

June 27, 2025

City of Everett
2930 Wetmore Ave, Suite 8-A
Everett, WA 98201



Rucker Ave Multi-Family
Project Narrative for Pre-Application

Project Overview

The Rucker Ave project is proposed as a multi-family development in the City of Everett. The project site totals roughly 0.77 acres spanning six parcels. The proposed is a 7-story building with two levels of parking and five levels of residential units.

The following narrative includes information about the project.

Sno. Co. Tax Parcels: 00436982400300 (0.14-ac), 00436982400500 (0.14-ac), 00436982400700 (0.14-ac)
00436982400900 (0.07-ac), 00436982401000 (0.14-ac), 00436982401200 (0.14-ac)

Property Zoning: UR-4
New Zoning: MU-15
Property Area: 0.77 acres
Project Use: Residential

Site Description

The project site is made up of six tax parcels within the City of Everett. The parcels are currently occupied by a mix of single-family residences, two-family residences, and vacant lots. All six parcels will be cleared as part of this project. The current zoning is UR-4 but will be updated to MU-15 as part of the changes made during the 2024-2044 Comprehensive Plan update.

The development surrounding the site is:

- North: Multiple-family (12-15 units) residential
- West: Single-family & two-family residential
- South: Multiple-family (5-7 units) residential
- East: Single-family residential and Multiple-family (8-11 units) residential

Water/Sewer:

The City of Everett will provide the site with water, sewer, and stormwater collection services. Individual water meters and side sewer services will be extended to the building from the mains located in Rucker Ave and/or the alley between Rucker Ave and Hoyt Ave.

Access/Streets/Parking:

Entrances to the onsite parking garages are currently proposed from both Rucker Ave, and the alley east of the project site. There will be 80 stalls on the first parking level, accessed from the alley, and 80 stalls on the second parking level, accessed from Rucker Ave.

Units Calculations:

5 livable stories

- ~31,000 square feet gross per story
- 31,000 x 0.08 = 24,800 square feet net rentable space

24,800 square feet / 650 square feet per unit = ~38 one-bedroom units per floor

- Assume 5 story wood over 2 story concrete: $5 \times 38 = 190$ units

We look forward to working with you on this project. Please let us know if you have any questions about the proposed submittal items.

Regards,

A handwritten signature in black ink, appearing to read 'Makayla Kelso'. The signature is fluid and cursive, with the first name 'Makayla' being more prominent than the last name 'Kelso'.

Makayla Kelso
Engineering Project Manager
Solid Ground Engineering