

THE PARK DISTRICT

PUBLIC MEETING #4

JANUARY 23, 2023



EVERETT
HOUSING AUTHORITY



MIXED
INCOME

HEIGHT
TO ENABLE
SCALE

work/live
&
childcare



Rendering courtesy of PAU Studio, New York



MIXED
USE

human
scale



Carbon2, photo by Andrew Pegue

SUSTAINABLE
CLT
CROSS LAMINATED
TIMBER
CONSTRUCTION

adjacency
buffers



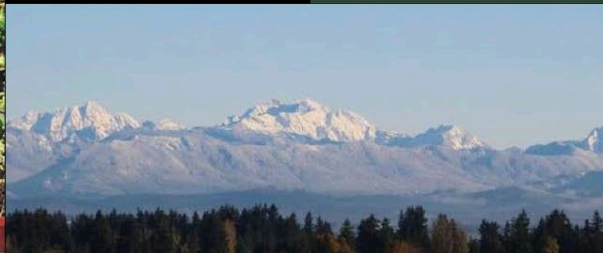
RACIAL
EQUITY

biophilia
CONNECTION
TO NATURE



TOD
TRANSIT ORIENTED
DEVELOPMENT

WALKABLE



neighborhood
RETAIL

healthy
buildings,
environment
& ecology

EVERETT HOUSING AUTHORITY

The EVERETT HOUSING AUTHORITY
creates affordable housing,
fosters healthy communities where households
thrive, and replaces systemic racism with equity for
all.

