

May 22, 2022

City of Everett
Permit Services Counter
3200 Cedar Street, 2nd Floor
Everett, WA 98201

Re: Rockefeller Mixed Use, CPH Project No. 024-21-049
Pre-application Introduction Letter and Project Narrative

Planning and Engineering Review Staff,

This project narrative and enclosed materials are provided to complete a pre-application meeting request on behalf of my client DevCo for their *Rockefeller Mixed Use* project. The following items are included for your review and consideration:

1. Cover Letter and Project Narrative (this letter)
2. Land Use Permit Application
3. Pre-application Meeting Questions Sheet
4. Plan Set Packet:
 - a. Architectural and Building Plan Set:
 - Cover Sheet, Table of Contents, Project and Team Information
 - Conceptual Project Rendering
 - Conceptual Elevation Drawings
 - Conceptual Floor Plans
 - Conceptual Building Sections
 - b. Existing Site Conditions (ALTA Survey)
 - Existing Topographic, Planimetric, and Utility Mapping
 - Legal Description for Existing Parcels
 - c. Aerial Vicinity Plan (3-Block Overview)
 - d. Conceptual Site Plan, including street sections
 - e. Conceptual Landscape Plan
5. Checklist for Pre-application Meeting

PROJECT PROPOSAL AND EXISTING SITE CONDITIONS

The *Rockefeller Mixed Use* project proposes to redevelop an assemblage of fourteen contiguous real properties in downtown Everett, Washington that total approximately 1.70 acres and 0.17 acre of vacated alley areas with a mixed-use community comprised of between 260 and 270 residential apartment units and approximately 5,000 square feet of ground-floor commercial space. The site is bound on all sides by full or partial public right-of-way frontages—Pacific Avenue, Rockefeller Avenue, 32nd Street, and Oakes Avenue. The existing properties have a mix of zoning with the majority being Mixed Urban (MU) zone and the properties at the southeast corner of the site zoned as Urban Residential 4 (UR4). Parking for both the residential and commercial uses will be accommodated onsite with one level of below grade and one to two levels of above grade parking garages in each building. The proposed mixed-use project is a permitted use under the current zoning and all site development and public infrastructure improvements are proposed in accordance with applicable provisions of City of Everett Municipal Code (EMC) Title 19.

The new residential apartment units are proposed in two multi-story buildings. The ground floor level of the west building that fronts Rockefeller, Pacific Avenue, and 32nd Street will include a private recreational space for the residents in both buildings. This level will also house the leasing and property management operations for the communities and the project's commercial frontage. Private open space and recreation amenities—indoor and outdoor—will be included with the finished project to both comply with applicable City code as well as to fit the Applicant's typical amenity program. The types and locations of these facilities are illustrated on the enclosed *Conceptual Landscape Plan*.

The Rockefeller site is bordered by Pacific Avenue, Oaks Avenue, Rockefeller Avenue, and 32nd Street. More generally, the site is comprised of 14 separate tax parcels (SC tax parcel nos. 00439073900100, 00439073900300, 00439073900500, 00439073900800, 00439073900900, 00439073901101, 00439073901101, 00439073901200, 00439073901300, 00439073901400, 00439073901500, 00439073901600, 00439073901700, 00439073902700, and 0439073902900) located within the NW quarter of Section 29, Township 29N, Range 5E. The subject properties are currently in a variety of developed states and uses ranging from a large, maintained lawn area in the southwest; single-family and multifamily residences along the southeast and east; and commercial office buildings in the northwest. The Jackson House retirement facility occupies the northwest corner of the block of development properties. This facility is owned by the Snohomish County Housing Authority and will remain with the project.

ACCESS AND FRONTAGE IMPROVEMENTS

Two contiguous alleys bisect the site—one east-west and one north-south. A portion of the west leg has already been vacated such that the remaining right-of-way (on record) is only 12 feet wide. The eastern portion of the east-west alley and the entire length of the north-south alley are 24 feet wide. All of the currently open alley areas are proposed to be vacated except for the western portion of the east-west alley that currently serves Jackson House. This remaining alley at its current grades will continue to serve Jackson House as well as one of the project's garage entries. The proposed site plan, building configurations, access locations, and onsite amenity areas are illustrated on the *Conceptual Site Plan*, *Architectural Plan Set*, and *Conceptual Landscape Plan* that accompany this narrative.

