3075	C/I	16	1	0.80	0.20	1.90	3.00	4.00	4.50	14.40
BOND ST - CSO CONTROL	C	HG/C	2770	C/I	21	1,2,3	0.10						0.10
LS #36 REHAB & HWY 527 FORCEMAIN	R	JG/C	3086	C/I	10	1,4	0.85	0.50					1.35
SEWER COMPLAN	C	SN/C	3139	C/I	35	1					0.40	0.40	0.80
SEWER SYSTEM REPLACEMENT	R	JG/C	3122	C/I	9	1	1.00	1.00	2.30	2.00	2.00	2.00	10.30
SMITH ISLAND SALMON HABITAT RESTORATION	C	DM/C	2969	TR	25	1,2,5	1.69	-					1.69
WPCF EXPANSION - Phase A	C	TM/C	2971	TR	1	1,4,5	17.60	24.40	1.00				43.00
WPCF EXPANSION - Phase B	C	TM/C		TR	26	1,4,5						1.50	1.50
WPCF EXPANSION - Phase C	C	TM/C		TR	30	1,4,5							-
WPCF SMITH ISLAND DIKE IMPROVEMENTS	R	JZ/C	1008	C/I	29	1,5	0.10	0.10	1.01	1.02	1.00	8.40	3.23
TOTAL SEWER							22.14	26.20	6.21	6.02	7.40	8.40	76.37
STORM													
SHORE AVE/BNRR OUTFALL	R	JZ/I	3118		A	1	-	0.30	-	-			0.30
NORTH CREEK RECHARGE FACILITY-124TH (FUND 340)	R	DM/C	2946		B	1,2	0.11	0.13	0.14	0.14			0.52
DOGWOOD TRIBUTARY SW BYPASS	R	JZ/C	2783		C	1			0.50	0.60			1.10
OTHER STORM DRAINAGE PROJECTS	R	DM/C			D	1	0.20	0.20	0.20	0.20	0.72	0.72	2.24
NORTH CREEK FISH ENHANCEMENT	R	DM/C					0.06						0.06
TOTAL STORM							0.37	0.63	0.84	0.94	0.72	0.72	4.22
TOTAL SEWER & STORM							22.51	26.83	7.05	6.96	8.12	9.12	80.59
TOTAL WATER							25.55	17.47	13.33	15.57	11.76	19.98	103.66
TOTAL WATER, SEWER, STORM							48.06	44.30	20.38	22.53	19.88	29.10	184.25

FM=FUNDING METHODS:

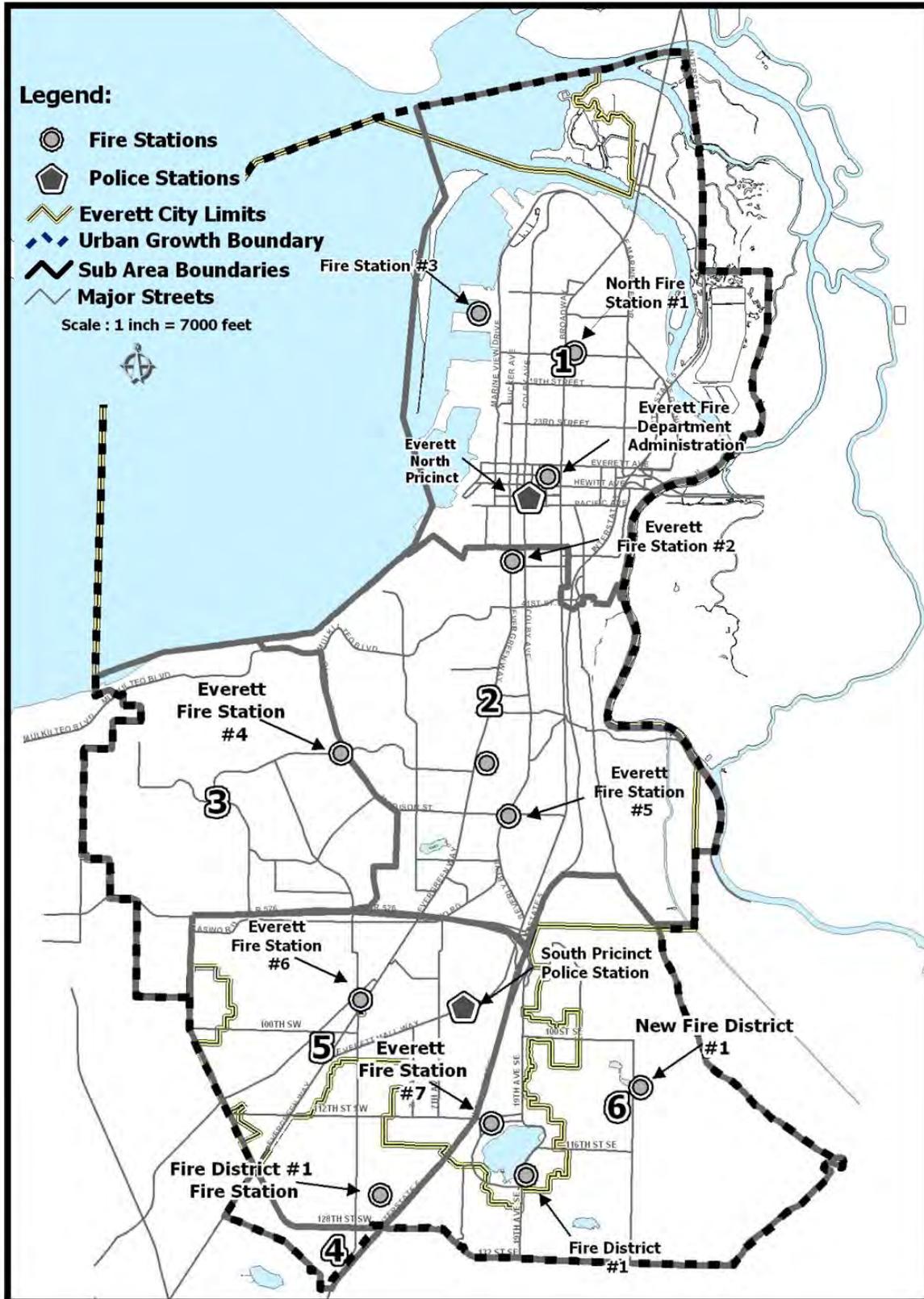
1. Rates
2. Grants
3. Loan (Public Works Trust Fund or State Revolving Fund)
4. Bonds
5. Capital Contributions by Wholesale Customers

Type: C=Capacity Expansion
R=Rehab/Replacement

PM: Project Managers

- CB=Carl Baird
- DM=Dan Mathias
- HG=Heather Griffin
- JM=John McClellan
- JO=Jim Ozanne
- JO=Jim Ozanne
- JZ=Jane Zimmerman
- SN=Souheil Nasr
- TM=Tim Marks

Figure 1: Police and Fire Department Facilities



C. Capital Facilities Summaries

Capital facilities incorporates numerous components including:

- Emergency Services (fire, police, medical)
- Water/Sewer/Stormwater
- Solid Waste/Recycling
- Parks and Recreation
- Transportation
- Libraries
- Public Housing
- Other City Facilities (buildings)

What follows is a summary of these facilities; the inventory, location, forecast for future needs, six-year plan and funding sources.

