



CITY OF EVERETT

Community, Planning, & Economic Development Department
Planning Division

PRE-APPLICATION PLANNING DIVISION STAFF MEETING NOTES

The following comments have been made based on a review by the Planning Division of preliminary pre-application materials for the purpose of a Pre-Application meeting only. All comments, conditions, and suggestions made below or in the Pre-Application meeting are preliminary only, were based on existing codified regulations, and may change once the project is in formal review after an application has been submitted. The following comments may only be a partial collection of notes, and additional comments may have been made verbally in the Pre-Application meeting.

PROJECT APPLICATION SUMMARY

APPLICATION #: PREAPP25-025
APPLICANT: Chris & Dana and/or John & and Kelly Markezinis
PROJECT NAME: Rucker Ave Mixed Use
PROJECT PROPOSAL: The project proposes construction of approximately 190 units in a single 7-story building on an assemblage of six parcels, totaling 0.77 acres.
SUBMITTED DOCUMENTS: LU Application, Project Narrative, Site Layout, PreApplication Questions
PLANNING REVIEWER: Teddi Holbrook; tholbrook@everettwa.gov
MEETING DATE AND TIME: 7/28/25 11am

PROJECT SITE SUMMARY

SITE LOCATION: 3405 Rucker Ave SE (6 parcels total)
PARCEL NUMBERS: 00436982400300, 00436982400500, 00436982400700, 00436982400900, 00436982401000, 00436982401200
EXISTING LAND USES: Duplex (x1), SFR (x3), Vacant land (x2)
ZONING: MU15 (Mixed Use 15 Floors)
METRO EVERETT?: NO
STREET DESIGNATION: Residential Mixed Use Corridor
AIRPORT DESIGNATION: None
CRITICAL AREAS?: None Mapped

LAND USE PERMIT PROCESSES

PRIOR LAND USE PERMITS: None



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REQUIRED LAND USE PERMITS:	Ultimately dependent on final proposal; if meeting all SEPA exemption criteria and development regulations outright, no land use permits required.
SEPA REQUIREMENTS:	SEPA Exemptions: <ul style="list-style-type: none"> • Residential development up to two hundred dwelling units in Mixed-Use Centers, UR7 zones, or MU zones per EMC 19.43.140.A • Not applicable to project as proposed, but also: Mixed-use development in Metro Everett, mixed urban (MU) or business (B) zones per EMC 19.43.140.B
PUBLIC NOTIFICATION:	Required for Land Use Review Processes II or III, if triggered

EVERETT MUNICIPAL CODE PLANNING REGULATORY COMPLIANCE

Please note: The City of Everett's Unified Development Code was updated July 8, 2025. The updated code is still pending codification. Please see <https://www.everettwa.gov/762/Zoning-Code> for the most current code provisions.

[3.78](#) – Multifamily Housing Property Tax Exemption

Property is within the Multifamily Housing Property Tax Exemption Area

Overview: Property owners do not have to pay property tax on the residential improvements for a given number of years, either 8-, 12-, or 20- years based on the percentage of set aside affordable housing. While a property owner will receive an exemption from taxes on the residential improvements, they will still be responsible for paying taxes on the land and on non-residential improvements, such as the commercial portion of a mixed-used building. Refer to Chapter [3.78 EMC](#) for complete program details. See also:

<https://www.everettwa.gov/3181/Multifamily-Tax-Exemption-Program>

[15.01](#) – Land Use Application Requirements

Please review Land Use Application Requirements as applicable.

[15.02](#) – Land Use and Project Review Procedures

Please review Land Use and Project Review Procedures as applicable.

From the conceptual information provided, it is possible the project may require modifications from some development standards. Most modifications may be processed as a Review Process I per [EMC 15.02.060](#) which does not require public notification and may be processed concurrently with construction permits with a hold harmless agreement.

During continued preliminary planning stages, please review for any other applicable applications not mentioned during this preapplication meeting.

[15.03](#) – Land Use Decisions, Criteria and Authority

Please review Land Use Decisions, Criteria, and Authority chapter as applicable.

Note: The evaluation criteria for modification of development standards are found in [EMC 15.03.060](#)

[16.72](#) – Fee Schedule for Land Use Applications, Permits, Review Processes, and Related Services

Please review the [current land use fee schedule](#).

[19.04](#) – Definitions

Please review Definitions as applicable.

