



**TO:** Cassie Franklin, Mayor  
City Council

**FROM:** David Stalheim, Long Range Planning Manager

**DATE:** July 18, 2018

**RE:** Historic Preservation and Metro Everett

During the course of 2 ½ years of input on Metro Everett, planning commissioners received a large amount of input regarding historic preservation, or more specifically, issues around historic preservation in the Norton-Grand historic overlay area.

Staff and the planning commission responded to that input by reducing heights proposed along high-capacity transit corridors (Rucker and Pacific) and removing a large part of the Norton-Grand Historic Overlay from the current metropolitan center boundaries. Staff does not recommend any further changes to the planning commission recommendations, but note that the planning commission added the following recommendation to their resolution regarding historic preservation:

4. *The Planning Commission asks the City Council to authorize an update to the Everett Downtown Historic Preservation Plan from 2011, and call for a review of the Historic Overlay to add considerations for historic preservation, land use and a strong review process to prevent the unnecessary demolition of historic buildings and structures with historic significance.*

**Note:** *the Historical Commission also sent a letter, dated 7/13/18, supporting this additional recommendation.*

The following is an overview of historic preservation issues in the Metro Everett Plan and development regulations to help inform council members.

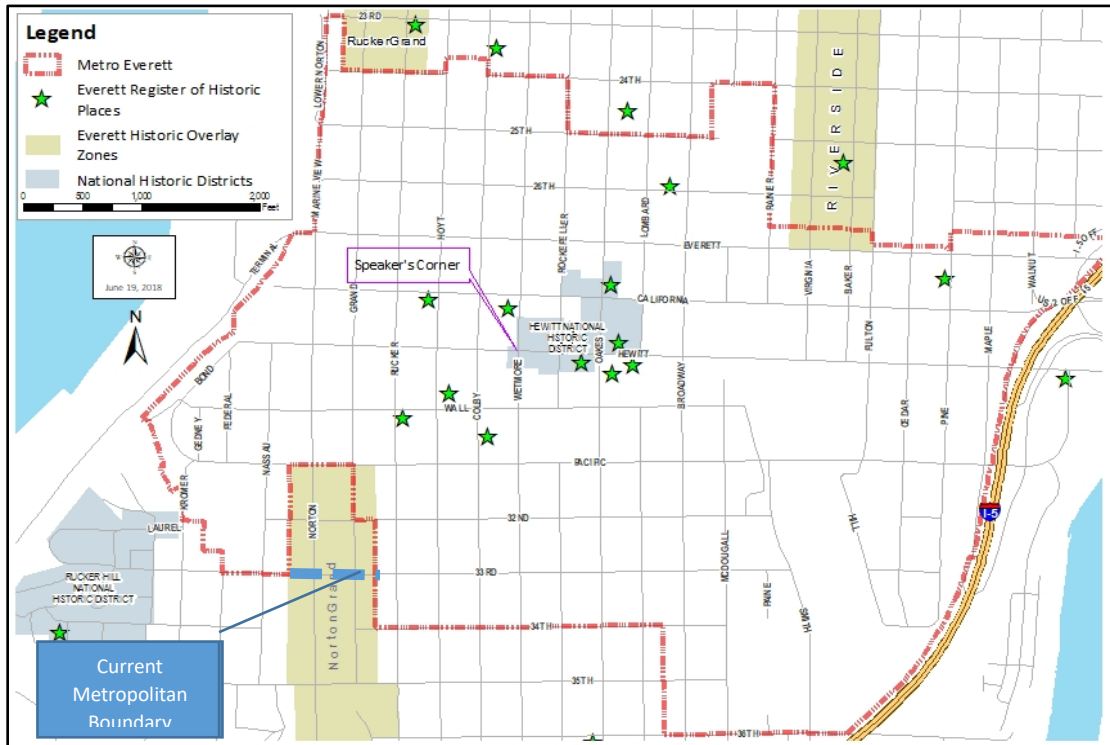
#### **Historic Resource Policies**

Chapter 7 of the Metro Everett Subarea Plan addresses historic resources. This chapter was sent to the Washington State Department of Archaeology and Historic Preservation early in the process for input. The city's Historical Commission also reviewed this chapter early in its drafting. The following are major new actions in that chapter regarding historic resources:

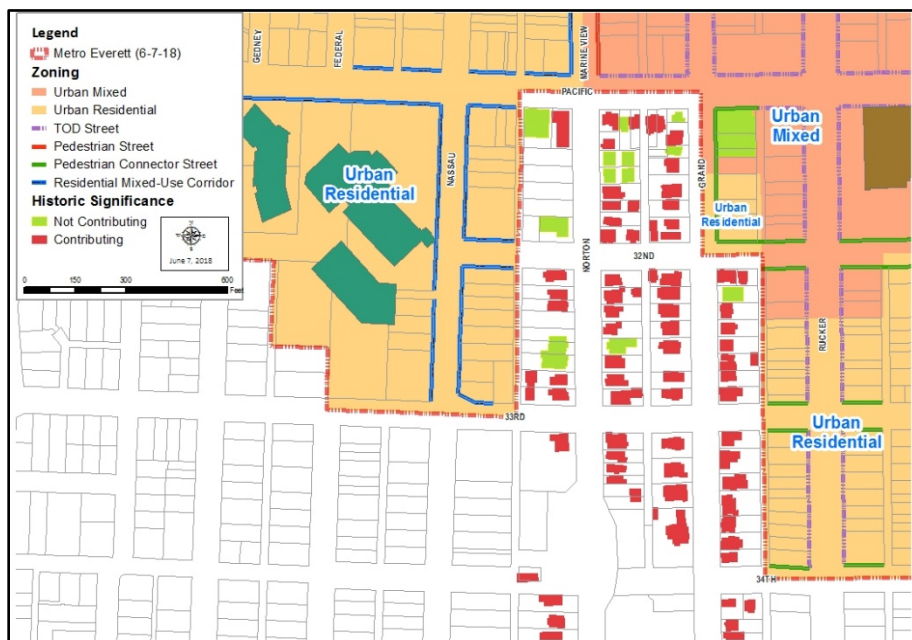
- Provide financial benefits to encourage preservation and rehabilitation
- Encourage the creation of a "Main Street" program for downtown
- Develop an historic overlay for the Hewitt Avenue National Historic District
- Review the historic preservation ordinance to consider adding a landmark designation status.
- Review the Riverside Historic Overlay

**Historic Overlays and Metro Everett**

The current metropolitan center boundaries includes two of the city’s three historic zoning overlays: Riverside and Norton-Grand. The third historic overlay, Rucker-Grand, is coterminous with the metropolitan center boundary. In the figure below, you can see the historic overlays in relationship to the revised metropolitan center boundary. The current boundary is on 33<sup>rd</sup> Street.



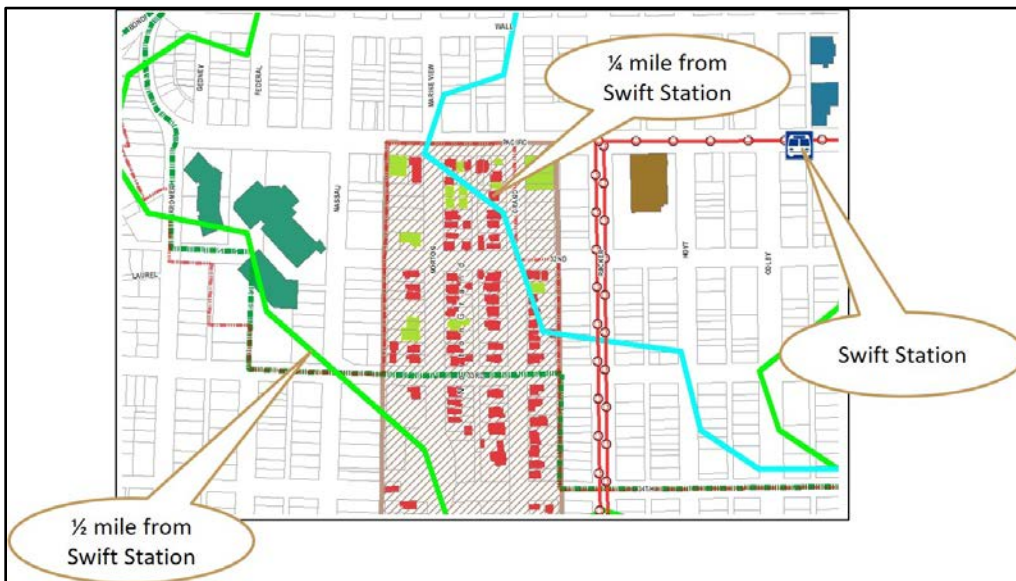
The portion of the Norton-Grand Historic Overlay that was left within Metro Everett does not include any historic resources, and is largely vacant property.