1. Emergency Services--Fire and Police

(a) Fire protection. City fire protection is provided by the Everett Fire Department. Mutual aid agreements also exist with neighborhood jurisdictions and special districts. The Department currently maintains seven stations throughout the city, and a Headquarters building with facility support shop and an emergency vehicle certified maintenance shop.

A variety of resources are housed within each of the seven stations, depending on demonstrated need. These include fire engines, ladder trucks, fire fighters, Medic Units, Aid Cars, and Battalion Chief vehicles. The four-minute response time goal is met by the appropriate distribution of these resources.

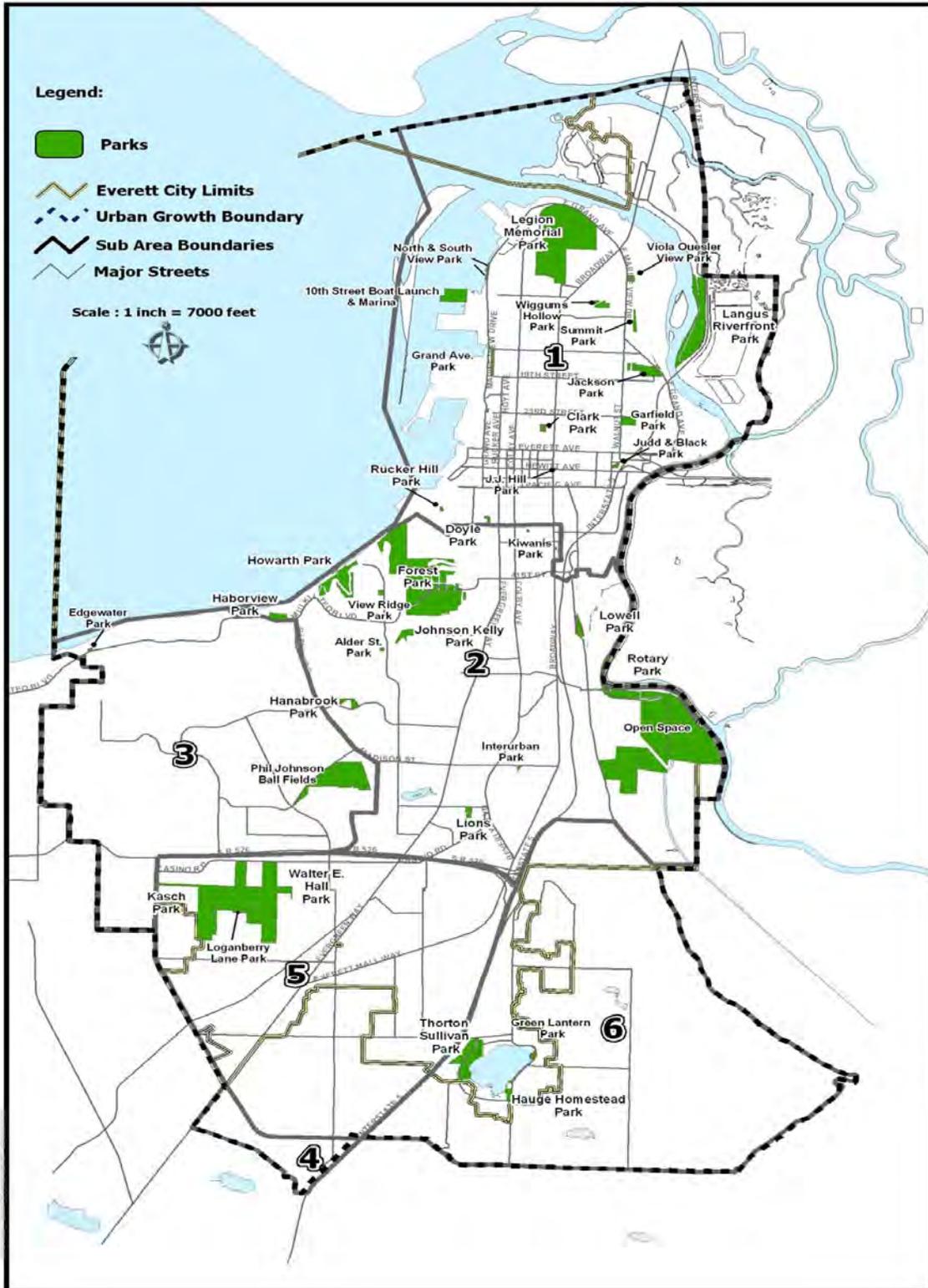
Ambulance services are provided by two sources: (1) private companies are contracted to transport victims for non-emergency needs, and (2) the City maintains basic life support and advanced life support ambulances within its own fleet for emergency situations. The City's hazardous materials van and emergency management response truck are also under the jurisdiction of the Fire Department.

The Everett Fire Department undergoes an annual review and analysis for evaluation of its current and future (20-50 years) operations. Decisions regarding transfer of equipment and personnel or possible expansion of facilities are based on these analyses.

Snohomish County Airport Fire Units, Fire District 1, and Fire District 4 provide fire service in the south unincorporated portions of the Planning Area. The Smith/Spencer Island unincorporated area does not have fire/emergency services.

(i) Inventory and location. See Figure 1.

Figure 2: Parks and Recreation



(ii) Forecasts for future needs. Everett's Fire Department meets or exceeds response time targets for most fire call situations. Outside of Everett's boundaries, fire and emergency medical service is provided through mutual aid agreements with fire districts. The number of fire fighters per capita is among the highest of any city in the state. The percentage of City budget dedicated to fire service is among the highest in the state. This commitment is expected to continue.

(iii) Proposed location and/or expansion of new or existing facilities.

(iv) Six-year plan funding sources.

(b) Police protection. The City of Everett Police Department provides police protection in the incorporated area of Everett. The Snohomish County Sheriff provides this service in the unincorporated portion of the planning area. The Department works cooperatively with other law enforcement agencies as set forth in interlocal and mutual aid agreements.

The city currently operates under a goal to have two officers per thousand population for the Everett Police Department. The goal was accomplished last in 1999. Reductions in funding levels in recent times have not allowed the department to keep pace with that target, but it remains an objective.

Currently, the Police Department maintains two precincts. Jail facilities are provided by the Snohomish County Department of Corrections. Police Department Headquarters and the North Precinct are presently located in the old City Hall located at Wetmore Avenue and Wall Street. The new south precinct located on Everett Mall Way and West Mall Drive was opened in 2002(See Police and Fire Capital Facilities Map on page CF-16 for locations of policies facilities.)

(i) Inventory and location. See Figure 1.

(ii) Forecast for future needs. Everett has consistently staffed to meet demands and has one of the highest ratios of officers to population of any city in the state. It is anticipated that the City will continue to staff at levels sufficient to maintain close to current service levels at least for the remainder of the decade.

(iii) Proposed location and/or expansion of future facilities. There are no new facilities being proposed for police services at this time.

(iv) Six-year funding sources. No new facilities planned at this time.

