

Rucker Ave. Apartments

3826 Rucker Avenue

Application No.: **PREAPP22-048**

Project Team

Owner: Everett Housing Authority

Architect: ARC Architects

Landscape Architect:
SCJ Studio Landscape Architecture

Parcel No.:

- Parcel A: 005788001-007-02
- Parcel B: 005788001-078-00
- Parcel C: 005788001-080-00
- Parcel D: 005788001-088-00
- Parcel E: 005788001-076-02
- Parcel F: 005788001-013-00

Legal Description:
See Surveys

Project Description:

This project is for a 115-130 unit senior housing apartment building. The site will consist of combining 3826 Rucker Ave, 3828 Rucker Ave, and 1311 39th St in Everett, WA 98201. The building will consist primarily of one-bedroom units with a small number of two-bedroom units. There will be community and amenities spaces, a roof terrace and ground level landscaped amenity space. All parking will be surface parking.

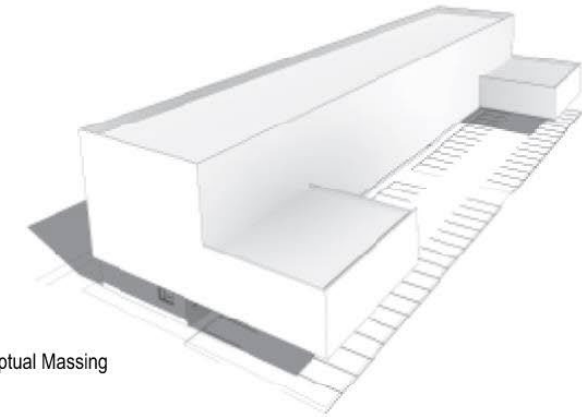
01 - TITLE SHEET
September 15, 2022



View looking north along Rucker



View looking south along Rucker



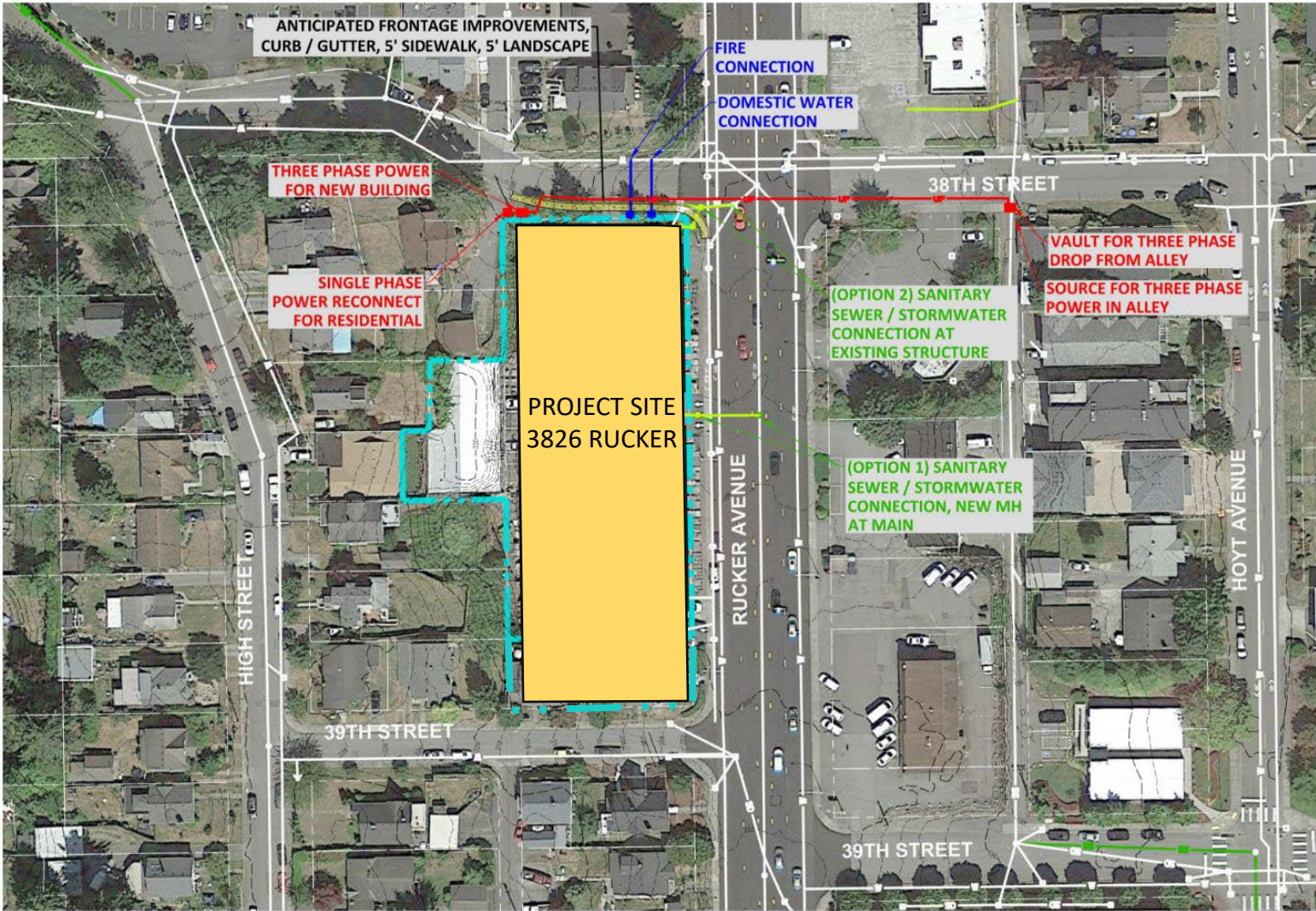
Conceptual Massing



This project by JPI development is of a similar scale as the Rucker Apartment site.



Exterior spaces supplement efficient units. Clark Apartments by ARC Architects & WG Clark



LEGEND

EXISTING UTILITIES	
	EXISTING SANITARY SEWER MAIN
	EXISTING SANITARY SEWER MH
	EXISTING WATER MAIN
	EXISTING FIRE HYDRANT
	EXISTING DRAINAGE PIPE
	INLET OR CB DRAINAGE STRUCTURE
	EXISTING GAS LINE (PSE)
PROPOSED UTILITIES	
	SANITARY SEWER MAIN
	SANITARY SEWER / STORM MH
	WATER SERVICE
	DRAINAGE PIPE
	POWER CONNECTION
	POWER VAULT

SITE INFORMATION

ADDRESS 3826 Rucker Ave, Everett, WA
 PARCEL 0057880010-8800, -8000, -7800.0702
 ZONE MU, R-1
 AREA 1.06 acres

Disclaimer and Assumptions:

- This base map was prepared and intended for use exclusively by the client for Feasibility / Conceptual Site Planning, only.
- Boundary & Topography obtained from publicly available sources.
- There is no guarantee or verification of accuracy of data retrieved, implied by PACE.