For purposes of determining building height:

“Base elevation” means the average elevation of the approved topography of a parcel at the midpoint on each of the four sides of the smallest rectangle which will enclose the proposed structure, excluding all eaves and decks. The approved topography of a parcel is the natural topography of a parcel or the topographic conditions approved by the city prior to January 1, 1988, or as approved by a subdivision, short subdivision, binding site plan, shoreline substantial development permit, or SEPA environmental review issued after January 1, 1988. On any lot exhibiting evidence of an unapproved fill, a soils analysis may be required to determine the approved topography. An approved bench mark will establish the relative elevation of the four points used to establish the base elevation.

[19.05](#) – Uses

The proposed use of multi-family residential dwelling units is permitted in the MU15 zone per Table 5-1.

Please note, per special regulation 5, the minimum density requirement set forth in EMC 19.06.100 applies, where “residential development in the UR7, MU7, MU15, or LI-MU zones must result in at least three attached dwelling units.”

Please review [Tables 5-1](#) thru [5-5](#) to see uses that are permitted in the MU15 zone and if there are any special regulations or review requirements therein.

[19.06](#) – Lots, Setbacks and Residential Densities

The proposal will be required to be in compliance with the Lots, Setbacks, and Residential Densities regulations as applicable.

Per [Table 6-1](#) there is no maximum lot coverage by building for properties zoned MU15. Per [Table 6-2](#), there are no required minimum setbacks for the subject properties.

As noted above, the minimum density requirement set forth in EMC 19.06.100 applies, where “residential development in the UR7, MU7, MU15, or LI-MU zones must result in at least three attached dwelling units.”

[19.08](#) – Neighborhood Residential Development Standards

Not Applicable to this proposal as described.

[19.09](#) – Urban Development Standards

The development standards in EMC 19.09 apply to residential development in MU15 zones unless otherwise excepted in EMC 19.09.010.B.2.

The PreApplication materials did not include a building design for review of Urban Development Standards.

Please see EMC 19.09.020 through 19.09.260 for applicable development standards. These include the following standards:

19.09.020 Building Form and Design Standards.

19.09.030 Building Entrance Requirements.

19.09.040 Front Porches.

19.09.050 Required Amenity Space, Including Outdoor and Common Areas.

19.09.060 Other Requirements

19.09.200 Building Form Standards

19.09.210 Facade Design (Articulation, Blank And Exposed Fire Walls, Exterior Building And Fencing Materials).

19.09.220 Design Standards And Street Designations

19.09.230 Structured Parking

19.09.240 Weather Protection

19.09.250 Building Transparency

Please see 19.09.400 Modification of Development Standards for those development standards that may be modified using the review process described in Chapter EMC 15.02.

Of note, per Table 9-5 in EMC 19.09.220, the following standards apply as Rucker Ave is a designated Residential Mixed Use Corridor:

Standard:	STREET TYPE DESIGNATION (see Map 33-1)
	RESIDENTIAL MIXED USE
Structured Parking Frontage Standards	See EMC 19.09.230. Standards below are maximum distance a parking structure at the ground floor may occupy on various street designations.
Structured parking integrated with other building (accessory use)	50% of street-facing building facade
Standalone parking structure (principal use)	75'
Structured Parking Setback Standards	See EMC 19.09.230.
Front, side and rear (1)	See underlying zone setback requirements and limits on frontage set forth above
Below grade	0'
Weather Protection	See EMC 19.09.240
Length, minimum	45% of front building facade

Depth, minimum	6' from front building facade
Height above sidewalk	8' minimum 15' maximum
Transparency	See EMC 19.09.240
Percent comprised of windows and/or doors with clear glass (2'— 8')	45%
Sidewalk Standards	See EMC 19.33.030
Frontage zone width	None
Ped clear zone width	per city engineer
Landscape/furniture zone width	4' minimum
Total minimum width	10' minimum
Sidewalk Treatments	See EMC 19.33.040
At least 2 treatments:	N/A
Minimum Building Height	See EMC 19.22.020(B)(2)
Principal building	N/A
Accessory building	N/A

(1) Structured parking garages accessed from the rear with no internal turnaround shall be set back at least twenty-five feet from the far side of the alley, except as otherwise approved by city engineer.

(2) Refer to Chapter 19.22 EMC for additional building height standards.

[19.13](#) – Specific Use Standards

Please review the Specific Use Standards if any of these uses is proposed.

[19.17](#) – Airport/Port/Navy Compatibility Overlay

The project area is not within the Airport Influence Area, the Airport Compatibility Area, or the Naval Station Everett Compatibility Area.