Figure 3: Sewer System and Districts

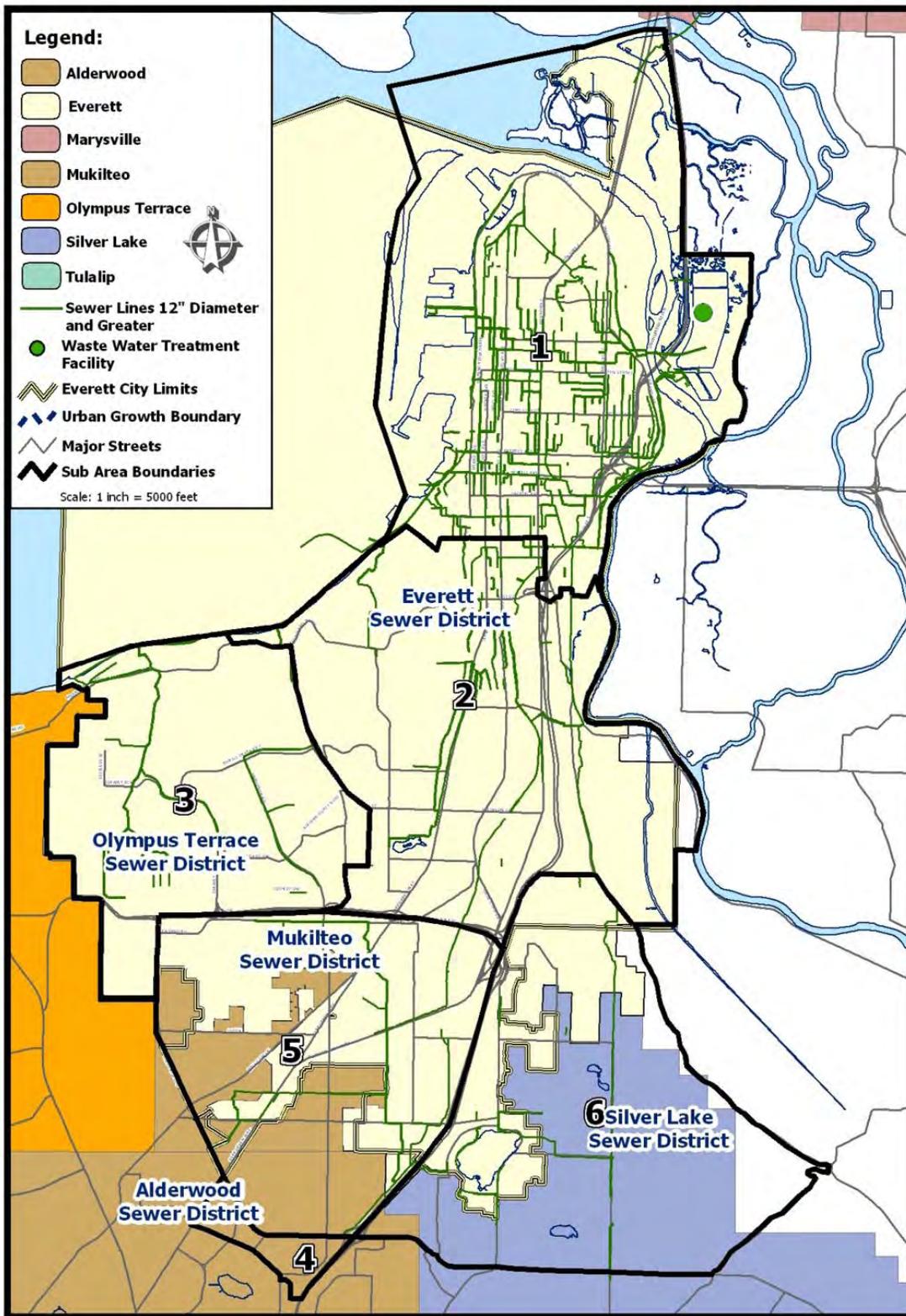


Figure 4: Water System and Districts

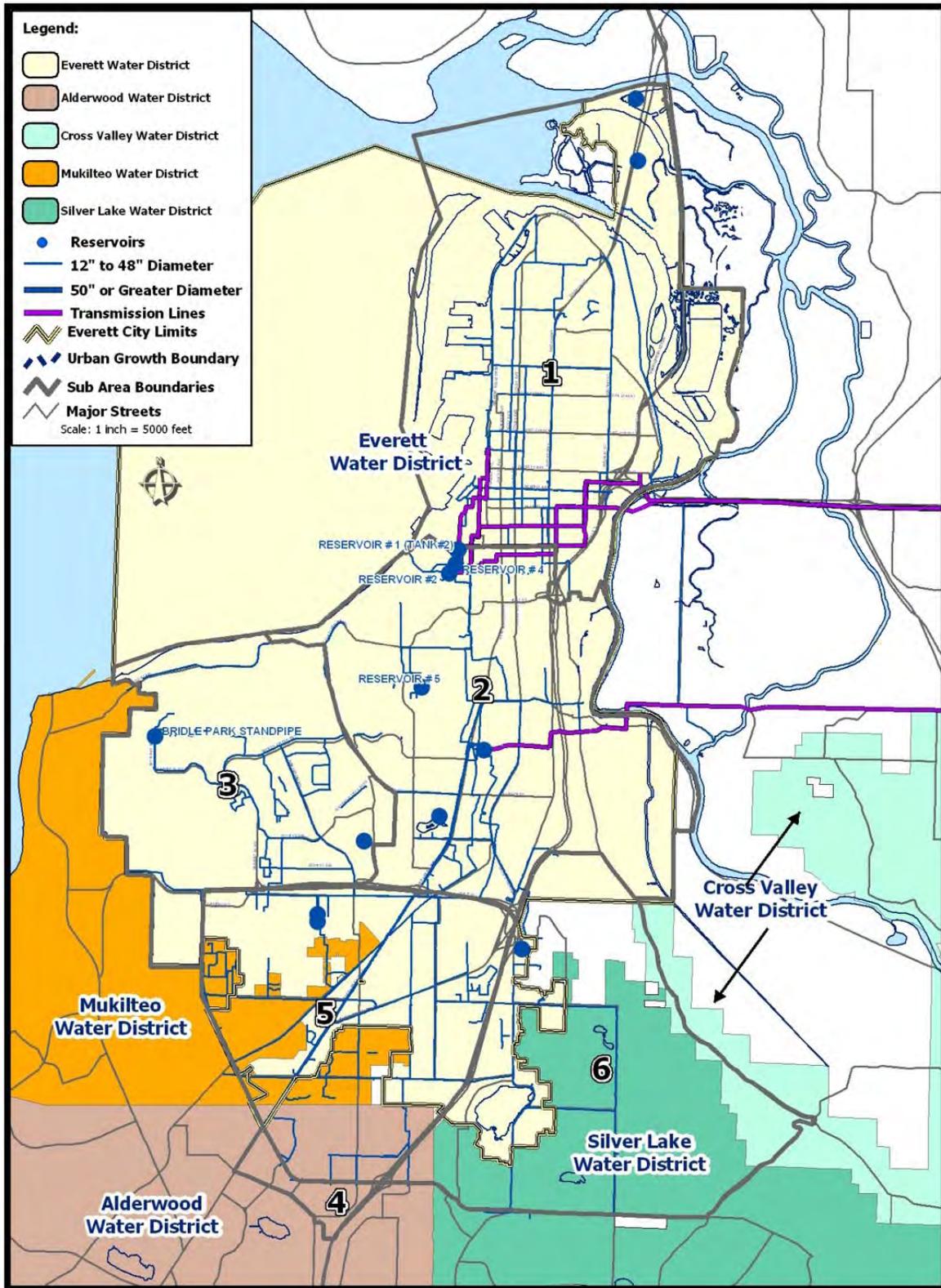
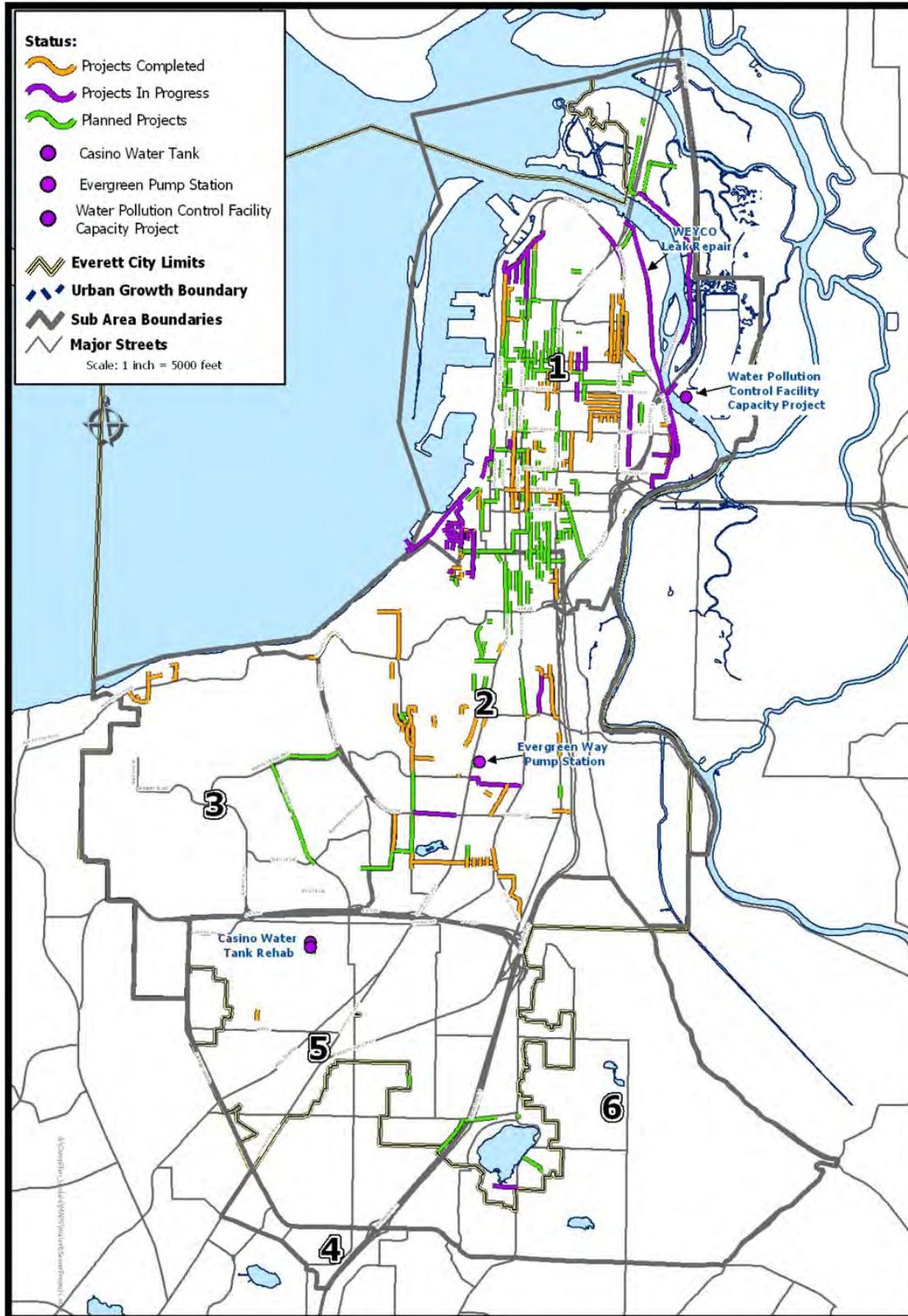


Figure 5: Sewer and Water Improvement Projects



2. Libraries

Library services in Everett are governed by a five member Board of Trustees who are appointed by the Mayor and confirmed by the City Council. Operational funding comes from general City of Everett revenues as deemed appropriate by the Mayor and Council. Major capital facility funding has come from bond issues, with minor repairs and improvements coming from both general revenues and CIP funding. The City of Everett provides Library services through a Main Library, an Evergreen Branch, a bookmobile, and a shut-in van.

In 1998 the Sno-Isle Library cancelled a reciprocal borrowing agreement that had been in place since 1948. Since that time, Everett Libraries – by City Council policy – have served Everett residents only. This has diminished immediate strains on facilities and services, and has provided more service from facilities than would otherwise be the case.

Table 5 summarizes historical patterns that may be useful in judging future needs:

Table 5: Historical Public Facilities Projects

Yr.	Pop.	Building Source Funds	Size	Notes
1905	10,000	New Building – Carnegie gift	4,500 sq ft	Everett’s first real library – Rockefeller @ Wall
1934	30,000	New Bldg. - Howarth Bequest	8,000 sq ft	Original bldg at Hoyt & Everett Ave site
1960	45,000	Remodel	12,000 sq ft	An unfortunate era for architecture
1989	64,170	New Evergreen Branch – bond	8,500 sq ft	Branch currently at capacity
1991	72,493	Main Lib Remodel - bond	54,985	Future expansion part of Everett Center plan.
2005	98,000	Elks Prop sold, zoning changed	N/A	Ability to expand Main Lib to South is limited