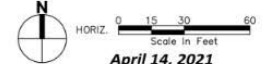
ARC Architects
 119 South Main St. Suite 200
 SEATTLE, WA 98104

3826 Rucker Ave
Everett, Washington

Proposed Utilities



11255 Kirkland Way, Suite 300
 Kirkland, WA 98033
 p. 425.827.2014 | f. 425.827.5043
 Civil | Structural | Planning | Survey
 www.paceengrs.com



April 14, 2021

PROJECT:
21427

Exhibit
2

6/19/21 21427 EHA - RUCKER SITE (CAD) ENGINEERING FIGURES EXHIBIT 21427 PROPOSED UTILITIES.dwg

RECORD LEGAL DESCRIPTION:

PARCEL A: 005788-001-007-02
 THE EAST 33 FEET OF LOTS 7 AND 8 AND THE EAST 50 FEET OF LOTS 9 AND 10, BLOCK 1, SMYTH LAND COMPANY'S 2ND ADDITION TO EVERETT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 25, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF THE WEST HALF OF ALLEY ADJACENT AND ABUTTING THEREON VACATED IN ORDINANCE NO. 4038 OF THE CITY OF EVERETT RECORDED UNDER RECORDING NO. 1718189.

PARCEL B: 005788-001-078-00
 LOTS 78 AND 79, BLOCK 1, SMYTH LAND COMPANY'S 2ND ADDITION TO EVERETT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 25, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF THE EAST HALF OF ALLEY ADJACENT AND ABUTTING THEREON VACATED IN ORDINANCE NO. 4038 OF THE CITY OF EVERETT RECORDED UNDER RECORDING NO. 1718189.

PARCEL C: 005788-001-080-00-00
 LOTS 80 THROUGH 87, INCLUSIVE, BLOCK 1, SMYTH LAND COMPANY'S 2ND ADDITION TO EVERETT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 25, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF THE EAST HALF OF ALLEY ADJACENT AND ABUTTING THEREON VACATED IN ORDINANCE NO. 4038 OF THE CITY OF EVERETT RECORDED UNDER RECORDING NO. 1718189.

PARCEL D: 005788-001-088-00
 LOTS 88 AND 89, BLOCK 1, SMYTH LAND COMPANY'S 2ND ADDITION TO EVERETT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 25, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF THE EAST HALF OF ALLEY ADJACENT AND ABUTTING THEREON VACATED IN ORDINANCE NO. 4038 OF THE CITY OF EVERETT RECORDED UNDER RECORDING NO. 1718189.

REFERENCES:

- CITY OF EVERETT GIS DATABASE
- PLAT OF SMYTH LAND CO'S 2ND ADDITION VOL. 4 PG 45

BASE OF BEARINGS:

HELD BEARING AND DISTANCE ALONG TWO FOUND MONUMENTS AT INTERSECTIONS RUCKER AVENUE AND 38TH AVENUE AND INTERSECTION RUCKER AVENUE AND 38TH AVENUE.

UTILITY PROVIDERS:

- (007721) COMCAST CABLE
- (0101) CITY OF EVERETT
- (M051) MCI
- (PUG09) PUGET SOUND ENERGY GAS
 Contact Name: Lanny NeSmith
 Contact Phone: 4254562202
- (SNOPLUD05) SNOHOMISH PUD #1 ELEC

NOTES:

HORIZONTAL DATUM: PROJECT, BASED ON NAD 83/11 (WASHINGTON STATE PLANE COORDINATES (4801)) SCALED TO GROUND ABOUT NORTING 30552.21 EASTING 1302992.21 BY A CGF OF 1.000063784.

VERTICAL DATUM: NAVD 88 BASED ON DIFFERENTIAL LEVELS FROM CITY OF EVERETT DEPARTMENT OF PUBLIC WORKS BENCHMARKS '1028' & '1029'.

