

Everett

With a 2010 population of 103,019 residents, Everett is the largest city in Snohomish County. The city is home to a large historic central business district, a major port, and one of the state’s largest industrial centers, the Paine Field airport area, which contains a major Boeing aircraft manufacturing facility. After World War II, downtown began to lose its preeminence as a retail center to suburban shopping centers, and the city center experienced declining investment in the 1970s and 1980s. However, this trend has recently begun to reverse, and downtown is experiencing a resurgence in residential and commercial growth. The city supports a healthy economy, composed of a variety of economic sectors, such as aerospace, telecommunications, computer technology, electronics, health care, tourism, education and government, and numerous small businesses. In the 1990s, government plans for a Navy homeport came to fruition; it now commands a prominent place on the city’s waterfront. The city as a whole has one of the region’s larger employment bases with about 82,000 covered jobs.

The Everett regional growth center has several individual activity centers, with a variety of government, office, retail, professional services, and residential uses. Primary attractions in the center include Comcast Arena, federal, county, and city offices, a hospital, library, performing arts theater, art galleries, specialty retail stores, bars and restaurants.

Acreage, Density & Mix of Activity

The Everett center is a medium-sized regional growth center in terms of total gross acreage (472 acres) with a net developable acreage of 274 acres (58% of gross acres). In terms of its role in the city overall, the Everett center contains 3 percent of the city's land area, 6 percent of the population, 7 percent of the housing, and 14 percent of the employment. Compared to centers as a whole, the Everett center has a medium number of total activity units (17,095), with higher percentage employment-oriented activity (65% jobs/35% residents) and a moderately-high density (36.2 units per gross acre).

Urban Form

The Everett center's average parcel size is 0.3 acres, which is significantly more compact than the 1.1-acre average size for growth centers. The Everett center provides a walkable pedestrian environment, with a complete network of sidewalks (100% coverage) and small blocks with a 3.8 acre average size.

The presence of amenities is an important aspect of urban form. Everett has a moderate set of urban amenities (176 total amenities / 0.37 amenities per gross acre). Food/Drink (41%) and Public/Civic Services (36%) represent the largest amenity categories, with specific

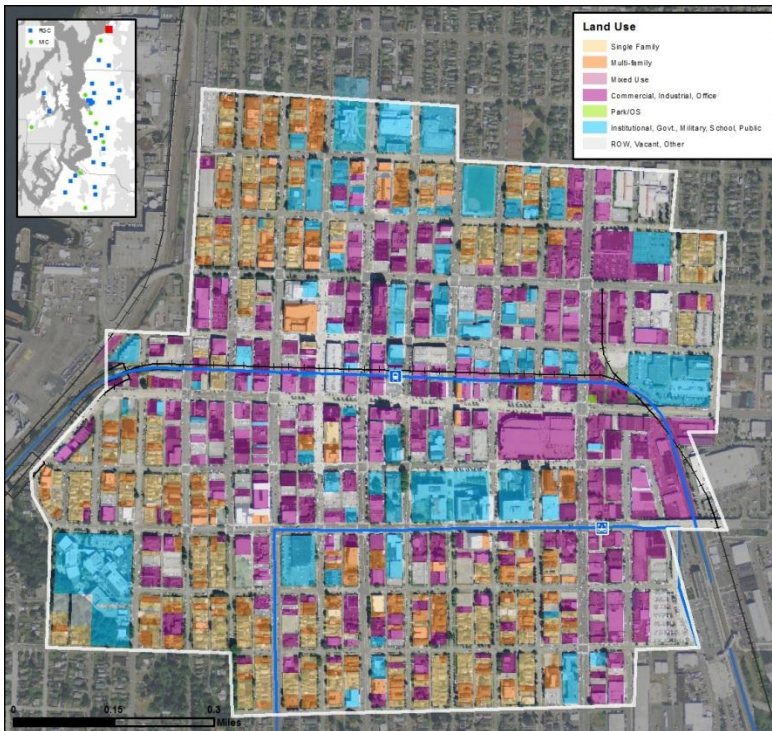
2010 Summary Statistics

Land Use	
Gross acreage	472
Average block size (acres)	3.8
Average parcel size (acres)	0.3
Mix of Uses	
Population/Employee ratio	.54 : 1
Population+Employee/acre	36.2
Population	
Total population	5,960
Population density/acre	12.6
Change (2000–2010)	1,047
Housing	
Total housing units	2,999
Housing unit density/acre	6.4
Change (2000–2010)	237
Employment	
Total employment	11,135
Employment density/acre	23.6
Change (2000–2010)	283
Transportation	
Housing access to transit	63%
Employee access to transit	73%
Work-based mode share	
SOV / HOV	72% • 8%
Walk & Bike / Transit	10% • 10%

Urban Amenities

Food & Drink	
Restaurants	41
Grocery	5
Cafes & Bars	16
Home Supplies & Services	
Pet Supplies	-
Laundry & Haircuts	4
Home supplies	2
Clothing & Shoes	4
Banks	15
Arts & Recreation	
Spectator Sports	2
Fitness & Outdoors	8
Electronics & Toys	3
Bookstores & Libraries	2
Arts & Culture	4
Public & Civic Services	
Social Services	21
Schools & Childcare	4
Police, Fire, Postal, City Hall	6
Pharmacy	1
Healthcare	41
Residential Care Centers	2

concentrations in Restaurants, Healthcare, Social Services, Cafes/Bars, and Banks.