As is seen, facilities are typically adequate in size, condition and suited to purpose for approximately 25-30 years.

(a) Inventory and location. The Evergreen Branch was dedicated in 1989, and is located on Evergreen Way in the southern part of the City. While only 16 years old, it is at capacity. As annexation slowly pushes southward toward the urban growth boundaries, the Branch will become increasingly crowded. Space for expansion is available on City of Everett property to the south – the so-called Duplex property. Additional property for parking should be acquired on the north-west boundary on the Holly side. This should provide the space necessary for both building and parking. Expansion should happen within the short-term future.

The Main Library underwent its third major renovation and expansion in 1991. This plan envisioned future expansion and development of a museum on the Elks’ property to the south. A 1992 decision to abandon the Everett Center project had the additional impact of limiting the ability to expand the library to the south. However for the short term, aside from routine maintenance, Main Library space needs will be adequate for the next six years. See Figure 6.

(b) Forecast for future needs. These facilities should meet expected demands on library services for the next six years. In the foreseeable future, library facilities will be needed in the Silver Lake area east of I-5.

(c) Proposed location and/or expansion of future facilities. No new facilities are planned at this time.

3. Parks/Recreation

The development of parks and recreation facilities in the Everett area is guided by the City of Everett's Parks and Recreation Plan (1999-2005), the National Recreation and Parks Association standards and the 2002-2007 Statewide Comprehensive Outdoor Recreation Plan.