[19.22](#) – Building and Structure Heights

The maximum building height is specified in Table 22-1, where in the MU15 zone, :

Table 22-1: Maximum Building Heights

Height standard	Zone
	MU-15
Intended Number of Floors	15
Maximum Feet	160'

Per EMC 19.22.060, "Building heights may be measured by total feet permitted. Where the height limits show both floors and feet, both standards must be met."

"Building heights are the vertical distance from the [base elevation of a building] to the highest point of the roof, exclusive of building appurtenances. "Building appurtenance" means elevator overtravel/mechanical equipment, deck railings, chimneys, steeples, television and radio antennas, ham radio antennas, television dish antennas, flagpoles, and vent pipes in any zone, and mechanical systems in zones other than the

neighborhood residential zone, and other similar features, excluding signs, which are customarily located on or above the roof of a building.”

19.33 – Streets, Sidewalks and Pedestrian Circulation

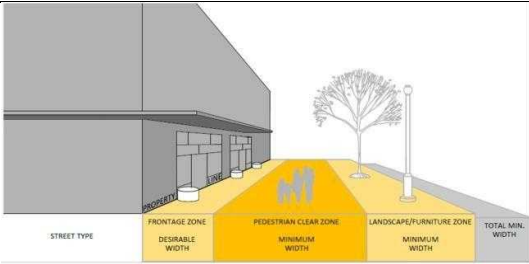
19.33.030, Public sidewalk requirements

A. These standards apply to properties that front on a public street with a designation of TOD, pedestrian, connector or residential mixed-use as shown in Map 33-1. The standards apply when a development is required to install street and alley improvements in accordance with EMC 13.68.020, or as amended. This includes both new development and expansions or alterations of an existing use.

1. Public Sidewalk Standards for Designated Streets.

- a. Sidewalks shall be installed on all frontage on public right-of-way, except when authorized within an easement by the city engineer.
- b. Sidewalk Width. Sidewalks shall provide frontage zone, pedestrian clear zone, landscape/furniture zone, and total minimum width consistent with Table 33-2.
- c. Sidewalk pattern shall carry across the driveway.

Table 33-2: Public Sidewalk Widths by Street Designation



STREET TYPE	FRONTAGE ZONE MINIMUM WIDTH	PEDESTRIAN CLEAR ZONE MINIMUM WIDTH	LANDSCAPE/FURNITURE ZONE MINIMUM WIDTH	TOTAL MIN. WIDTH
Residential Mixed- Use	None	Per city engineer	4' minimum	10' min

Please review 19.33.060, Pedestrian access to public streets – internal pedestrian connections for standards regarding connection between dwellings and public sidewalks, off-street parking areas, multiple buildings, common open space areas, and alleys.

19.34 – Parking, Loading and Access Requirements

19.34.020, Required off-street Vehicle parking spaces.

The minimum number of required off-street vehicle parking spaces shall be determined in accordance with Table 34-1, unless otherwise set forth in this chapter.

Table 34-1: Off-Street Vehicle Parking Spaces Required

Land Use	Minimum Vehicle Parking Spaces Required*
RESIDENTIAL	Spaces per dwelling unit unless otherwise indicated
Dwelling unit	1 per dwelling unit

Please review 19.34.040, Off-street Vehicle parking requirements, general provisions, as applicable.

Please review 19.34.050, Exceptions to off-street Vehicle parking space requirements to see if the proposal may be exempt from parking minimum requirements.

Please review 19.34.060, Reductions to off-street Vehicle parking space requirements for potential reductions to parking minimums.

Please note per 19.34.080, Transportation demand management,

"A Transportation Demand Management plan must be prepared for the following development projects:

a. new construction of a principal building in excess of fifty thousand square feet of gross floor area. ..."

Please review that section for more information regarding what is required in a Transportation Demand Management Plan.

Please review 19.34.160 – Bicycle and Micromobility Facilities and 19.34.170 – Bicycle Facilities, Required Counts for information regarding bicycle parking requirements.

Table 34-6 Bicycle Facilities, Required Counts

Land Use	Long Term	Short Term	Mixed-Use Centers
Residential			
Day care (family home), childcare	1.0 per dwelling	2.0 per site; both must be oversized spaces	2 LT / dwelling 4 ST (can substitute secure area on plan)
Day or overnight care (family home), caring for adults	1.0 per dwelling unit	1.0 per dwelling unit	2 LT / dwelling 2 ST / dwelling
Dwelling unit, unless otherwise noted here	1.00 per dwelling unit	0.20 per dwelling unit, except none required for five or fewer dwellings on a lot	1.25 LT / dwelling 0.30 ST / dwelling (only required for 3 or more dwellings on a lot)

19.35 – Landscaping

Per Table 35-1 in 19.35.060, Application of landscape categories and type (Tables 35-1 and 35-2), landscape category B applies in the MU15 zone.