Vehicular access to the site will be provided by new commercial driveways from Rockefeller Avenue and Oaks Avenue in addition to a third garage access at the west terminus of the remaining alley right-of-way. The access at Rockefeller Avenue will enter at Level 1 of the west building. This ground floor level of the west building also This is the same level of level 1 (above-grade), containing both retail businesses and structured parking that ultimately routes to the below-grade and level 2 parking levels. Access on Oaks Avenue will enter the below-grade structured parking that serves Building B. An open-space alleyway traveling north from 32nd Street separates the Building A and Building B. This alleyway will serve as pedestrian access which will terminate at the portion of the alleyway that will remain.

Only minor road widening and sidewalk improvements are proposed along with improvements to meet the City's current TOD and Connector Road standards. The elevations of the access points to the Level 1 and lower parking garages will therefore be governed by the existing grades of Rockefeller Avenue and Oaks Avenue respectively.

The general topography around the perimeter of the site will be generally maintained with the project. Excavation will be required to install the combined garage and building foundations. The details of these foundations and the required excavation (and shoring) extents will be provided with subsequent building permits for the project.

STORM DRAINAGE AND UTILITIES

Surface water runoff from the site currently travels north from 32nd Street as sheet and shallow concentrated flows over the existing alley ways, open field, and residential/commercial buildings. Runoff is collected by existing system generally located in the existing alley intersection. Runoff from the improved site will be collected via roof downspout and area drain systems that will convey water to a new onsite detention tank. This detention tank will discharge collected runoff at a controlled rate to an existing sanitary sewer manhole located along the alley way north of the west building.

The project will provide flow control for surface runoff from the improved areas prior to release to the downstream sewer system in accordance with the current City of Everett standards for combined sewer conveyance systems. The detention tank has been sized to match the developed discharge durations to the existing site durations for the range of existing discharge rates from the 10-year peak flow through the 100-year peak flow (Section 6-10 of the City of Everett Design and Construction Standards Volume II) Additionally, City of Everett standards require discharge from the detention tank requires a Type 2 catch basin with an installed gas trap prior to release to the sewer system. The proposed storm drainage facilities for the project are illustrated on the enclosed *Conceptual Site Plan*.

Domestic and fire supply water will be provided to the site by service extensions from the existing City of Everett 6-inch cast iron main on Rockefeller Avenue. Two separate, 8-inch PVC sanitary sewer services are proposed to extend from the existing 8-inch main and/or manhole that will remain with the alley north of the east building and south of Jackson House. These utility extensions and the general configurations of the onsite water system is shown on the enclosed *Conceptual Site Plan*.

CRITICAL AREAS CONSIDERATIONS

There are no known regulatory critical areas (e.g., steep slopes, erosion hazards, or wetlands) on or in the vicinity of the site.

QUESTIONS FOR THE CITY

A few specific questions from the Applicant team are included on the enclosed City standard form.

LAND USE ANALYSIS

EMC 19.05, Use Tables. The proposed residential multiple-family dwellings are allowed in both the MU and UR4 zones per EMC 19.05.080, Table 5-1. Specific commercial uses are not yet known for the ground floor spaces along Rockefeller and the corner of 32nd Street, but those uses will comply with the permitted used listed in EMC 19.05.090, Table 5-2.

EMC 19.06, Lots, Setbacks, and Residential Densities. All interior lot lines will be eliminated with the project. Pacific Avenue is considered to be the front of the proposed development for the purpose of establishing required building setbacks. Those portions of the east building within the UR4 zone will be setback from 32nd Street and Oakes Avenue by 10 feet as required by EMC 19.06.020, Table 6-2 for side and rear setbacks. There are no building setbacks for that portion of the structure within the MU zone per EMC 19.06.020.