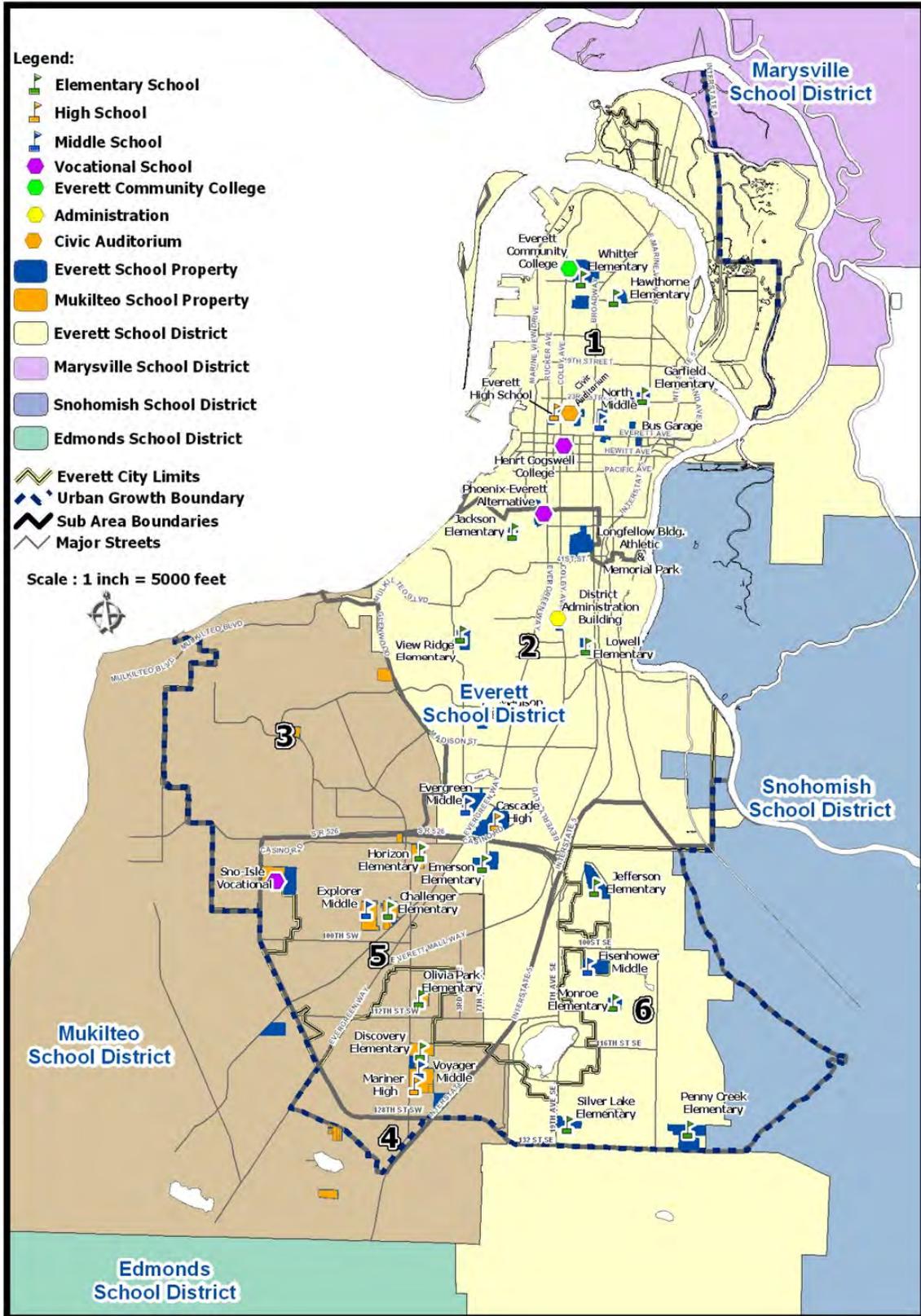
Existing facilities and open space include a combination of regional, community and neighborhood parks, trails systems, boat docks/launches, swim centers, a variety of playing fields (soccer, baseball, softball), golf courses, numerous public school facilities (primarily outdoor areas), meeting halls (in regional parks), and portions of Everett Community College. (See Parks and Golf Courses Map ,Figure 2.)

The Parks and Recreation Department has recently completed an in-depth demand analysis of their facilities and services. This analysis is currently being used to formulate long-range goals for the provision of facilities and services over the next twenty years.

For additional information on Pathways for Pedestrian & Bicycle - See Non-Motorized Plan in Transportation Element, and Shoreline Public Access Plan.

(a) Inventory and location. See Figure 2.

Figure 7: Schools and School Districts



(b) Forecast of future needs. The Parks and Recreation Plan adopted herein by reference sets forth a number of needs for future park and recreation facilities.

(c) Six-year plan funding sources. Funding for parks projects includes general funds, user fees, grants, bonds, Port of Everett, Interagency Committee for Outdoor Recreation and non-profit foundations. Also, parks mitigation fees may be available pending the City enacting a parks mitigation fee program. Projects, acquisitions, improvements, and funding will be identified in the 2005 CFP.

4. Sewer/Water/Stormwater

The City of Everett has an adequate water supply and sewer system capacity for the planning horizon. The functional water and sewer plans are referenced as a part of this document and will be reviewed and updated periodically as needed to assure adequate water supplies and sewer system capacity.

(a) Sewer. Sanitary sewer service in the Everett area is provided by the Utilities Division of the City of Everett Department of Public Works. While most areas within the existing city boundaries are serviced, some isolated areas of the city remain on septic tanks. Sewer services in the unincorporated planning area are provided by the Mukilteo and Silver Lake Water Districts. The Eastmont area, east of 19th Ave SE and north of 100th is the largest remaining area in the Everett Planning Area still on septic tanks. (See Sewer System Capital Facilities, Figure3).

While system capacities are adequate to support the anticipated growth, certain areas of the city are served by trunk lines that are too old, undersized and inadequate to support new redevelopment in these areas. The city's replacement program is small and primarily addresses areas that are failing and emergency repairs. Upgrades and replacement of these lines may be necessary in many north end areas targeted for redevelopment.

Total permitted flow entering the plant for treatment is 31.3 million gallons per day. Planning for plant expansion started in 1996, and a \$41 million Phase A expansion to increase treatment and significantly reduce odors is currently underway.

(b) Domestic water. Domestic water is supplied wholesale to 75% of Snohomish County, including all of Everett, by the Utilities Division of the City of Everett Department of Public Works. Within Everett, water is distributed entirely by the City (Utilities, Department of Public Works). (See Water System Capital Facilities Map, Figure 4.) Outside the city limits, it is purchased from the City of Everett by a number of districts that supply water to other jurisdictions; including the Alderwood, Silver Lake and Mukilteo Water Districts, and the Snohomish County PUD, Water Division.

While the water system's capacities are adequate to support the anticipated growth, certain areas of the city are served by water mains that are too old, undersized and inadequate to support new redevelopment of these areas. The city's replacement program is small and primarily addresses areas that are failing and emergency repairs. Upgrades and replacement of these lines may be necessary in many northend areas targeted for redevelopment.

Everett maintains a water system plan as required by state law. The latest update was approved in 2001, with another update to this 50-year plan scheduled for 2006.

(c) Stormwater. Stormwater management is provided by the City of Everett within the city limits and by Snohomish County in the unincorporated areas of the planning area. Stormwater management is accomplished by the City’s surface water and storm drainage regulations, and by the “*South Everett Drainage Basins Plan,*” as updated.

In the north end of Everett stormwater is collected into a combined sanitary and stormwater system (combined sewer area) and conveyed to wastewater treatment plant. In the remaining portions of the planning area, stormwater is directed to natural stream channels. Capital improvements for surface water management are funded through City of Everett sewer rates.