Land Use

The major land uses in downtown Everett are commercial (29%), institutional (23%), single-family residential (15%), and single-family residential (14%). About 58 percent of the center's 274 net acres are in employment-related use. Approximately 29 percent of the land in the center are exclusively residential uses.

Demographics

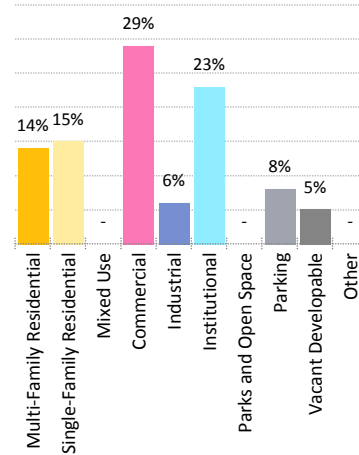
The total population in the Everett center is 5,960, and grew by 1,047 residents from 2000 to 2010. Following completion of the new Snohomish County Jail, a sizeable portion of new population growth can be attributed to an increase in institutionalized population in the center (758 persons from 2000 to 2010). The center has more working age residents than the region as a whole, with a smaller share of youth (10%) and a smaller share of seniors (11%). The age of residents is predominantly 35-64, followed by 18-34 (79% for both age groups combined). At 19 percent, Everett's racial diversity is lower than the region's 27 percent share of non-white residents. The groups with the highest shares in Everett are White (81%), Other (7%), and African American/Black (6%). Eight percent of residents identify as Hispanic.

Employment

The total employment in the Everett center is 11,135, increasing by 283 jobs from 2000 to 2010. The major industry sectors are Services (52%) and Government (31%). Snohomish County and the City of Everett are

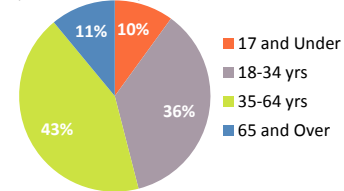
Current Land Use

(274 net acres)



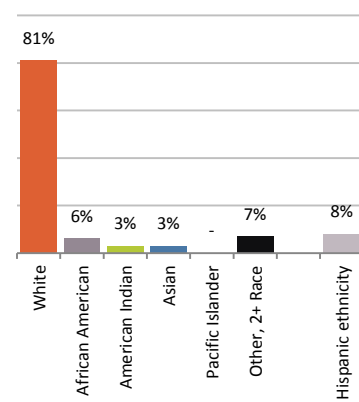
Age of Residents

(5,960 residents)



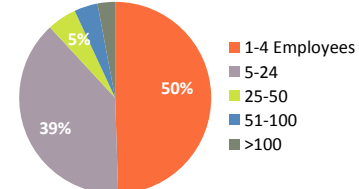
Racial/Ethnic Composition

(5,960 residents)



Size of Businesses

(585 workplaces)



the largest employers in the center. Other employers include financial institutions, medical services, a private college, professional services, and non-profit and social service agencies.

Housing

The Everett center has 2,999 total housing units, with a density of 6.4 housing units per gross acre. From 2000 to 2010, housing increased by 237 units (9% growth). Based on Census Block Group data, Everett has a large share (54%) of single family and 2- to 4- unit multifamily units and a significant share of 5- to 19- and 20+ multifamily units (46%). In terms of unit affordability, Everett's owner-occupied housing tends to be significantly less expensive than the region as a whole (based on Census Block Group data). The center's share of units under \$300,000 is 63 percent, whereas the region's share is 38 percent. The center's share of units over \$500,000 is 6 percent, whereas the region's is 25 percent.

Transportation

For work-based trips, the Everett regional center's travel characteristics are similar to the region as a whole. The region's single-occupant vehicle (SOV) share is 76 percent and the center's share is 72 percent. The region's non-SOV mode share is 24 percent, with 10 percent in transit and 5 percent in walk/bike. The center's non-SOV share is 28 percent, with 10 percent in transit and 10 percent in walk/bike. Total daily trips from downtown Everett are focused on destinations in regional centers (27% of all trips); this includes trips that stay within the center (22%) and trips that go to other centers (5%).

