

July 30, 2018

Mayor Cassie Franklin
City of Everett
2930 Wetmore Avenue
Everett, WA 98201

Dear Mayor Franklin,

The Metro Everett Plan is a working document now in the process of final adoption, but that plan needs more work. The plan is comprehensive and innovative, but it should be fine-tuned around the edges to better protect historic overlay zones and historic neighborhoods. Historic Everett recommends the Everett City Council reconsider buffer zones and certain regulations for areas adjacent to historic neighborhoods.

We fully support the Planning Commission's recommendation to update the Downtown Historic Preservation Plan and review Historic Overlays to better protect our historic resources. We ask that the following issues be considered in that review process:

1. Incentives for raising building heights

Review the maximum building heights and do not include incentives for increased heights for Rucker Ave blocks adjacent to Historic Overlays.

2. Micro housing

Restrict micro-housing in areas adjacent to Historic Overlays and single family neighborhoods to avoid impacts from increased traffic and noise.

3. Alley access for new development

Requiring that access for new developments be only from alleys (current code) may result in heavy traffic, noise and safety impacts. We recommend reconsidering this requirement in areas adjacent to historic properties.

4. New Commercial buildings

Adopt the proposed building design standards to ensure greater compatibility with historic properties.

The Metro Everett Plan includes excess capacity to reach growth targets. Reducing the proposed floors adjacent to the Norton-Grand Historic Overlay will still meet the requirements.

We need to work together and maintain the character and livability of our precious Historic Overlay and historic single-family neighborhoods that continue to attract homeowner investments in residences near the city's core. With appropriate regulations, both new developments and adjacent neighborhoods can thrive and contribute to the economic growth and historic tourism in Everett.

Historic Everett requests the Everett City Council support the Planning Commission's recommendation for further review of Historic Overlays in support of historic preservation in the Metro Everett Plan. It took years to define and adopt our Historic Overlays, with research of every structure and support from homeowners. Let's create the best plan that we can for Everett's future.

Sincerely,

David Chrisman, President
Historic Everett
Presented by the Board of Directors

cc: Everett City Council Members