(i) Inventory and location. See Figures 3, 4 and 5.

(ii) Forecast of future needs. As evidenced in the existing water and sewer plans for the city, the capacity for all services (water, sewer and storm water) is sufficient to serve the needs of the area for the next six years and beyond. However, certain projects are planned for this period and will be undertaken to maintain or expand system capacity. Summaries of these projects are included in the Capital Improvement Program listed earlier in this section of the plan. Detailed information on these projects and the water and sewer plans are available in the City’s Planning Department and the Department of Public Works.

(iii) Proposed location and/or expansion of new or existing facilities. See Figures 3, 4 and 5. Also, for more detailed information on these projects, see detailed water and sewer plans available at the Planning and Community Development and the Public Works Departments.

(iv) Six-year funding sources. Most of the funding for these projects comes from ratepayers. These projects are utility projects funded from the rate base. Some of the funding is anticipated from loans available through the State of Washington Department of Ecology and other sources.

5. Transportation

Information from the transportation inventory was used to establish a level of service/concurrency requirement. Currently, transportation thoroughfares are designed to meet Highway Capacity Manual standards. It is not likely, nor is it desirable, that GMA goals can be attained solely through the use of these standards. For a more complete discussion, please refer to the City of Everett Comprehensive Plan - Transportation Element.

(a) Inventory, location, and forecast of future needs: See Transportation Element. Project listings can be found on pages T-14 and T-32 - T-33.

(b) Six-year plan funding sources. Transportation funding sources include:

- General fund;
- Gas tax apportionment;
- Sales tax;
- Central Puget Sound Public Transportation Account;
- Federal Highway Administration;
- Federal Transit Administration;

- Washington State Department of Transportation (WSDOT);
- Transportation Improvement Board;
- Mitigation funding;
- Contributions from other sources including other jurisdictions, developers, obligations and exactions.

Some of these funds are dedicated to specific projects or improvements. Other funding is flexible and can be moved from one project to another. More detailed information is available in the transportation section of the plan or from Transportation Services.

6. City Buildings and Other Related Facilities

The inventory of City-owned buildings has been completed, and plans for new construction and expansion have been outlined. Existing facilities include those used by City Administration, the Fire and Police Departments, the Library, the Animal Shelter and the Senior Center.

The anticipated need for additional facilities to house services such as fire and police as a result of future annexations is expected, in part (a) to depend on future annexation policies involving the County and Boundary Review Board, and (b) to be fulfilled by existing facilities within these specific planning areas.

- (a) Inventory and location. See Figure 6.
- (b) Forecast of future needs.
- (c) Proposed locations of expansion or new facilities. See Figure 6.
- (d) Six-year funding sources. Funding for general government facilities is principally from general obligation debt (bonds) of the City of Everett. Other funding is from the City's general fund.

7. Public Housing

The City of Everett prepares a *Consolidated Plan* as a requirement of obtaining federal Community Development Block Grant and HOME Investment Partnership funds. The plan describes the needs of low- and moderate-income Everett residents and the ways in which funds will be used to address those needs and the three basic goals of HUD programs which are to provide decent housing, create a suitable living environment, and expand economic opportunities. Everett's plan is coordinated with Snohomish County's Consolidated Plan. The plans must be updated every five years; a new plan is currently being prepared. Public Housing issues for the city are addressed through this plan.

The City has built public housing financed through general obligation debt. However, the City does not operate such housing. The City works in partnership with the Everett Housing Authority and non-profit housing service providers by applying federally funded programs to these service providers. Everett added 15 new assisted housing projects between 1995 and 2002, with a total 424 units. Owners include the Everett Housing Authority, Housing Hope, Senior Services of Snohomish County, Friends of Youth and Compass Health. The city's Community Housing Improvement Program (CHIP) is administered by the City for housing rehabilitation, providing assistance to both homeowners and landlords. It is entirely funded by the federal government and private lending participation.

The Everett Housing Authority is the primary provider of housing and rental assistance for extremely low- and very low-income households in Everett. The Housing Authority is the owner of public housing units and other assisted units, provides rental housing assistance through the Section 8 Housing Assistance Payments Program, and develops housing units.

Assisted Housing Units in the City of Everett consist of the following:

Type of Housing	Number of Units
EHA Public Housing	788
Section 8 Certificates & Vouchers	2,252
Other Providers	1,997
Total of All Assisted Housing	5,037

8. Solid Waste/Recycling

In the city and the planning area, private companies, franchised by the State of Washington Utilities and Transportation Commission (WUTC) provide solid waste collection and hauling. Since 1974, garbage disposal has been the responsibility of Snohomish County, which operates several transfer stations, including the new Airport Road Recycling and Transfer Station at Paine Field, and a long haul rail loading facility located in northeast Everett.

Recycling efforts are coordinated and guided through the “*Comprehensive Solid Waste Management Plan*” that was most recently updated in 1995 and adopted by the City Council. The update to the plan was prepared at that time to address changes in state regulations, and prepare the City for taking over solid waste responsibility in the event that on-going negotiations with the County were unsuccessful. The negotiations on costs of service and relocation of the transfer site were successful. As a result, the plan and the City’s implementation program have a strong emphasis on waste reduction, waste prevention and recycling.

III. Utilities

A. Introduction

The GMA requires that the City Comprehensive Plan include the general locations, proposed locations, and capacity of all existing and proposed utilities, including but not limited to electricity, gas and telecommunications. Gas, electric, telephone and cable TV utilities are viewed as demand-driven (i.e., following development).

Utilities have been inventoried by individual providers. Most of these providers plan for the future in two to five year increments. (Appendix B, Utility Inventory, will contain maps and inventories.)

B. Goals, Objectives, Policies and Implementation

The goals and objectives of a comprehensive plan provide the stated direction of a community regarding specific issues. Policies describe particular courses of action designed to implement the goals and objectives of the plan.

Goal 6.7: Provision of Service To ensure the delivery of appropriate and adequate utilities to accommodate the demand associated with projected population growth in Everett over the next twenty years.

Objective 6.7.1 Where economically feasible, utilities shall be provided in a manner that ensures their availability simultaneous with use or occupancy of development. Construction and improvements to utility operations shall be provided with minimal disruption to existing services and neighborhoods.

Policy 6.7.1 The Capital Facilities and Utilities Element of the City’s Comprehensive Plan shall be the guiding mechanism to implement the GMA through the provision of utilities.

Policy 6.7.2 Promote the efficient use of land and minimize environmental disturbance by requiring co-location of utilities whenever possible and appropriate, as well as the appropriate re-vegetation of the corridor or site.

Policy 6.7.3 The City shall promote the co-location of public and private utility distribution facilities in shared trenches and coordinate construction timing to minimize construction-related disruption to the public and to reduce the cost of utility delivery.

Policy 6.7.4 The City shall use timely and effective notice procedures to promote coordination of utility trenching activities for new construction and for maintenance and repair/construction of roads.

Policy 6.7.5 The City shall promote the development and availability of utility services, and should consider the feasibility of developing new sources of water and power as necessary to support the types and levels of growth contemplated by the Land Use Element.

Goal 6.8: Essential Public Facilities To provide for the siting and construction of essential public facilities to accommodate projected growth over the next twenty years.

Essential public facilities are defined as those facilities that are typically difficult to site and considered to be important to orderly growth.