The city's historic zoning overlays are found in EMC 19.33. Everett's historic zoning overlays address development within the overlays, in addition to alteration of existing buildings considered historic; the city's historic zoning overlays permit all of the underlying uses within the zoning district. The ordinances proposed before city council do not alter the historic zoning overlays in any manner.

### **Multifamily along high-capacity transit corridor**

The Norton-Grand area has been planned for multifamily development and commercial uses for more than 20 years. It is an area within short walking distance of high capacity transit (Swift) and the commercial center of downtown. The proposed development regulations identify both Pacific and Rucker as Transit-Oriented-Development (TOD) streets, requiring a minimum of four stories development.

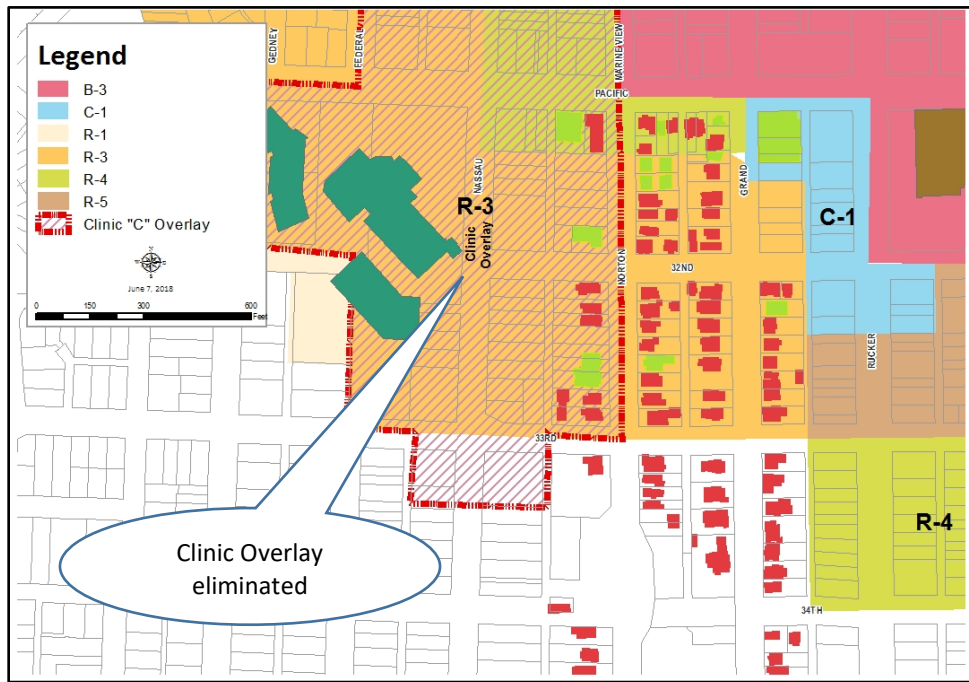


### **Uses within and adjacent to historic overlays**

Everett's historic zoning overlays do not change the uses that are permitted within the underlying zone. In the development regulations proposed before council, this continues to be true. However, the proposed regulations make some changes to current requirements as noted below.