TBM "A" ELEVATION=205.01

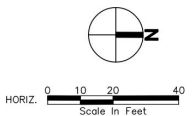
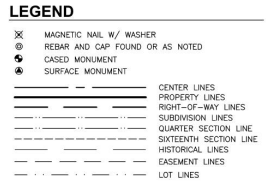
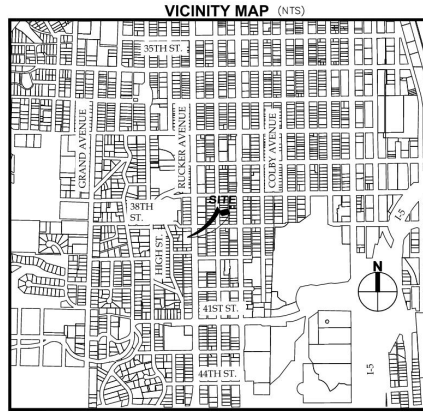
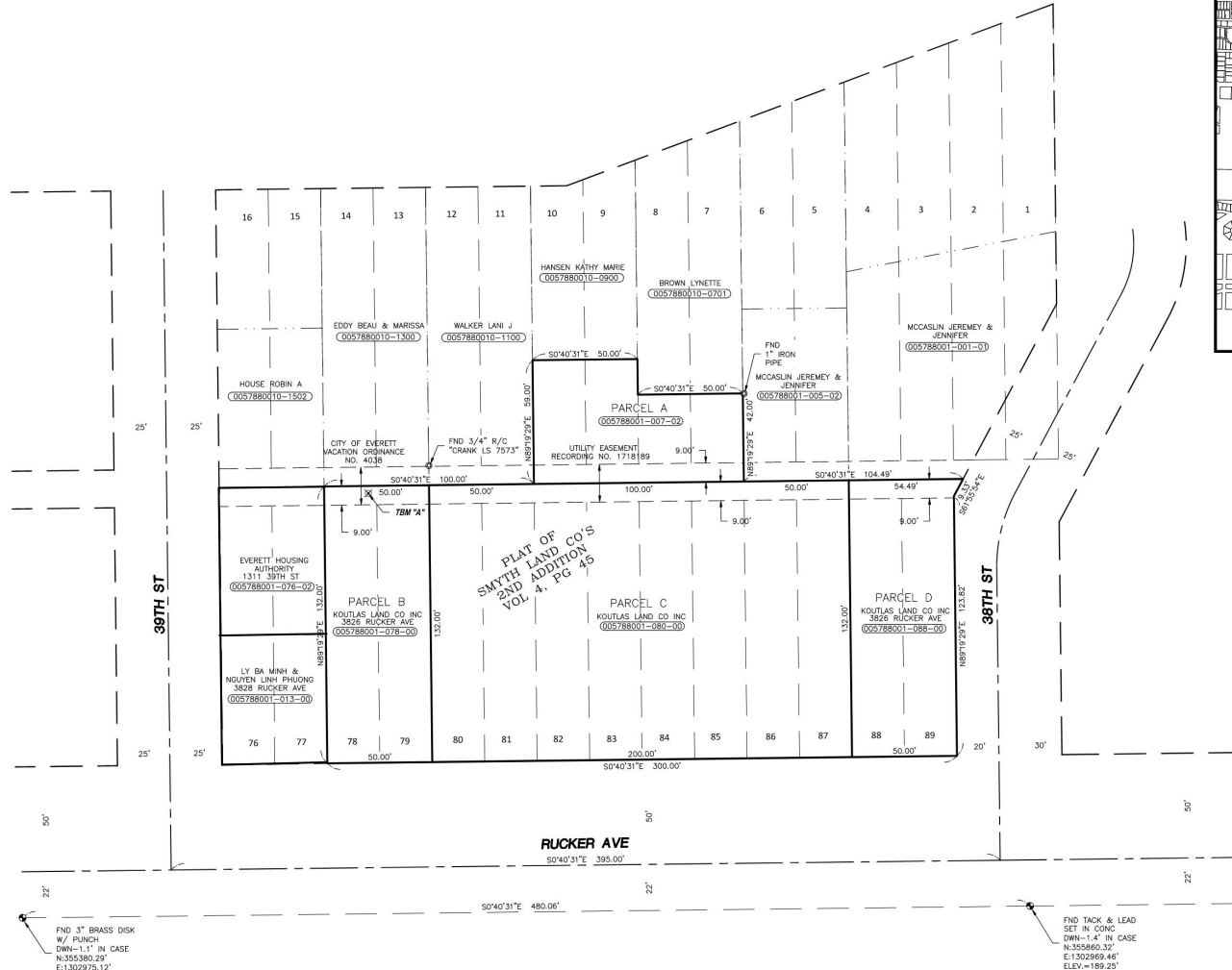
ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN APRIL, 2021, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) "1" TRIMBLE S7 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090. (C) LEASE SQUARE ADJUSTMENT USING STAMM VERSION 9.0 EXCEEDING REQUIREMENTS PER W.A.C. 332-130-080.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURVEY INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.

CALL FOR LOCATE: UTILITY LOCATION SERVICE: 811



PORTION OF: SW 1/4, SE 1/4, SECTION 30, T. 29 N., R. 05 E., W.M.



CALC	JFS				
CAD	DRS				
PM	JFS				
SYM		ADDED ADDITIONAL DIMENSIONS TO EASEMENT LINE	5/17/21	JFS	JFS
		REVISION	DATE	BY	APP'D

PACE
 An Engineering Services Company

11255 Kirkland Way, Suite 300
 Kirkland, WA 98033
 P. 425.827.2014 | F. 425.827.5043

Civil | Structural | Planning | Survey
 www.paceengr.com

**3826 RUCKER AVENUE
 EVERETT, WA 98201**

DATE: 4-23-2021
 SCALE: 1" = 20'
 SURVEY TEAM: JC/BL
 FIELD BOOK: 7540
 DWG: V21434-SRV/DWG

**TOPOGRAPHIC SURVEY
 FOR
 EVERETT HOUSING AUTHORITY**

PROJECT NO.
21434.10

SHEET **1** OF **2**

FILE NAME: P:\2021\1434_PWA - RECORD\GIS\SURVEY\CONVERT\1434-21086
 USER: JFS
 DATE: 5/17/2021 10:18 PM
 PROJECT: 21434-10-3826 RUCKER AVE