Objective 6.8.1 Ensure that the siting and construction of utilities considered essential public facilities are not precluded by the City’s Comprehensive Plan.

Policy 6.8.1 Provide for a review process for the siting of local essential public facilities. The City shall also provide for a common review process for the siting of interjurisdictional essential public facilities.

Policy 6.8.2 Identify general locations of utilities considered essential capital facilities.

Policy 6.8.3 Utilities identified as essential public facilities shall be located so as to provide the necessary service to the intended users of the facility with the least impact on surrounding land uses.

Implementation

Review, evaluate and amend as needed, land use permit processes and policies for capital facilities considered essential public facilities. This process shall be integrated into the review process specified by the City's zoning code, SEPA ordinance, and other applicable ordinances of the City that promote land use compatibility and mitigation of potential adverse impacts caused by the siting and operation of such facilities.

Goal 6.9: Planning Consistency To ensure consistency among elements of the City's Comprehensive Plan and among affected agencies and neighboring jurisdictions.

Objective 6.9.1 The Utilities Element of the City's Comprehensive Plan shall support the Land Use Element, be consistent with all other elements of the plan, and to the degree possible, be consistent with all other state, regional, and county plans.

Policy 6.9.1 Integrate the general location and capacity of existing and future utility facilities with the Land Use Element of the Comprehensive Plan.

Policy 6.9.2 Encourage provision of efficient, cost effective and reliable utility service by ensuring that land will be made available for the location of utilities, including location within transportation corridors.

Policy 6.9.3 Formulate, interpret and apply land development regulations so as to allow the timely development of utility additions and improvements.

Policy 6.9.4 The location of utilities within residentially zoned areas shall be planned to protect the residential neighborhoods adjoining the areas from unnecessary impacts associated with facility development.

Policy 6.9.5 Promote consistency and cooperation regarding the provision of utilities between the City Comprehensive Plan and the plans of adjacent and affected jurisdictions. This shall take place as other jurisdictions complete their planning processes and, periodically throughout the years, as plans are updated.

Policy 6.9.6 Promote connections and extensions of utilities between adjoining jurisdictions to establish a complete network of utilities within the urban area.

Goal 6.10: Environmental Consideration To facilitate the provision of utilities while ensuring environmentally sensitive, safe and reliable service that is visually compatible with the surrounding land uses and results in reasonable economic costs.

Objective 6.10.1 All utilities expansion and construction shall consider the environment and ways to minimize impacts to it in siting, construction and use.

Policy 6.10.1 When adverse impacts to the environment are considered likely as a result of a utility project, the City shall use a preferred order of mitigation (i.e., avoid, minimize, rectify, etc.) as set forth in existing laws and codes.

Policy 6.10.2 In providing utilities, the City should minimize the impact on residential areas from incompatible land uses.

Policy 6.10.3 Utilities development and improvement shall to the extent possible be compatible with the natural constraints of slope, soil, geology, vegetation, wildlife habitat and drainage.

Policy 6.10.4 Utility facilities shall be designed, constructed and used in a manner that minimizes visual incompatibility with adjacent land uses and other laws and codes.

Implementation

- (1) When reviewing capital facility and utility projects in residential neighborhoods, retaining privacy, minimizing traffic and avoiding adverse environmental impacts shall be primary considerations.
- (2) Utilities constructed in residential neighborhoods shall be designed and constructed in a manner consistent with the character of the area. Where actual design of a structure cannot be modified (e.g., above-ground vaults, power poles), appropriate buffer/screening measures shall be required as a condition of development.
- (3) When possible, the City shall minimize encroachment on view and solar access of existing residences by new utility facility construction or improvement.
- (4) Compliance with critical area regulations.

Goal 6.11: Conservation To promote conservation of utility resources in order to extend the life and capacity of existing systems.

Objective 6.11.1 The City shall promote and encourage conservation of resources to delay the need for additional sources. Conservation measures shall be designed to increase the reliability of delivery of such utility resources.

Policy 6.11.1 The City shall facilitate the conversion of cost-effective and environmentally sensitive alternative technologies and energy sources.

Policy 6.11.2 The City shall set target goals and timelines for reduction of electric energy consumption within City-owned facilities, and implement measures to achieve those goals.

C. Utility Summaries

1. Gas

Natural gas service is provided to the city through franchise by Puget Sound Energy. Washington Natural Gas and Puget Sound Power and Light merged in 1997 to form Puget Sound Energy (PSE). PSE is regulated by the Washington State Utilities and Transportation Commission and the Federal Energy Regulatory Commission, and as of June 2001 has approximately 12,000 active meters within the city limits.

New natural gas customers are served either as new development occurs, or when a fuel conversion is requested. In either case, service is extended upon demand on a case-by-case basis according to approved tariffs. Increased system capacity may be required as demand for natural gas increases and population growth continues. System reinforcements can be accomplished by such methods as up-rating the operating pressure of an existing system, extending a new line, or looping an existing system to improve pressure.

2. Electricity

The Snohomish County Public Utilities District (PUD) No. 1 provides electrical services to the Everett planning area. This District which serves all of Snohomish County, is the largest public utility district in the state of Washington, and is 12th largest in the nation in terms of customers served. PUD #1 receives over 80% of its electrical power from the Bonneville Power Administration (BPA) and over 10% from green (renewable) sources of energy, including the Jackson Hydroelectric Project. The utility maintains over 5,000 miles of distribution lines to serve its 275,000 customers.

Capacity assessments for the PUD No. 1 focus on analysis of "System Peak Demand"- the largest amount of power the utility is called upon to deliver at any one time. The Normal System Peak Demand is expected to rise from the 2003 level of 1343 megawatts to around 1517 megawatts in 2025, an increase of 13%.

The PUD No. 1 plans to use a combination of conservation programs/techniques and improvements in system operation to assure adequate service to growing populations in the Everett area. Future service plans to meet growth throughout Snohomish County are guided by the PUD's *Electric System Long Range 20-Year Capital Plan 2003-2022*, and its *Electric System Capital Plan 2004-2010*.

3. Telecommunications

(a) Telephone Service. Telephone service is regulated by the Washington Utilities and Transportation Commission and the Federal Communication Commission and provided by Verizon to the Everett planning area and all of Snohomish County. Service is provided through a 100% digital switching network supported with a mix of fiber optic and copper cable.

Capacity is expanded by additions of cable to existing lines or replacement of a smaller capacity cable with a larger capacity cable. This results in a virtually limitless capacity for telephone service.

(b) Wireless Communication Services. Cellular telephone, paging, two-way radio and wireless internet services are provided within the city of Everett and Snohomish County by an increasing

number of providers; including Cingular, T-Mobile, Verizon, Qwest, Nextel, Sprint and others. Wireless technology is a combination of a portion of the radio frequency spectrum with switching technology, making it possible to provide mobile or portable telephone service to virtually any number of subscribers within a given area. The Federal Communications Commission (FCC) regulates the cellular telephone and wireless communications industry by controlling where carriers can operate and what radio frequencies can be utilized in their operation.

All of these technologies use a line-of-sight radio signal transmitted and received by antennas known as “cells.” Extension of coverage of cellular services is accomplished by constructing new cell sites or increasing capacity of the existing system. The location of cellular equipment is restricted by the Federal Aviation Administration and existing radio transmitters.