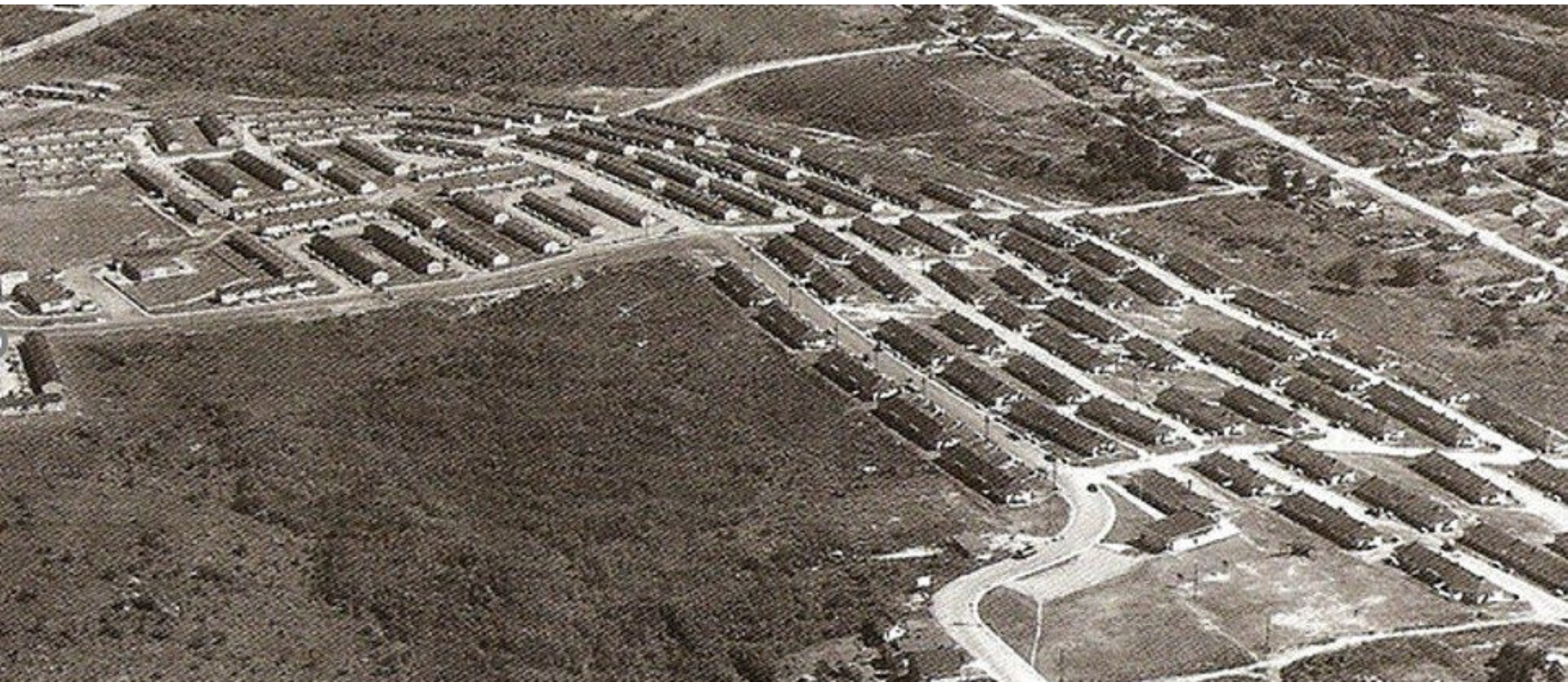


OBJECTIVES

- **Where are we on the project?**
We'll share the current status
- **What do you think?**
We want to hear your thoughts
- **What's next?**
We'll outline next steps and opportunities to engage in the process

PROJECT OVERVIEW

- Replacing 1940's era housing on a 12+ acre site
- New mixed-use, mixed-income community
- Amenities desired by the Delta neighborhood
- Madrona Square will be finished this year



PROJECT OVERVIEW

TRANSFORMATION

Opportunity to create much-needed housing, with a new model for a walkable community integrated into the Delta neighborhood.



NEED

HOUSING

Housing is an enormous need in Everett.
23,000 new housing units are needed in Everett
by 2035.

There are now about 46,000 housing units in
Everett.



OPPORTUNITIES

MAKING DELTA A COMMUNITY OF OPPORTUNITY

EQUITY

Investment in Delta neighborhood

DECARBONIZATION

Walkability, density, and sustainable CLT construction



OPPORTUNITIES



OPPORTUNITIES



Housing

OPPORTUNITIES



Community assets

OPPORTUNITIES



Employment

MASTER PLAN

- Completed in 2021 with three community meetings
- Envisions up to 1,500 units in mixed-use buildings
- Includes neighborhood commercial uses, community amenities, and open space



MASTER PLAN

WHAT WE HEARD ABOUT WHAT YOU'D LIKE IN THE PARK DISTRICT

- Strong support for community gardens
- Desire for neighborhood retail
- Café, place to “hang out”
- More opportunities for recreation
- More eyes on the street
- More affordable housing
- Opportunities for small businesses
- More park space
- Art installations
- Concerts, lectures, events
- Opportunities for youth
- Farmers market
- Food trucks
- Outdoor theater

CURRENT WORK

- Moving design forward based on input from the Master Plan
- Working with the City on requirements and permitting for development



CURRENT WORK: DESIGN TEAM

framework

MAKERS
architecture • planning • urban design

GGLO



REAL RETAIL

GRAHAM BABA ARCHITECTS

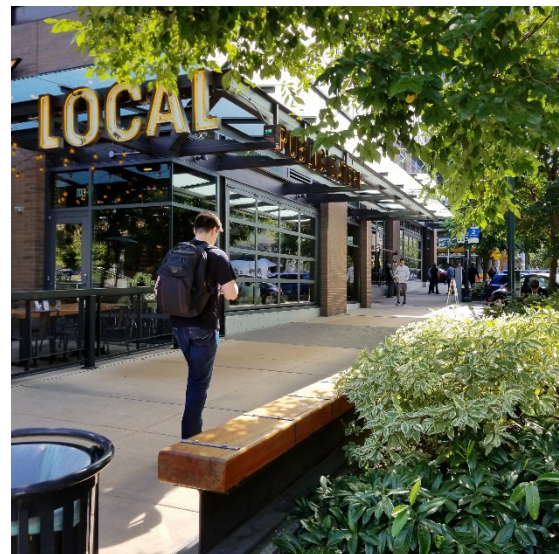


NATALIE QUICK
CONSULTING



berger PARTNERSHIP

EA
EA Engineering, Science,
and Technology, Inc., PBC



CURRENT WORK: DESIGN ISSUES

- Provide high-quality housing
- A mix of housing types and income levels
- Create and integrate community