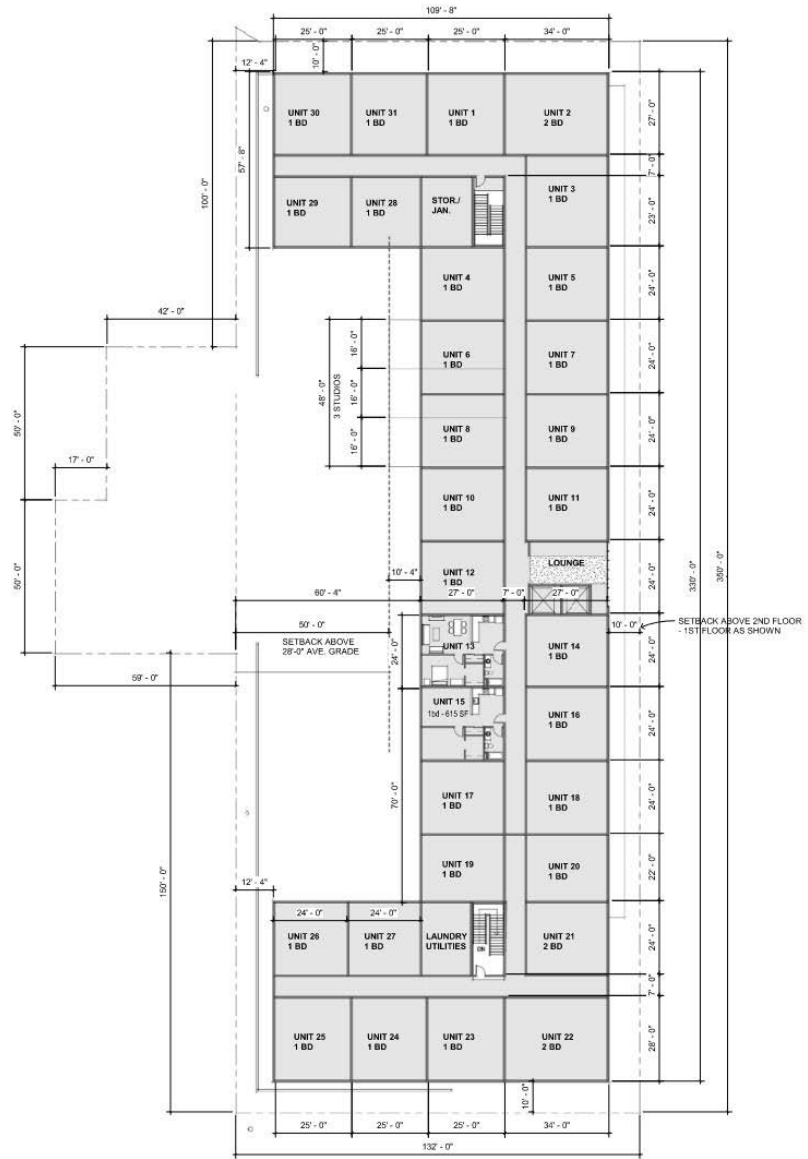
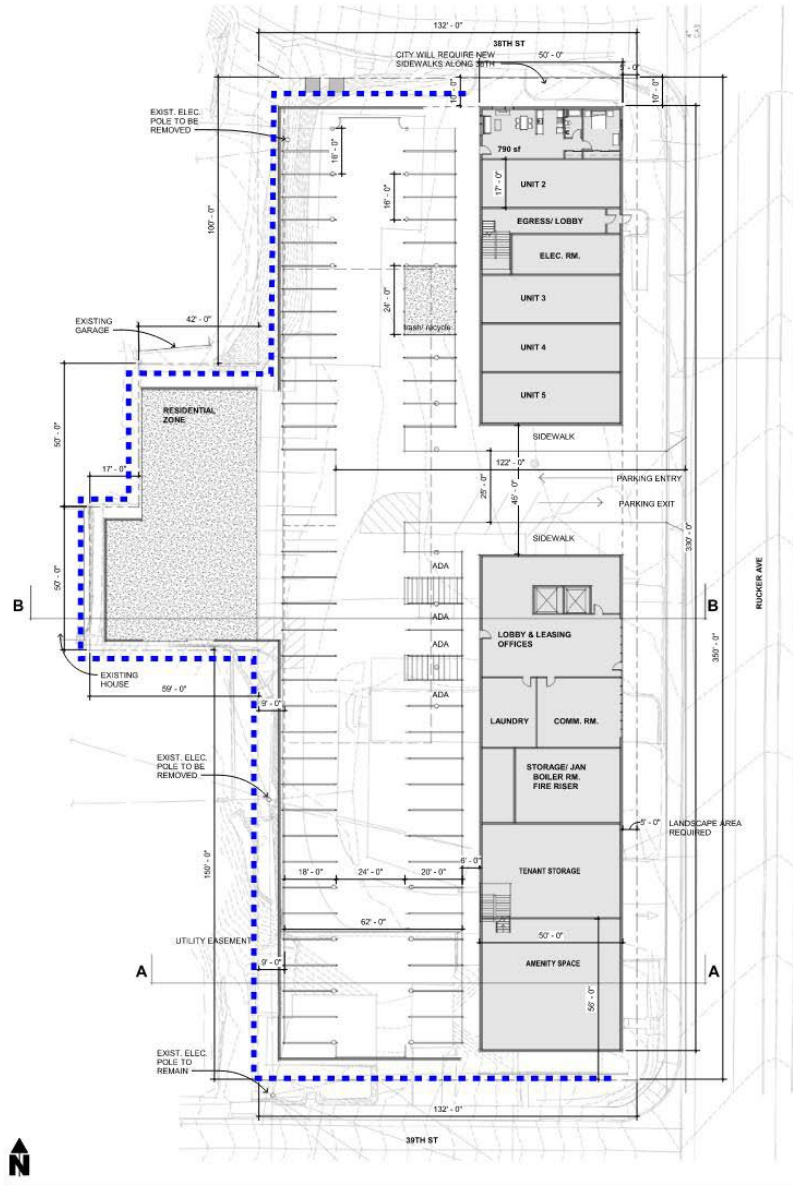