4. Cable Services

Cable television, FM radio, and digital cable services are provided, through franchise, by Comcast to the Everett area with approximately 20,000 current subscribers. Comcast also provides services with the unincorporated portion of the planning area under a franchise with Snohomish County. Cable services are regulated by National Cable Televisions Association guidelines and FCC regulations.

Cable television and services installations are driven directly by demand and are funded through subscriber changes and hook-up fees. Comcast believes the system is well equipped to serve anticipated new development and annexation by adding trunk and distribution facilities.

D. Other Service Providers

1. School Districts

All school districts within Snohomish County have individual capital facilities plans. Each of these plans are submitted and become part of the “*Snohomish County School Districts Capital Facilities Plan*,”. This document provides an inventory of existing facilities and levels of service for each district. Copies of each of the school district plans are available from Snohomish County Planning and each district will have a copy of their plan.

Three districts serve the Everett Planning Area. The following table gives an inventory of each districts facilities and capacities for the student population.

Table 6: Existing (Fall 2003) School Facilities, Enrollment and Capacities

School District	Elementary Schools	Middle Schools	High Schools and Other Facilities	Total
Everett				
No. Schools	16	5	4	25
No. Students	7,651	4,289	5,605	17,545
Capacity	7,743	4,373	5,784	17,900
Mukilteo				
No. Schools	11	4	3	18
No. Students	5,682	3,398	4,046	13,126
Capacity	5,524	3,374	3,950	12,484
Snohomish				
No. Schools	9	2	2	13
No. Students	4,368	1,462	2,739	8,569
Capacity	4,106	1,141	2,465	7,712

Enrollment projections for Everett, Snohomish and Mukilteo school districts indicate a need for additional school capital facilities. Enrollment projections for the three districts are as follows:

Table 7: School Districts-- Projected Enrollments

District	Enrollment 2003	Projected Enrollment 2012	Projected Enrollment 2025
Everett School District No. 2	17,575	18,981	21,900
Mukilteo School District No. 6	13,126	15,670	16,500
Snohomish School District No. 203	8,569	9,947	-----

2. Hospitals

Residents of Everett are served by one hospital, Providence Everett Medical Center. In 2005 the City Council approved a 10-15 year master plan for phased hospital expansion at the PEMC’s Colby Campus.

The approved PEMC expansion includes significant intensification of use on the existing hospital properties as well as expansion to the east of the current site. Future expansions beyond the approved 2015 development will require additional review by the City, which may consist of amendments to the Institutional Overlay zone and Comprehensive Plan amendments.

Historically, hospitals have measured their level of service by the number of beds they are licensed for. The emphasis of patient treatment is shifting to out-patient care, making this measure less representative of total service available. In the future, a new level of service measure may be needed to reflect these changes.

3. Port of Everett

Capital facility development at the Port is guided by the Port’s *Comprehensive Scheme of Harbor Improvements, 1995*, the three year Strategic Plan and five year Capital Improvement Plan (CIP). The CIP is updated annually to coincide with the preparation of the Port’s operating budget. The major capital facilities at the Port of Everett are generally described as follows:

(a) Marine Terminals

South Terminal - improvements include:

- a 705-foot wharf with paved concrete apron
- a 22,000 sq foot dry storage warehouse with rail siding
- a 655-foot dolphin berth with a paved light vehicle trestle
- a 30 acre log storage yard
- depth at wharf: -40 feet MLLW

Pacific Terminal - improvements include:

- a 640-foot wharf with paved concrete apron
- an adjacent 10 acre container storage yard
- depth at wharf: -40 feet MLLW

Hewitt Terminal- improvements include

- Pier 1 with a useable length of 600 feet and paved deck; 8 acres of upland storage; four on-dock rail spurs; depth to -40 feet MLLW
- Pier 3 with a usable berth length of 650 feet and concrete deck; 13 acres of upland storage; depth to -40 feet MLLW
- 830-foot wharf with paved apron; depth to -25 feet MLLW
- a 36,000 sq foot multi-purpose refrigerated warehouse
- a 55,000 ton alumina storage dome

(b) Marina Facilities

In its North and South Marinas, the Port of Everett provides over 2,000 moorage spaces, ranging in size from 20-80 feet, making it the largest marina on the West Coast. The marina provides open and covered moorage as well as space for private boathouses. Guest moorage is provided on three floats along with restrooms, showers and laundry facilities. A gas dock is located in the North Marina. A haul-out facility with 35 ton marine travelift capacity services a number of boat yards, including the Port’s self-service repair area. Marine supply and service businesses are located in the Port’s North Marina, along with several commercial and industrial tenants. The South Marina includes restaurants, offices and commercial developments. The upland area north of the marina basin is slated for redevelopment (North Marina Redevelopment).

(c) Major Port Property Improvements

Riverside Business Park- the 78-acre Riverside Business Park was originally designed to support a number of operations such as manufacturing, assembly, warehouse storage, and intermodal rail

facilities. The site has been improved with full utilities and streets. Currently there is an intermodel facility on the site and it is used by the Port as a storage site for dredge spoils. Sierra Pacific Industries has a purchase agreement for the site and plan to build a high tech, state-of-the-art lumber manufacturing and co-generation plant on this former Weyerhaeuser Mill site.

Baywood - this property includes approximately 13 acres of uplands. The site was previously used as a log yard but has undergone extensive clean up and has been capped by clean material dredged from the adjacent Snohomish River Channel. The facility is currently vacant.

(d) Facilities Planned or Underway

The Port of Everett’s Strategic Plan and Capital Improvement Plan provide a blueprint for near and long-term development of Port properties. The Port’s near-term development program (next 5 years) includes several major elements that are in various stages of planning or implementation:

North Marina Redevelopment - the Port and its private sector developer partner, Everett Maritime, LLC propose to redevelop the approximately 65 acres of uplands with a mix of uses, including commercial office, retail, residential, hospitality, and marina support businesses. A public esplanade and public spaces will be an integral part of the redevelopment. This multi-district, master-planned effort will occur in phases over a 7-10 year time frame.

12th Street Marina - this new marina adjacent to the North Marina Redevelopment will add more than 200 total moorage slips ranging in size from 40-70 feet, including guest, transient, and permanent moorage. A new, higher capacity boat haul-out facility, wash down area, and boatyard will also be built.

Satellite Rail/Barge Transfer Facility - at east end of the old Mukilteo Tank Farm site. This project will enable the aerospace industry to transfer over-sized container cargo more directly to assembly facilities at Paine Field.

South Terminal Improvements - additional berthing, wharf extension, fill for an approximate 12 acre expansion of storage/handling areas, and cargo handling equipment improvements.

Mukilteo Tank Farm - the Port is examining various options for the redevelopment this waterfront parcel of approximately 22 acres in conjunction with the City of Mukilteo, Sound Transit, and Washington State Ferries.

Baywood – the Port is in the initial stages of developing a recreational vehicle park on this property.

Union Slough Saltmarsh Restoration Site - the Port constructed the Union Slough Saltmarsh Restoration site in 2000-01, creating 19.2 acres of new tidal habitat to serve as mitigation for several Port capital projects, among them the Pacific Terminal development. This site also provides public access in the form of parking, trails, and interpretive signs. A planned 4.6 acre expansion of the restoration site will provide additional habitat area as compensation for future Port projects, including the 12th Street Marina.

Biringer Farm Mitigation Site - the Port is planning to restore over 300 acres of tidal habitat for future mitigation needs.