CURRENT WORK: DESIGN ISSUES

- Design for views
- Take advantage of the hillside
- Design for sustainability and quality of life



CURRENT WORK: DESIGN ISSUES

neighborhood
connections

community-serving civic
uses

successful neighborhood
retail

network of open spaces

connections to green

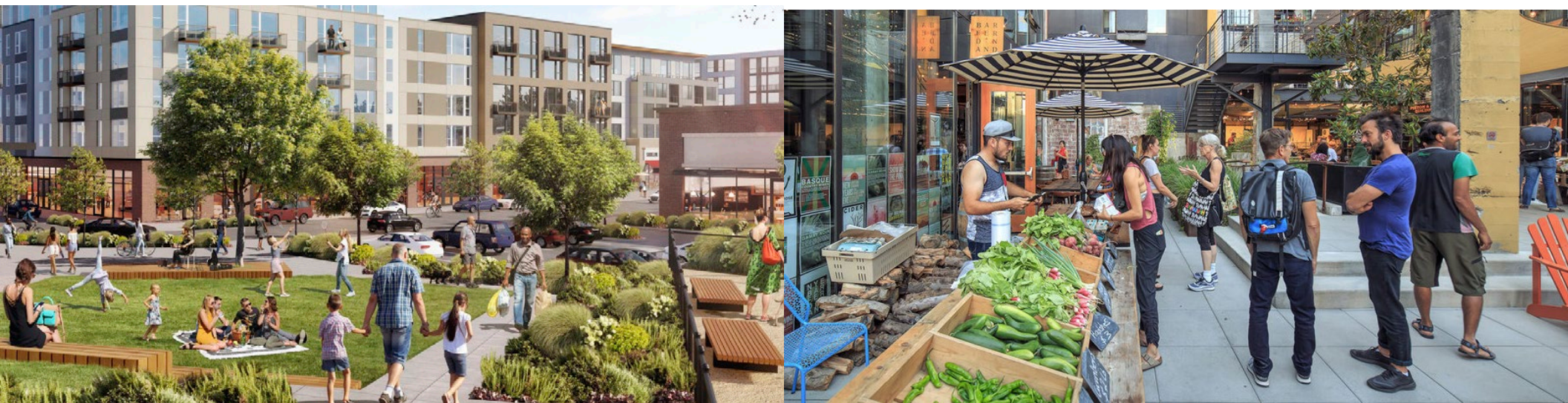
spaces

low buildings on edges or green
buffer at edges



FOCUS ON COMMUNITY BENEFITS

- Variety of open spaces
- Community gardens
- Dog park
- Paths
- Bike lanes
- Connections to transit
- Safe routes to school
- Active plaza
- Community/cultural spaces
- KSER space with events
- Café
- Neighborhood retail
- Library/resource center
- Preschool/Daycare



COMMUNITY BENEFITS:

OPEN SPACES

Community garden expansion

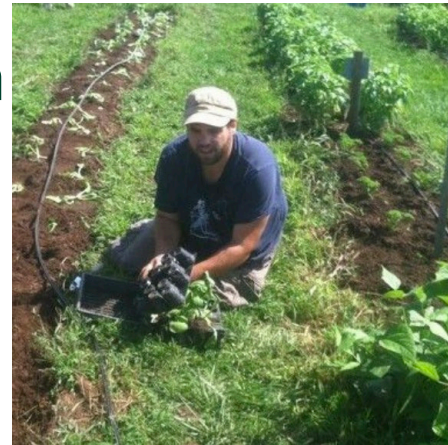
Active plaza

Dog park

Quality streetscape

New paths

Play areas



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OPEN SPACES

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COMMUNITY BENEFITS:

