

August 26, 2020 Sequoia Upper Field Neighborhood Advisory Committee Meeting
Via Zoom

Agenda:

1. Debrief of August 25, 2020 Historical Commission Meeting

Last night, the City's Historical Commission considered our request to remove the Historic Overlay on the eastern two thirds (multi-family) portion of the site. This was necessary because the Historic Overlay's height limits were slightly too restrictive to accomplish the multifamily building design. The Historic Overlay limits buildings to 24 feet eve height and a total building height of 35 feet. Designs Northwest's current designs are 38 feet high and the eve height is also slightly higher than the limits.

Unfortunately, the Historical Commission recommended against removing the overlay. Commissioners had several concerns, but the one that seemed to sway the most was the reluctance to set a precedent of removing land from an overlay based only on a developer's request. While this is disappointing, it does not stop our project for two reasons. First, this is a recommendation only, and the Planning Commission and ultimately the City Council can disagree with the Historical Commission, so this is not a final answer. Secondly, because our current design is so close to meeting the overlay requirements anyway, there are adjustments that Designs Northwest can make to accommodate them. This may mean a reduction in the overall number of units.

2. Next Steps

Please note that the ONLY item that the Planning Commission and City Council will be considering is our request to re-zone the eastern two thirds of the site from R-1 to R-3 and remove the Historic Overlay from that same portion. We are still very early in the land use process, and the Historical Commission, Planning Commission, and City Council will all consider the specifics of the project design later in the process.

- a. Planning Commission consideration on Tuesday, September 15th
- b. Planning Commission will vote on a recommendation to send to City Council, who will immediately take up consideration.
- c. There will be three readings in the City Council, with possible action on Wednesday, September 30 or Wednesday, October 7.

3. Public Comment

Neighborhood Advisory Committee members are encouraged to submit written comments to the Planning Commission only (not City Council yet) by September 8th by emailing to Planning@everettwa.gov.¹ Committee members are also encouraged to attend the September 15th

¹ From the City's website: "We encourage you to provide your comments in writing before the meeting at planning@everettwa.gov. If you would like to testify at the public hearing, please call or email us by 6:00 PM on

Planning Commission meeting and give verbal public comment. Please note that the City requires that you cannot simply read your previously submitted written comment word for word in the meeting. It's considered duplicative because your written comments are already part of the public record. However, it is acceptable to submit written comments and also give verbal comments as long as your verbal comments are not the same as your written comments.

4. Other Comments/For the Good of the Order
 - a. Committee members were thanked for their continued involvement and support of the project for so many months.
 - b. Member made the committee aware of data from BC (British Columbia) Housing on the positive impact of affordable housing on neighboring property values.
 - c. Member asked that we ask the City to put stop signs at the bottom of the hill from both south and north to further aid in traffic speed reduction.