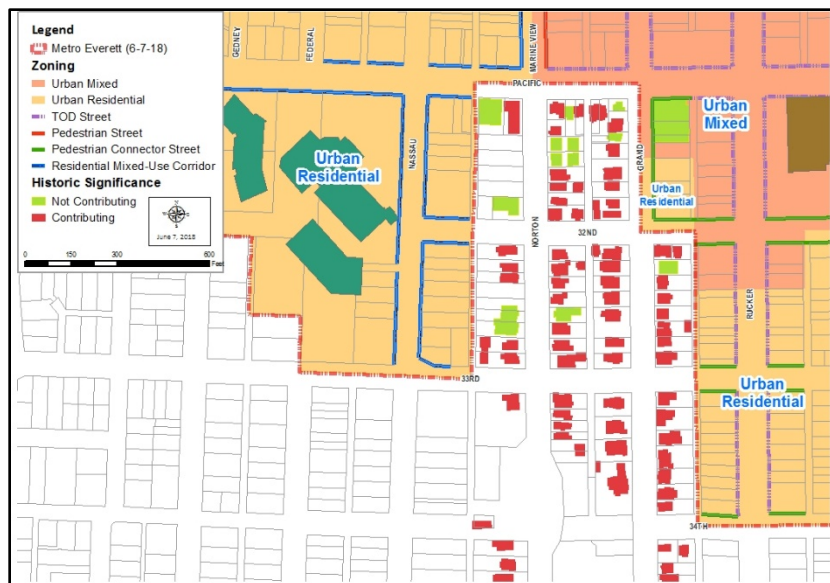
- 1) Clinic-office overlay eliminated. The Metro Everett development regulations propose the elimination of clinic-office overlays within Metro Everett,<sup>1</sup> including the area within the Norton-Grand Historic Overlay near the Providence South campus. The clinic overlay allows the development of 40,000 square feet of office space, without a residential component in a multifamily residential zone (R-3 or R-4). Even though the proposed ordinance removes most of the historic overlay from Metro Everett, the proposed development regulations do not reinstate the clinic overlay for the two blocks of Norton between Pacific and 33<sup>rd</sup>.

<sup>1</sup> These overlays would still be in place outside Metro Everett.



2) Metro Everett uses are not the same as current. Metro Everett uses are proposed as a new chapter in the zoning code (Ch. 19). These uses are similar in nature to existing zoning, with some differences:

- The development regulations propose designating the streets adjacent to Providence South campus as Residential Mixed-Use streets (RMU). An RMU street allows the use of ground floor for some office, clinic and other retail activities. The use of the ground floor is contingent upon having at least 50% of the overall gross floor area as residential. The current clinic overlay would allow the development of 40,000 square feet of clinics without any residential use.



- There are some additional residential uses in the proposed Urban Residential (UR) zone that have raised some concerns. Live-work units could be allowed following public notice and meeting siting criteria. Live-work examples in Everett are the Artspace Lofts. Micro-housing (multi-family housing with smaller units), would also be allowed throughout Metro Everett. For the complete list of uses, please see the proposed Chapter 19, Metro Everett Use Code.

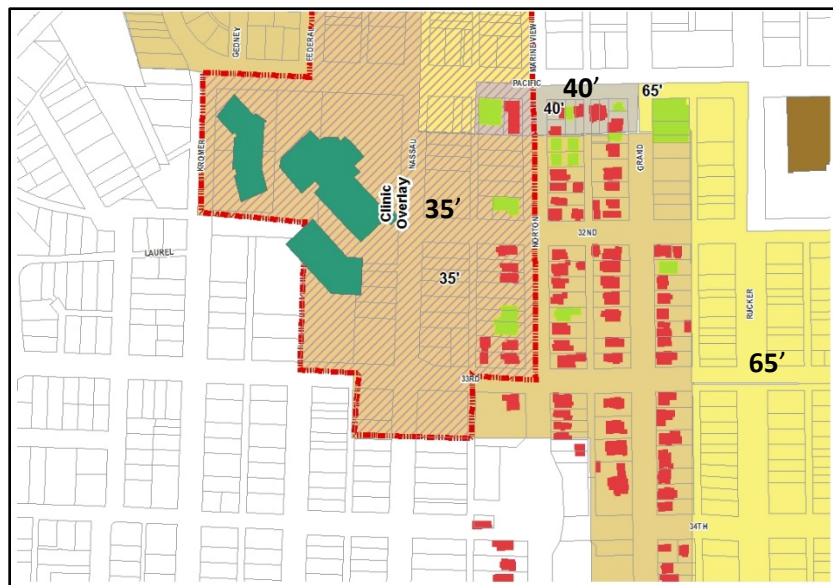
### **Building heights within and adjacent to Metro Everett**

The city's zoning code for building heights is complicated. There are numerous exceptions to building heights, and numerous ways to measure building heights. While Metro Everett's development regulations are written to simplify these requirements, providing a clear comparison to existing heights is challenging.