CONNECTIVITY

Safe connections to destinations

Bike facilities for all abilities

Connecting to new amenities

Quality streetscape

New paths

Connecting to green spaces

Encouraging transit



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COMMUNITY BENEFITS:

CONNECTIVITY

Safe connections to destinations

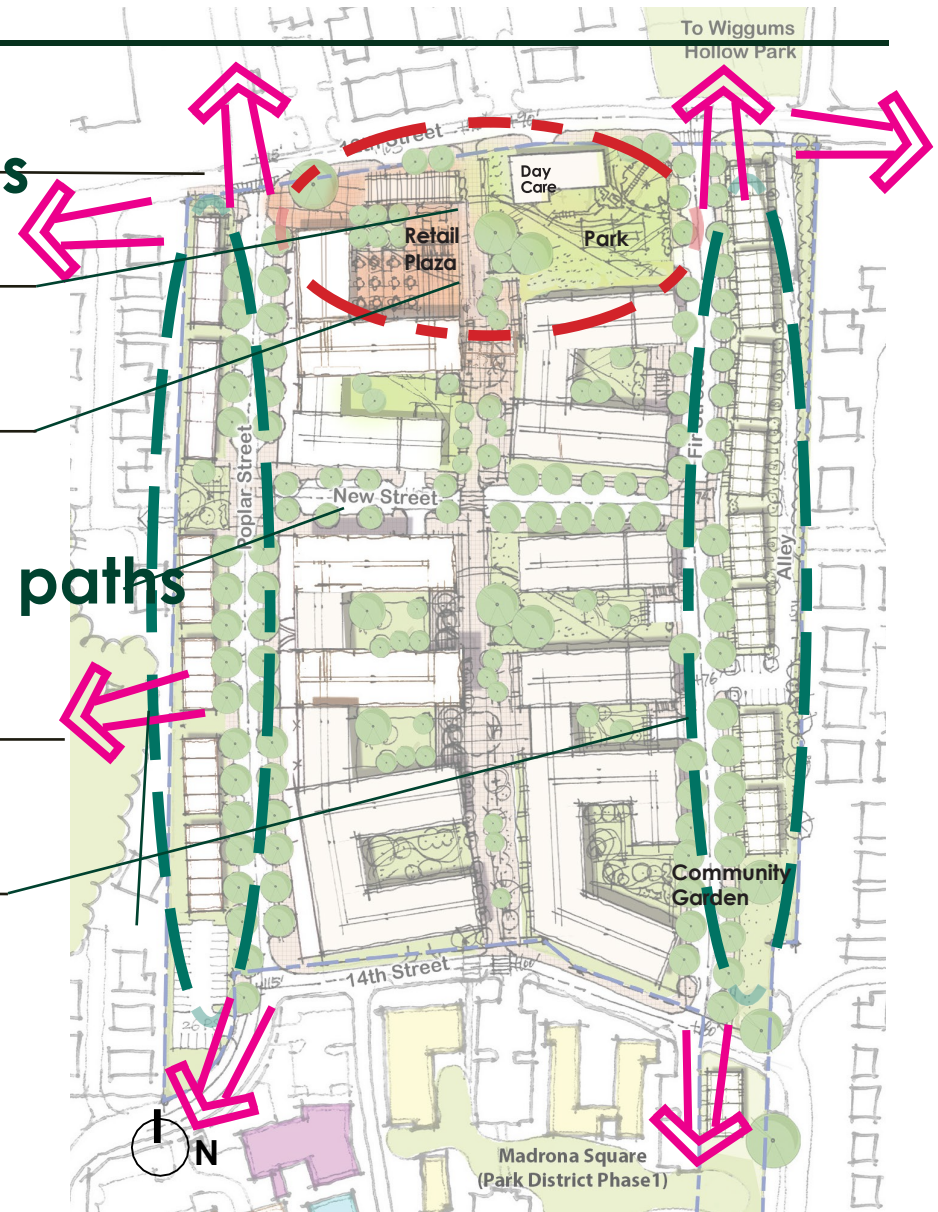
Bike facilities for all abilities

Connecting to new amenities

Quality of streetscape Potential paths

Connecting to green spaces

Encouraging transit



COMMUNITY BENEFITS:

CIVIC AND RETAIL USES

Community space
with KSER

Café and food

Daycare and
preschool

Library/Resource
center

Neighborhood retail

Public art



COMMUNITY BENEFITS:

CIVIC AND RETAIL USES

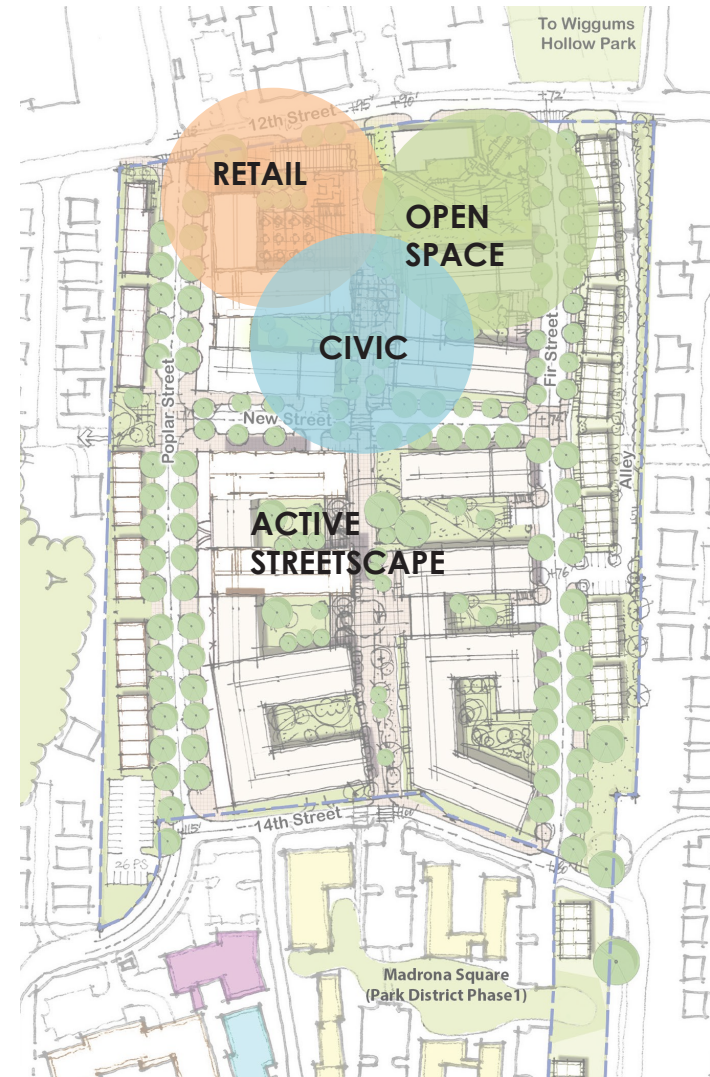
Community space with KSER

Café and food

Daycare and preschool

Library/Resource center

Neighborhood retail



COMMUNITY BENEFITS:

CIVIC AND RETAIL USES

Creating a heart for the neighborhood

Community space with KSER

Café and food

Daycare and preschool

Library/Resource center

Neighborhood retail

Public art



NEXT STEPS

- Equitable outreach and engagement
- Environmental review process with community input
- Design refinements
- Engaging civic partners
- Planned Development Overlay process

PROCESS

APPROVAL	DECISION-MAKER(S)
Planned development overlay Development agreement Environmental impact statement Street vacation	Planning Commission and City Council City Council Staff City Council



CONTACT

Jason Morrow | Director of Development
Everett Housing Authority
jasonm@evha.org

The Park District Community Outreach
theparkdistrictoutreach.com

QUESTIONS & BREAKOUT GROUPS