EMC 19.09, Multifamily Development Standards. The project will be designed and constructed in accordance with the applicable standards of EMC 19.09. This includes, but is not limited to the provisions of 19.09.020, *Building Form and Design Standards* for the building and garage facades. Specific details and elements for compliance will be identified with the subsequent Design Review application.

EMC 19.12, Building Form and Design Standards. The provisions of EMC 19.12 are applicable in addition to those of EMC 19.09 for building form and design standards because the development is within the U4 and MU zones. The project will conform with all applicable standards, and the specific details and elements for compliance will be identified with the subsequent Design Review application.

EMC 19.13, Specific Use Standards. The project will conform with the applicable provisions for specific uses per EMC 19.13.

EMC 19.22, Building and Structure Heights. The building sections provided on drawing A015 of the enclosed Architectural Plan Set illustrate compliance with the maximum number of floors and building heights provided by EMC 19.22.

EMC 19.33, Streets, Sidewalks, and Pedestrian Circulation. The existing street frontages will be improved with some minimal pavement widening to achieve a half-street width of 16 feet. All frontages have existing concrete sidewalks that will be removed and replaced to achieve current City standards for TOD and Connector street standards. The buildings and at-grade and below-grade garages will occupy the entire site. This means that pedestrian facilities onsite will be integrated in the building design. There is no requirement and will be no provisions for public pedestrian access through the site. The project will comply with other applicable provisions of EMC 19.33.

EMC 19.34, Parking, Loading, and Access Requirements. The site is located within Parking Area B per EMC 19.34, Map 34-1. The proposed residential unit bedroom mixture requires a minimum of 317 spaces per EMC 19.34.025 Table 34-2. The commercial uses are not yet known. The current conceptual design provides 356 parking stalls which provides an additional 39 spaces for commercial and residential users. All parking for the project is being accounted for within the buildings parking garages.

EMC 19.35, Landscaping. The ultimate project will result in no interior lot lines. It does have four street frontages. The MU portion of the site requires Landscape Category B and the UR4 zoned property requires application of Landscape Category A criteria. EMC 19.35.060, Table 35-2 requires a Type III landscape between the building frontage and property line for Category B and a Type III landscape for the minimum building setback depth for Category B. These perimeter landscape depths will be achieved with the project. Street trees are expected to be required along each of the site frontages based on their TOD or Connector designations per footnote 11 of Table 35-2 and other applicable development standards. Significant landscape area will exist between the back of sidewalk and property line/right-of-way. The details of how that area is to be planted and connect to the pedestrian zones will be provided with the subsequent Design Review application.

EMC 19.36, Signs. Signage details conforming with the applicable provisions of 19.36 will be provided with the Design Review application submittal.

EMC 19.37, Critical Areas. There are no known critical areas on the site.

EMC 19.38, Nonconformities. The project is currently not proposing any nonconforming uses or structures and all existing uses and buildings will be removed with the project.

EMC 19.39, General Provisions. The project will conform with the provisions of EMC 19.39.030 for the placement and screening of trash and recycling areas. The current plan proposes a dedicated trash room in the northeast corner of the east building. That room will have doors or gates that open onto the alley, and it is opposite the existing exterior trash area at the Jackson House across the alley.

Rockefeller Mixed Use

Pre-application Introduction Letter and Project Narrative
CPH Project No. 0024-21-049

May 22, 2022

Page 5 of 5

Please, feel free to contact me directly at (425) 285-2391 or by e-mail at matt@cphconsultants.com if you have questions or require additional information to complete your review. I appreciate your time and efforts and am looking forward to working with the City on another successful project. Thank you.

Sincerely,

CPH Consultants

A handwritten signature in blue ink, appearing to read "Matthew J. Hough", is written over the printed name and title.

Matthew J. Hough, PE
President

Enclosures

Cc: David Ratliff, Dalton Arndt, Tom Neubauer (DevCo, Inc.)
Seth Terry (Johnson Braund Architects)
Copy to file