The current height regulations have several exceptions:

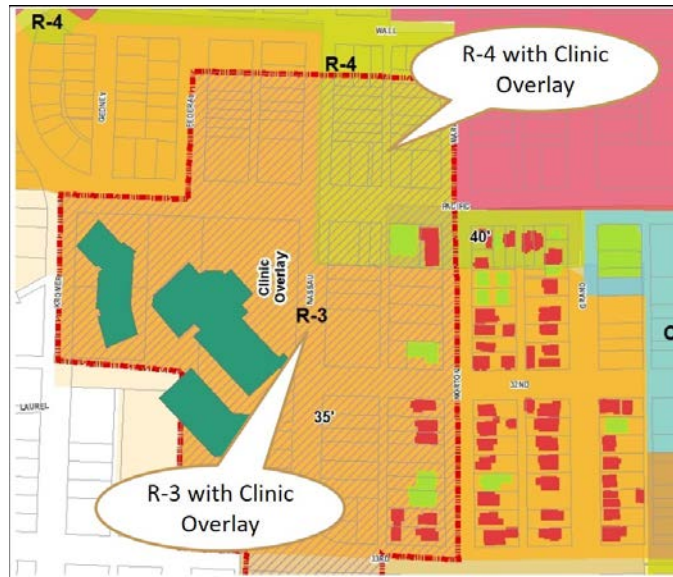
- When in an historic overlay, you can increase building height by ten percent (10%)
- When in the Core Residential Area, you can exceed the height by ten (10) feet with a pitched roof
- When in a clinic and office overlay, you can go up to 80 feet in the R-4 zone (residential required above the 4<sup>th</sup> floor), and can increase height by ten feet if over parking, mixed-use or pitched roof in the R-3 zone

*Current Height Limits (general)*





Height Limits with Overlays and MF zones (80 feet in R-4 and 45 feet in R-3)