Rucker Ave. Apartments - Site Overlay
3826 Rucker Avenue

..... AREAS OF SHORING

04 - SITE OVERLAY
September 15, 2022



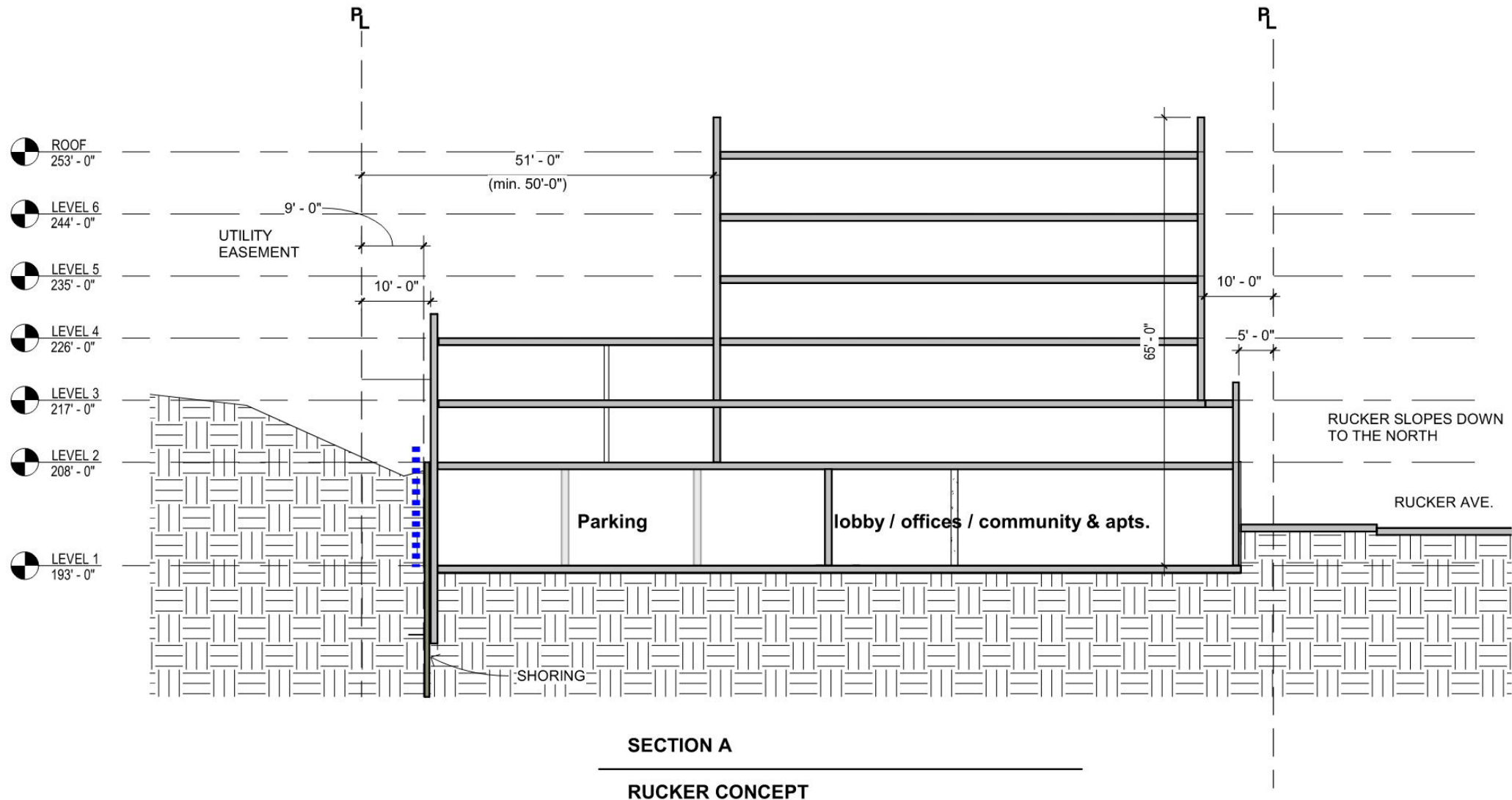


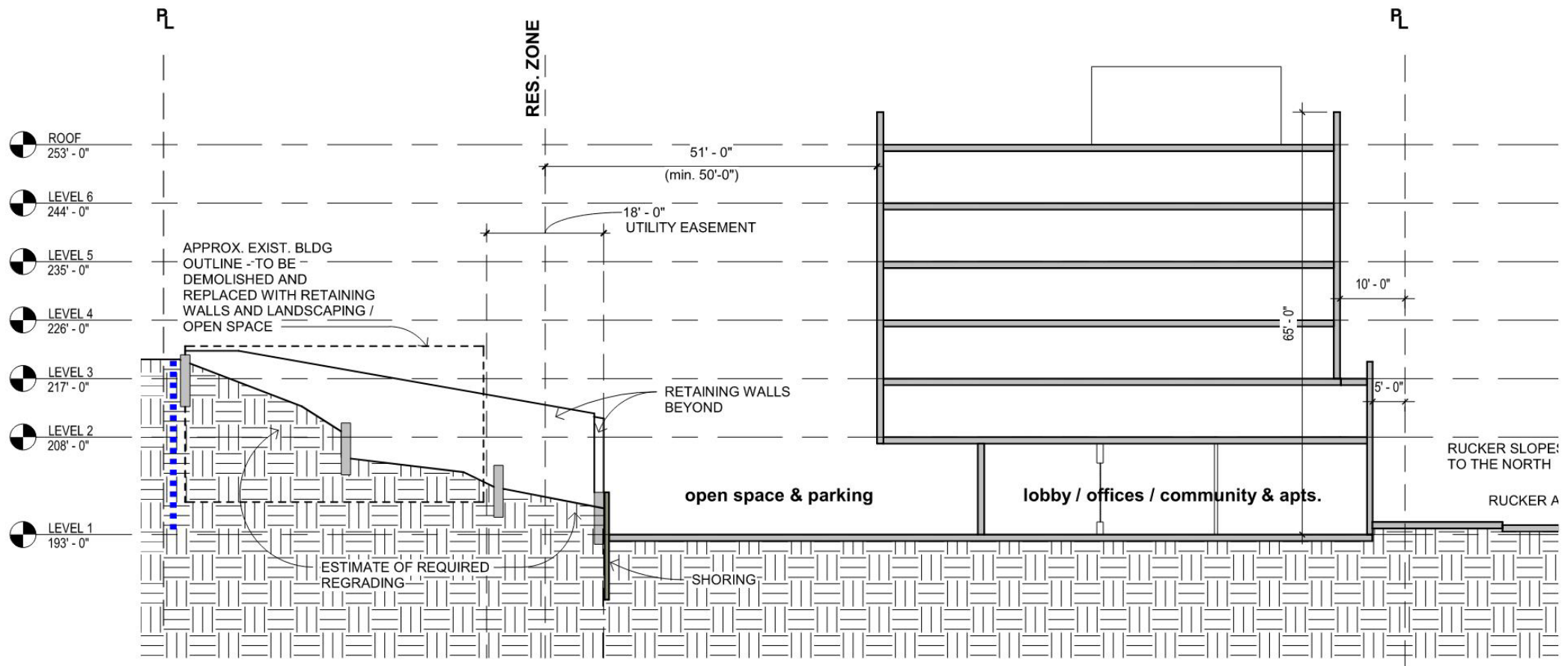
Rucker Ave. Apartments - Concept Plans
3826 Rucker Avenue