Table 35-2: Perimeter Landscape Standards

Street Frontage⁽¹⁾ ¹ All public right-of-way behind the sidewalk, walking path, parking strip, or travel lane shall also be landscaped to Type III standards. Additional trees are not required in the portion of the landscaping in the public right-of-way.			Interior Lot Lines⁽²⁾ ² Interior lot lines which do not abut an alley.		
Landscape Category	Type	Width of Landscaping	Abutting Zone	Type	Width of Landscaping
B	III Ornamental	10 feet or distance between lot line and building, whichever is less ⁽³⁾ ⁽¹¹⁾ ³ See EMC 19.35.080 for landscaping requirements for off-street parking and outdoor display areas. ¹¹ [tree standards for streets designated TOD, pedestrian and connector]	Residential zones ⁽⁵⁾ ⁵ AG, NR-C, NR, UR4, UR7 zones.	I Visual Screen	10 feet
			Others	III Ornamental	5 feet or distance between building and lot line, whichever is less

Footnotes for Table 35-2:

¹ All public right-of-way behind the sidewalk, walking path, parking strip, or travel lane shall also be landscaped to Type III standards. Additional trees are not required in the portion of the landscaping in the public right-of-way.

² Interior lot lines which do not abut an alley.

³ See EMC 19.35.080 for landscaping requirements for off-street parking and outdoor display areas.

⁵ AG, NR-C, NR, UR4, UR7 zones.

⁶ MU4, MU7, MU15, MU25 zones.

⁷ LI-MU, LI and HI zones.

⁸ See EMC 19.35.110 for additional requirements in LI zone.

⁹ See subsection (D) of this section for application of Category IV landscaping.

¹⁰ The minimum landscape width for off-street parking areas abutting street right-of-way shall be fifteen feet.

¹¹ For streets designated TOD, pedestrian and connector on Map 33-1, the required street trees shall be provided between the sidewalk and curb edge within the public right-of-way in a minimum four-foot by six-foot vault or other method as approved by the city to prevent root penetration and sidewalk damage. Spacing of trees shall average not more than thirty feet. Spacing is subject to city of Everett public works standard clearances for sight triangles, driveways, street lights, and other street features or safety concerns. Tree spacing may be reduced to increase visibility of signs and buildings if approved by the city. The city shall maintain a recommended tree list that includes species selection and spacing requirements. See Figures 35-2 and 35-3 below.

Please see 19.35.140, Landscape plan requirements and 19.35.150, Irrigation plan requirements for those plan requirements.

[19.36](#) – Signs

Please see this chapter if considering signage.

Per Table 36-1, these properties are subject to Sign Category A.

Please see Table 36-2 for those applicable regulations.

[19.37](#) – Critical Areas

No Critical Areas are mapped within 300 feet of the subject site that would affect a proposal here.

[19.38](#) – Nonconformities

Please see this chapter if wishing to determine legal status of nonconforming uses, structures, and other site improvements.

[19.39](#) – General Provisions

The proposal will be required to be in compliance with the General Provisions as applicable.

[19.40](#) – Fences

The proposal will be required to be in compliance with the Fence regulations as applicable.

[19.41](#) – General Authority and Requirements

Please review the General Authority and Requirements chapter as applicable.

[19.43](#) – Environmental Policy

Please review this chapter for the City's SEPA policies.

Possible SEPA Exemptions applicable to this proposal:

- Residential development up to two hundred dwelling units in Mixed-Use Centers, UR7 zones, or MU zones per EMC 19.43.140.A
- Not applicable to project as proposed, but also:
Mixed-use development in Metro Everett, mixed urban (MU) or business (B) zones per EMC 19.43.140.B

[19.51](#) , [19.52](#) & [19.53](#)

Impact fees are available for viewing, here:

<https://www.everettwa.gov/DocumentCenter/View/8722/Impact-Fees---Traffic-School-Parks-PDF?bidId=>

OTHER PLANNING COMMENTS:

- Due to the preliminary nature of the plans provided, another PreApplication may be helpful when building plans are further finalized.
- Land Use Applications and Handouts: <https://www.everettwa.gov/419/Applications-Handouts>
- 2025 Land Use Fee Schedule:
<https://www.everettwa.gov/DocumentCenter/View/27190/2025-Land-Use-Fee-Schedule>