Heights in Core Residential Area; can increase by 10 feet with pitched roof

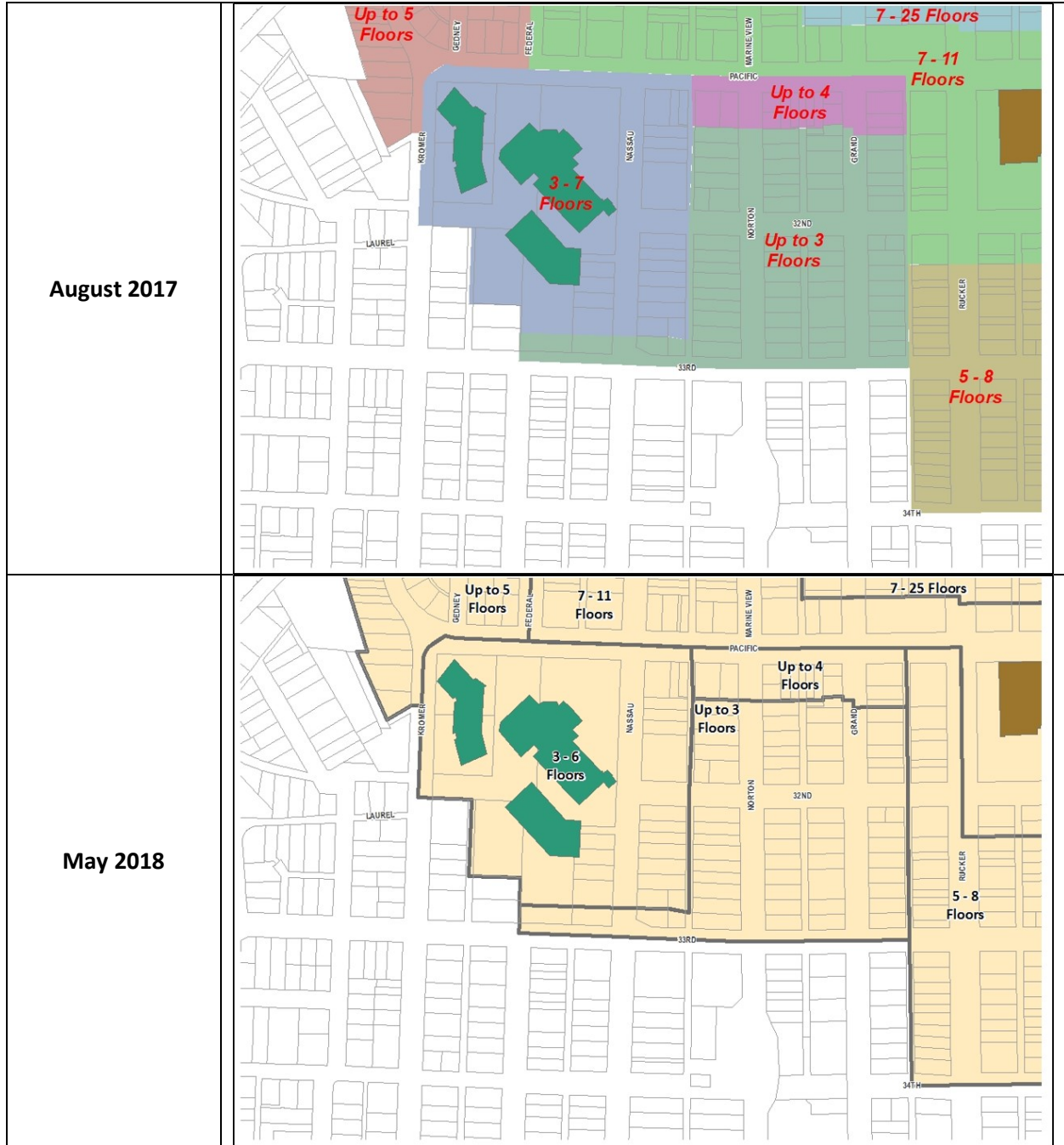


Figure 1: Height Limits in Historic Overlay can be increased 10%

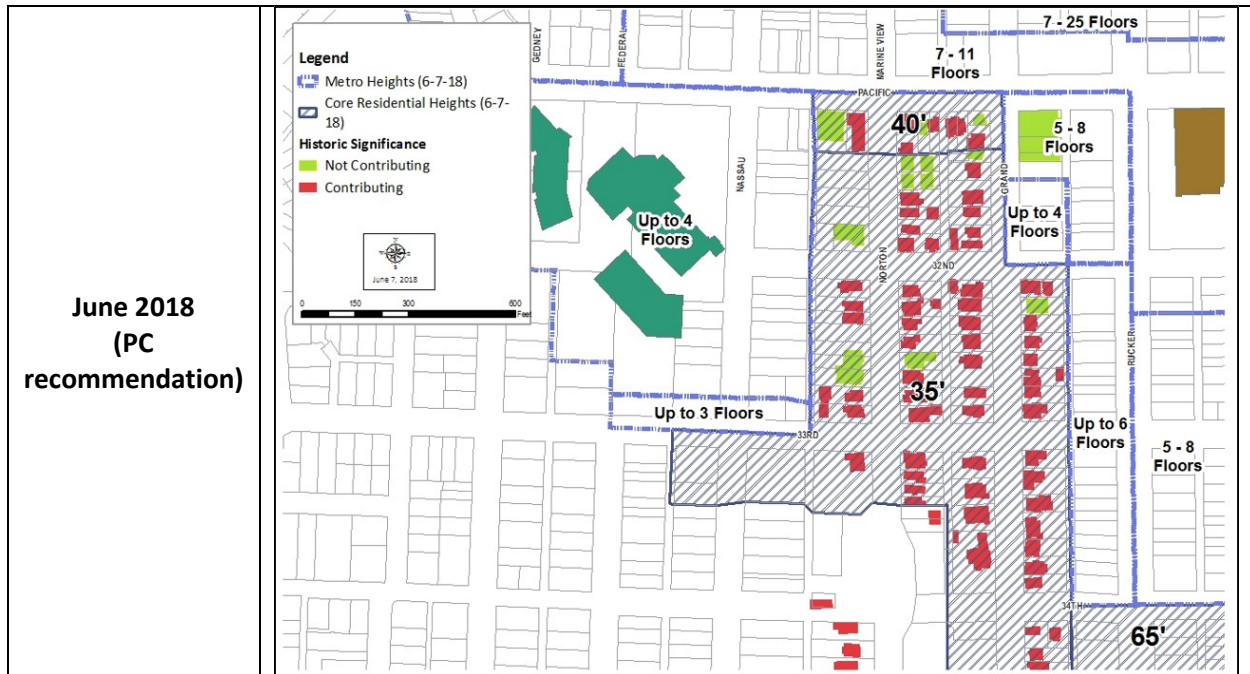


The height proposals have been adjusted four times within the Norton-Grand neighborhood based on public input. See sequence of changes in the figures below.







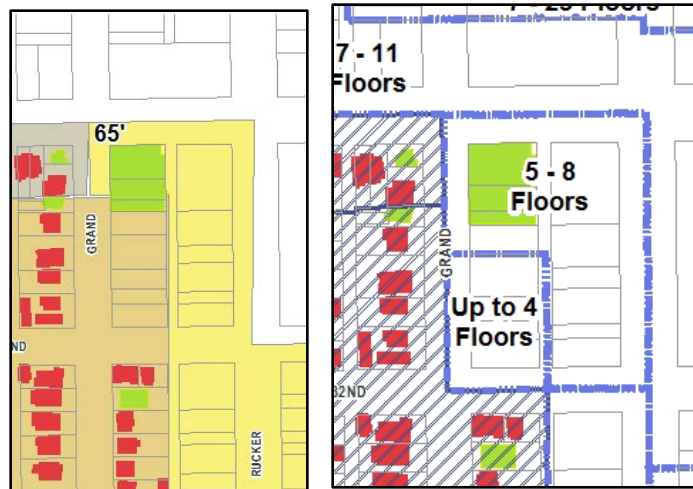


The proposed development regulations before Council do not amend the provisions of the historic overlays, and the height requirements of the historic overlays continue to be the controlling factor.<sup>2</sup> Thus, the part of the Norton-Grand historic overlay on the east side of Grand Avenue, proposed for Urban Residential zoning, would have the same height restrictions as on the west side of Grand Avenue.

For that portion of the Norton-Grand Historic Overlay that is currently zoned for commercial uses (C-1) and proposed to be rezoned to Urban Mixed (UM), the current height limit of 65', plus 10% for being in the historic overlay (71'), is taller than the base height proposed in Metro of five floors (55'). To achieve the eight (8) floors along this TOD corridor, the developer would need to provide public benefits to achieve that height increase. (See 20.440 in Ord. #3, Ex. 2.)

Current Height Standards (65' + 10% = 71')

Proposed Height Standards



<sup>2</sup> See proposed EMC 20.100.C (Ord #3), which says "...the requirements established as part of any historic or design overlay zone shall take precedence over any conflicting requirements in this chapter." And, in proposed Section 51 of the fifth ordinance, amending the historic overlay zones to recognize the new Metro zoning, it says "In the ...URH zones, the maximum permitted eave height shall be twenty-four feet...the height limitation can be changed by up to ten percent..."

Finally, the proposed development regulations were amended by action of the planning commission to include upper floor modulation for buildings that abut an historic overlay zone.<sup>3</sup> This was added to help reduce the bulk of buildings that might be adjacent to historic structures. As noted earlier, this is also something that the planning commission and historical commission recommended as an added work element for the city.



If you have any questions, please feel free to contact me at [dstalheim@everettwa.gov](mailto:dstalheim@everettwa.gov) or call 425-257-8736.

<sup>3</sup> See proposed standard in 20.300.C in Ord #3, Exhibit 2.