..... AREAS OF SHORING

05 - CONCEPT PLANS
September 15, 2022





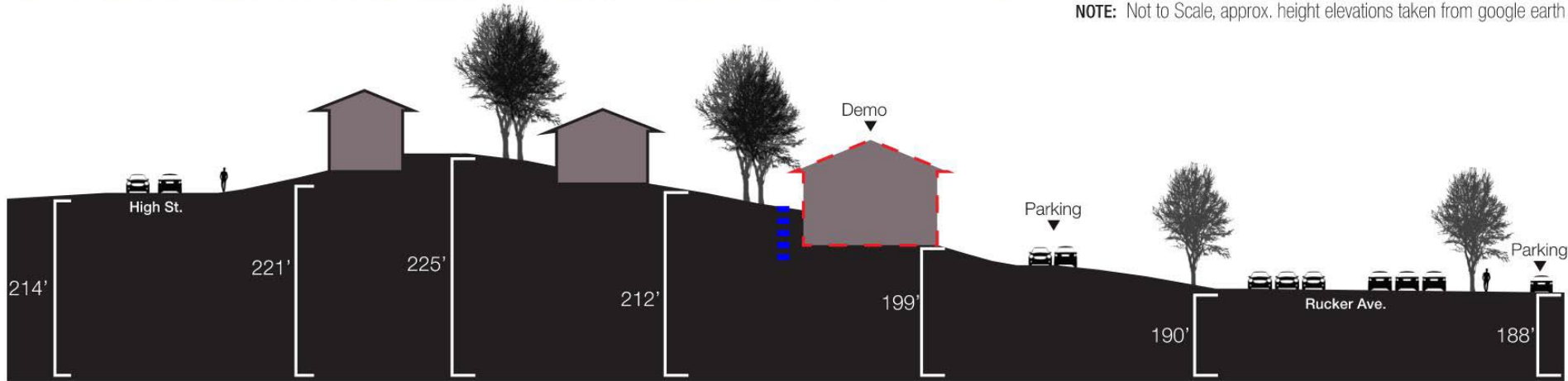


SECTION B

RUCKER CONCEPT



NOTE: Not to Scale, approx. height elevations taken from google earth

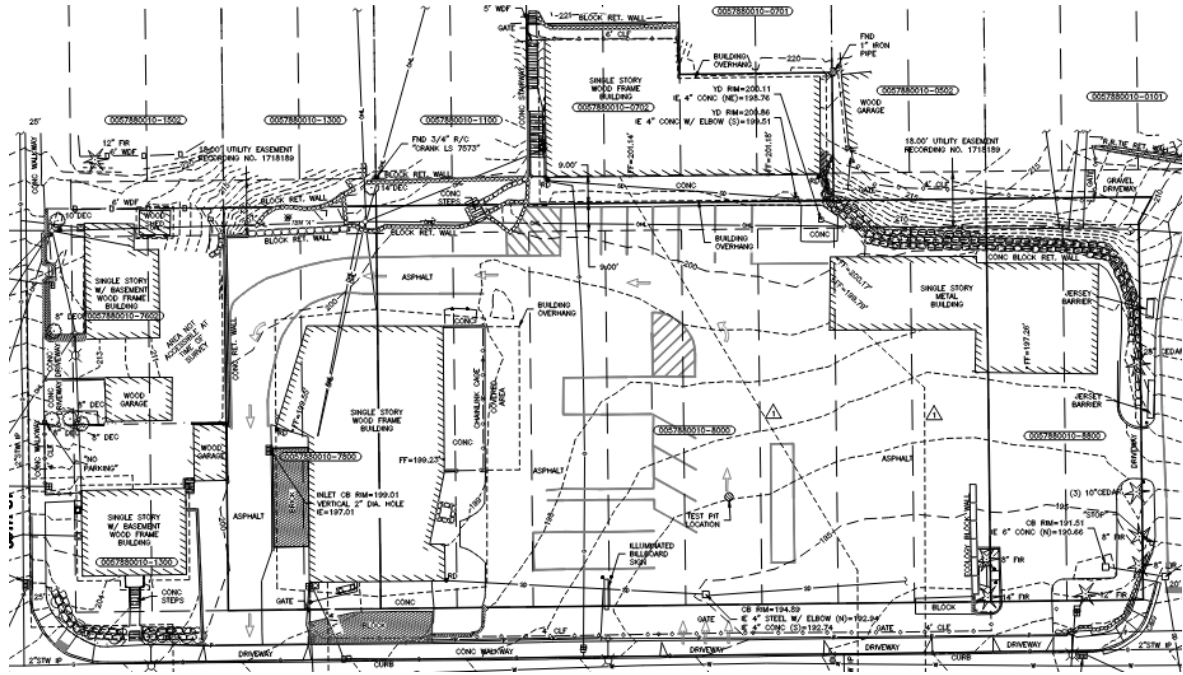


Rucker Ave. Apartments - Site Section
3826 Rucker Avenue

..... AREAS OF SHORING

08 - CONCEPT PLANS - SITE SECTION
September 15, 2022

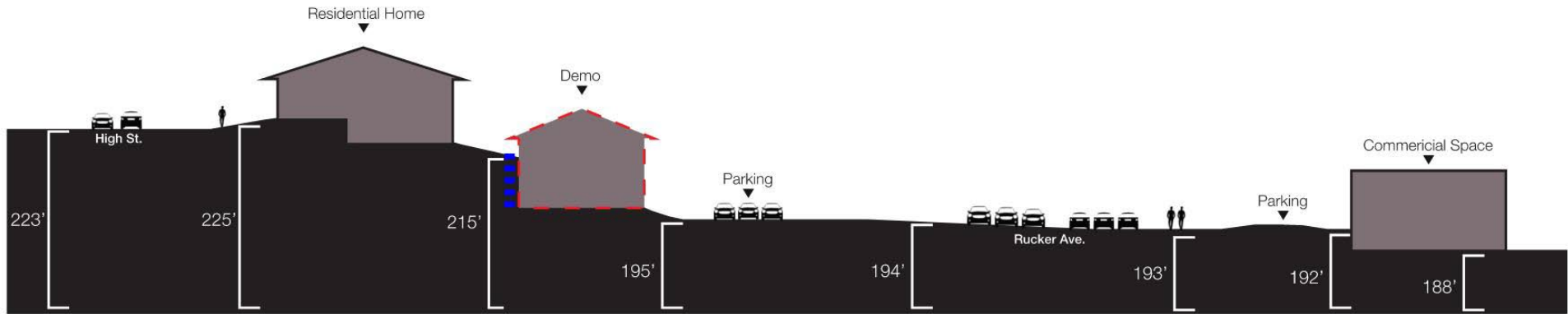




Looking west from Rucker Avenue,
Along 38th Street



NOTE: Not to Scale, approx. height elevations taken from google earth