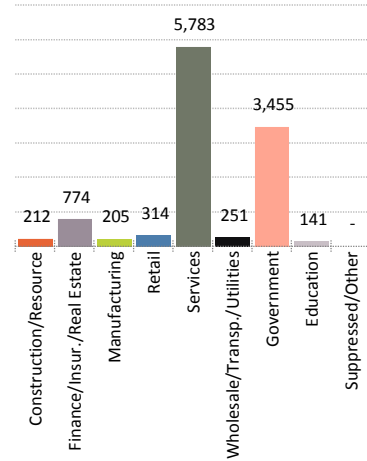
Employee access to transit is good, with 73 percent of employees within a 1/4 mile walk to a transit stop. For the 1/2 mile walkshed, the center has complete levels of employee access to transit (100%). For residential, Everett has partial access, with 63 percent of housing units within a 1/4 mile walk to transit. For the 1/2 mile walkshed, the center has very good levels of residential access to transit (88%).

Plan Overview

Everett adopted its *Downtown Plan* in 2006 to coordinate action to transform downtown into an active metropolitan center with housing, shopping, employment, open space and transportation options. The area for the plan is somewhat smaller than the designated regional growth center boundaries – southern portions of the center are not addressed by the plan. The plan noted that the city intended to complete additional planning and action for two areas in the original planning process not included in the final downtown study area. These areas are part of the Core Residential Area, which was addressed in 2008 with new development standards and design guidelines.

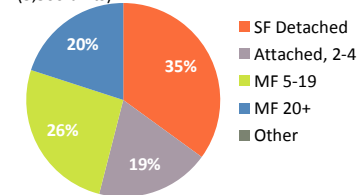
Jobs by Sector

(11,135 jobs)



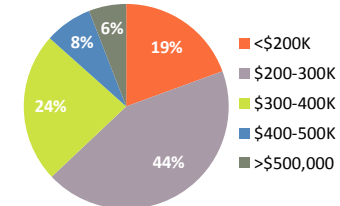
Housing Units by Type

(5,300 units)

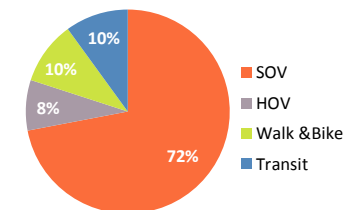


Value of Owner-Occupied Units

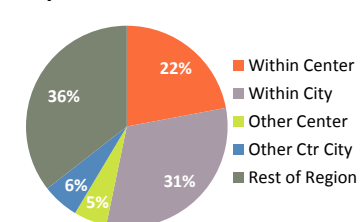
(1,317 units)



Mode Shares



Trip Destinations



Comparison to Center Plan Checklist

The city's primary center planning document was reviewed to evaluate the extent to which the plan addresses topics in the PSRC Regional Center Plan Checklist. This policy-level review of the current plan is intended both to provide preliminary assessment of consistency of the plan with center guidelines and to evaluate the Regional Centers Checklist for any potential improvements.

The subarea plan includes elements addressing land use, transportation, streetscapes and open space, street improvements and public safety. The plan includes an excellent description of existing conditions, including properties suited for redevelopment, a rating of the visual appeal of downtown streets, and anticipated demand to site downtown.

The plan addresses most aspects of the Regional Growth Center Plan Checklist. The plan includes a section for the downtown vision, existing conditions (land use, market conditions), goals and objectives, major planning concepts, and implementation actions. The plan describes a vision for the center as a regional attractor and has included findings and conclusions from its market study of housing, retail, office and lodging demand. Civic uses and parks and open space are addressed, and the city includes targets for downtown residential, office, and retail growth through 2030. The plan emphasizes strategies to attract new residential development, such as development incentives, provision of open space and an attractive urban environment, and emphasis on public safety.

The plan meets many of the existing expectations of the Regional Growth Center Plan Checklist; however, a few aspects are not yet addressed or could be strengthened in future updates. The plan does not yet include environmental provisions outlined in the checklist or a discussion of downtown Everett's role as a designated regional growth center. While the plan addresses downtown residential density and livability, housing topics on the checklist could be further addressed to provide more clarity regarding the housing strategy.

Planning Challenges & Implementation Strategies

As noted by the city in its February 2009 presentation to the Growth Management Policy Board, as well as a 2011 survey, the Everett center's issues include the lack of market demand, fragmented parcel ownership, oversupply of parking, and need for more market-rate housing. Transportation issues include uncertainty about extension of light rail, lack of existing bicycle facilities, and limited funding for transportation investments.

Everett has employed strategies to address challenges and plan for the success of the center. Regulatory mechanisms include design standards for all development, streetscape improvements required for all new development, no minimum off-street parking for non-residential uses, and building bulk regulated by FAR and permitted height. The city has enacted a Multifamily Tax Exemption for both affordable and market rate housing in the center, required additional design standards for projects using the property tax exemption, reduced parking requirements and completed a Planned Action Environmental Impact Statement to expedite SEPA environmental review. The city has also helped to fund affordable and low income housing projects in the downtown area.