

## Determination of Non-Significance (DNS)

### PROJECT FILE SUMMARY

**Project Name:** Compass Health Broadway Phase 2 & 3  
**Project File No.:** REVII21-027, REVII21-030  
**Applicant:** Lotus Development Partners, LLC  
**Project Address:** 3322 Broadway Avenue  
**Tax Parcel #(s):** 004390-795-017-00  
**Lead Agency:** City of Everett Community, Planning, & Economic Development Department  
**Date of Determination:** 07.15.2022

**Project Description:** Proposal will demo the existing behavioral health building and construct a new four-story, approximately 72,400 sf behavior health building as part of Phase 2. The building includes 69,950 sf behavior health clinic with an attached 2,450 sf ambulance garage. Phase 3 will construct a new seven-story, approximately 70,200 sf, mixed-use building. The building will include 8,600 sf Outpatient Clinic, 10,900 sf administrative offices, 41,200 sf of supportive housing, and 9,500 sf two level parking garage. The supportive housing component includes 74 residential units with associated housing common areas and supportive services.

**Threshold Determination:** The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued in accordance with WAC 197-11-355. No additional comment period is required.

  
Yorik Stevens-Wajda, Planning Director

### APPEALS

This decision may be appealed to the City's Hearing Examiner within 14 days of the issuance of this determination. For information about appeals, please refer to [EMC 15.02.600](#).