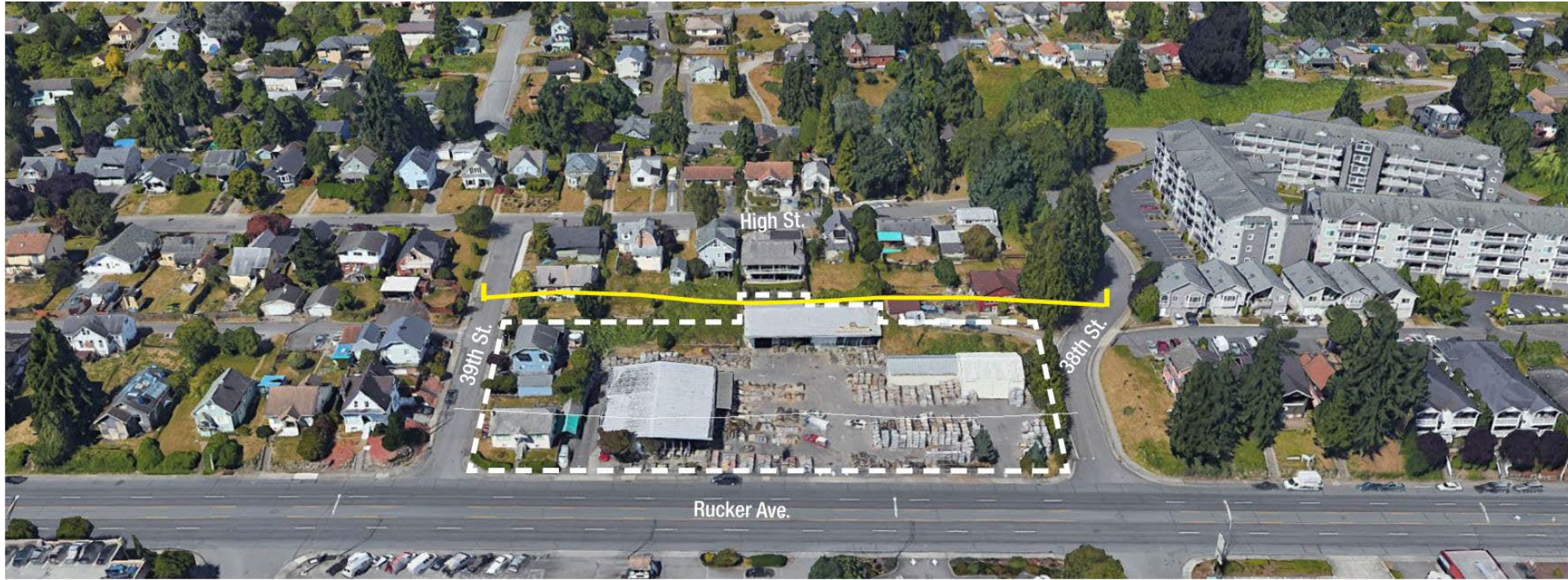


Rucker Ave. Apartments - Site Section
3826 Rucker Avenue

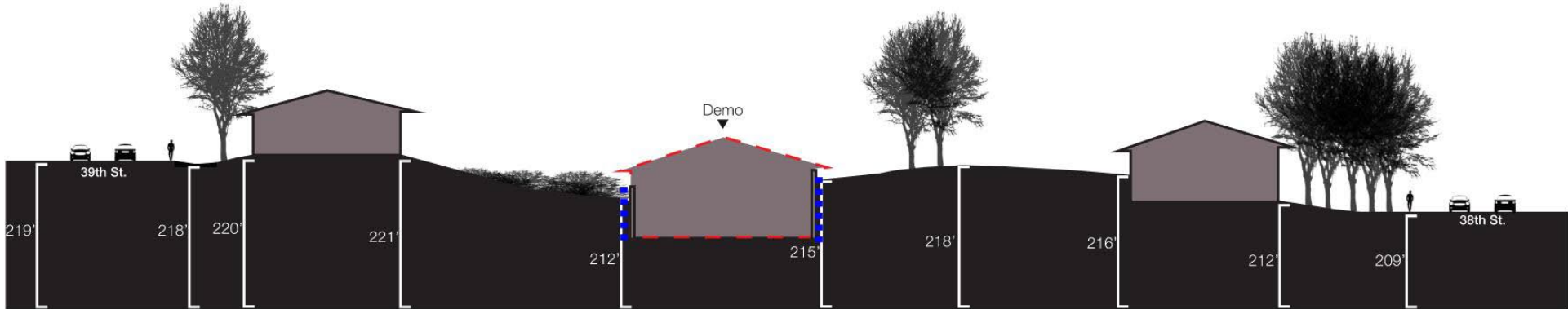
..... AREAS OF SHORING

09 - CONCEPT PLANS - SITE SECTION
September 15, 2022





NOTE: Not to Scale, approx. height elevations taken from google earth

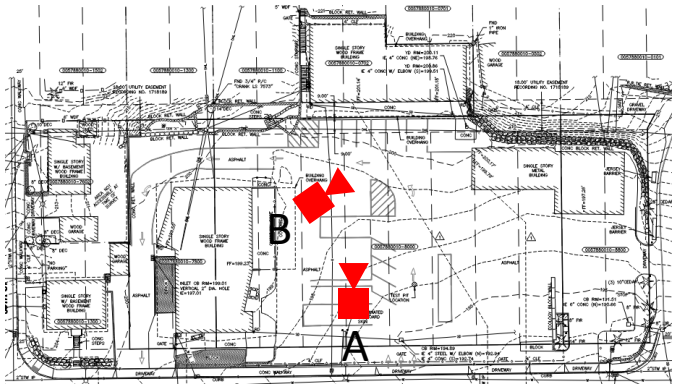


Rucker Ave. Apartments - Site Section
3826 Rucker Avenue

..... AREAS OF SHORING

12 - CONCEPT PLANS - SITE SECTION
September 15, 2022





