

To: Teresa Weldon, Planner - City of Everett Planning Department

From: Todd Madison - J. T. Madison Inc.

Date: 02/13/17

Subject: 6502 Evergreen Way - Unlisted Use Determination. The Planning Department will review this use (Enhanced Service Facility) similar to an Assisted Living Facility (1 parking space per 4 residents) and process the application under an Unlisted Use Determination. The Design Review application and the Unlisted Use application will be combined under one application.

1. The use resembles or is of the same basic nature as a use or uses expressly authorized in the applicable zoning district or districts in terms of the following:

a. The activities involved in or equipment or materials employed in the use;

Employees, residents, activities, equipment, and materials found in an Enhanced Services Facility (ESF) are consistent with those found in an Assisted Living facility as defined by the City of Everett zoning code.

An Assisted Living Facility is a permitted use in the E1-MOU zone.

b. The affects of the use on the surrounding area, such as traffic impacts, noise, dust, odors, vibrations, lighting and glare, and aesthetic appearance.

The effects of the ESF on the surrounding areas are insignificant and consistent with those related to an Assisted Living facility. Residents will not have cars. Traffic will be from employees and/or visitors. Any noise will be from residents talking in the south or west courtyards. Any exterior lighting will be from landscape lighting in the south and west courtyards. The aesthetic appearance of the ESF will be consistent with an assisted living/multifamily facility.

2. The use is consistent with the stated purpose of the applicable district or districts.

The use is consistent with the stated purpose of the applicable district because:

- 1.) The ESF is the same use (activities, equipment, materials, residents, employees, etc.) as an Assisted Living facility - just a different name.**
- 2.) An Assisted Living Facility is an approved use in the E1-MOU zone.**

3. The use is compatible with the goals and policies of the Everett General Plan.

The use is compatible with the goals and policies of the Everett General Plan because:

- 1.) The ESF is the same use (activities, equipment, materials, residents, employees, etc.) as an Assisted Living facility - just a different name.**
- 2.) An Assisted Living Facility is an approved use in the E1-MOU zone.**

Improvements related to the development that benefit the community

- **We understand that the City of Everett is trying to encourage more of a pedestrian experience with its new bus rapid transit system. Our design allows for easy pedestrian usage while also limiting the congestion caused by the auto on the same site.**
- **Our project has a Retail front facing Evergreen and access to the residential via a tranquil courtyard in the center of the property facing South.**
- **The retail front is easy to access via auto, bicycle or walking. We did this to allow for a proper transition from the busy car corridor at Evergreen Way via auto, bus or walking.**
- **The housing has secure barrier-free access via the South entrance (via elevator). This entrance is easy access to the bus rapid transit system. The bus stop is located on Evergreen very close to our project.**
- **Fleming has a secondary pedestrian access via a west Courtyard. This courtyard will have fencing and a perimeter landscaping so our residents will not interfere with the residents across the street. We do have an exit from this courtyard onto Fleming which will be used by the DART drivers to pick up residents. The Fleming courtyard is barrier free.**
- **Entrances to the Retail and to the Housing is barrier-free either by car, bus or by foot.**
- **With Popeye's and this development we reduced the number of cars that will be entering and exiting on Evergreen Way. In addition, we have a Fleming entrance/exit that also reduces Evergreen usage.**
- **This development will reconnect the parking connection between AutoZone and this development (East side of building). This reconnect will aid in less cars entering and exiting onto Evergreen Way.**
- **We have a pedestrian through access from Fleming to Evergreen. This through access allows the residents on Fleming to get to our retail, Popeye's, or the bus stop without walking around the block.**