A: Looking west from Rucker, in middle of 3826 Rucker

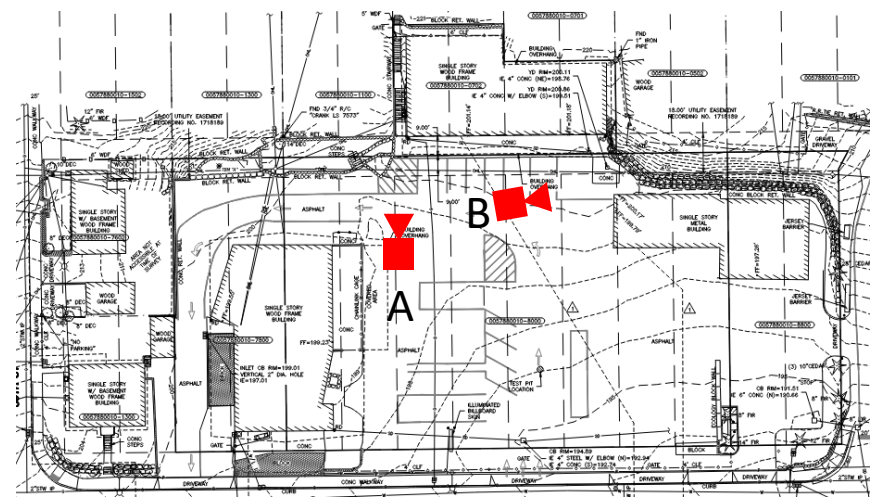


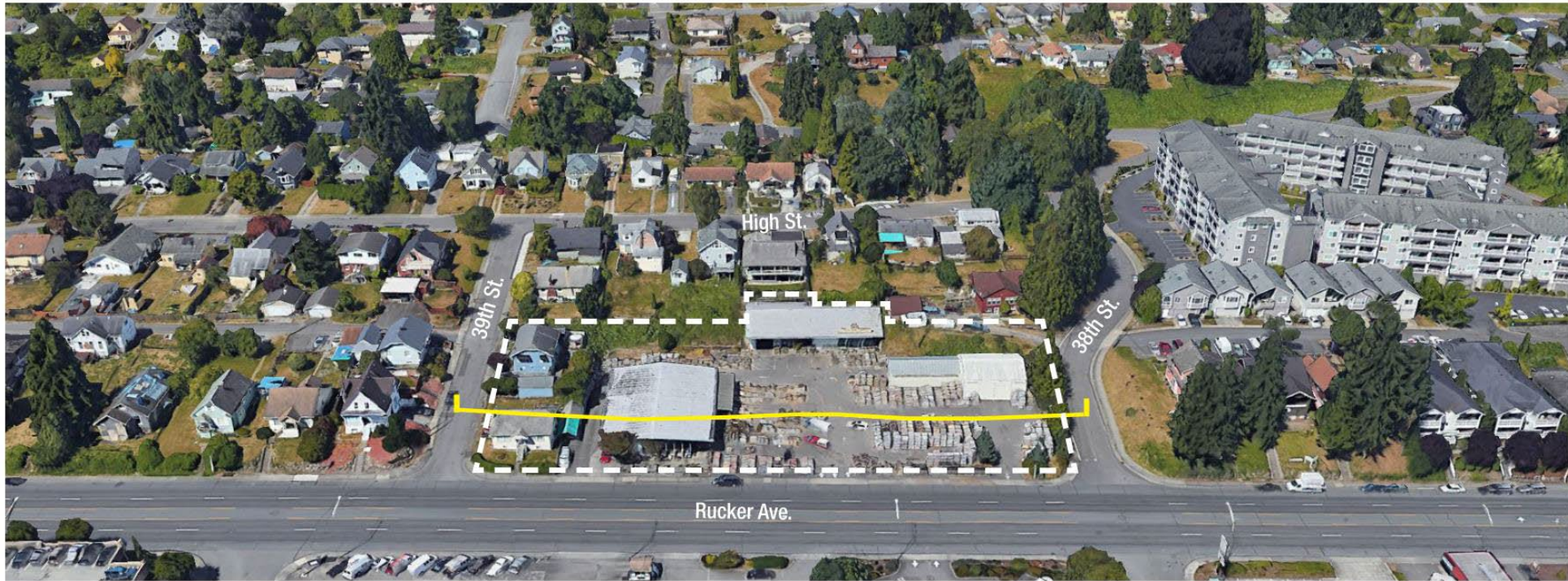
B: Looking northwest from middle of 3826 Rucker



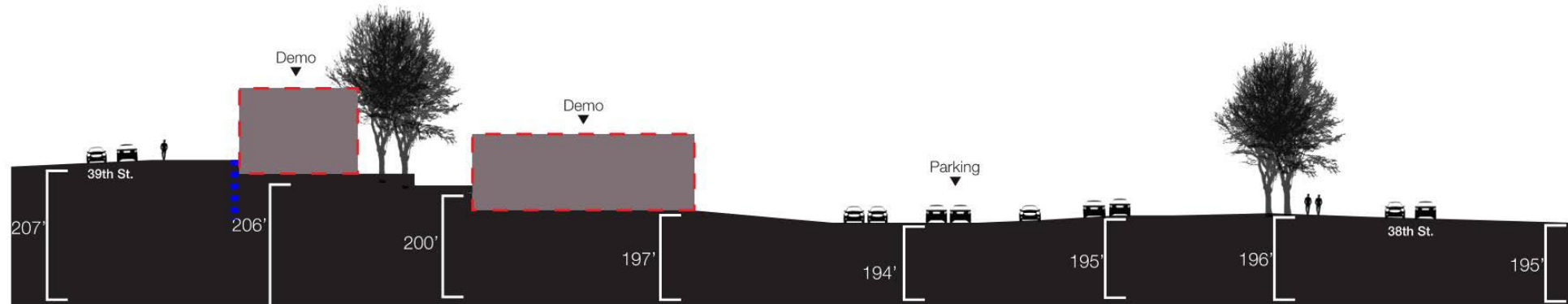
A: South side of western-most building

B: North side of Western-most Building





NOTE: Not to Scale, approx. height elevations taken from google earth

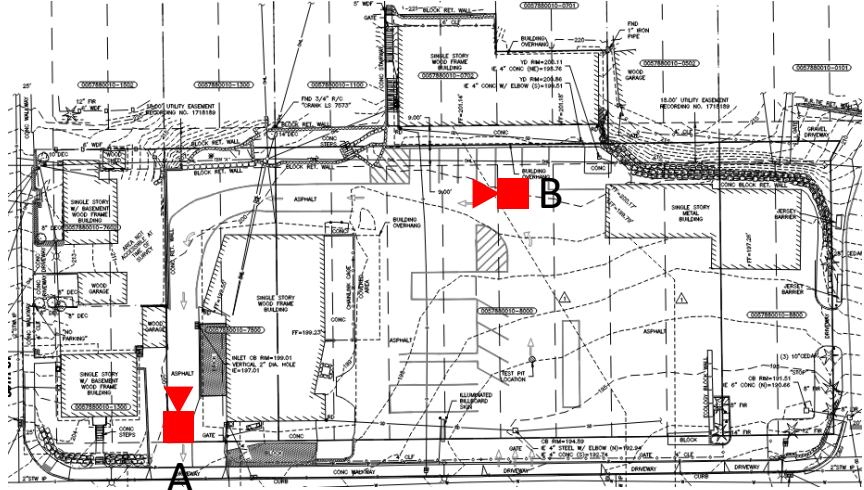


Rucker Ave. Apartments - Site Section
3826 Rucker Avenue

..... AREAS OF SHORING

11 - CONCEPT PLANS - SITE SECTION

September 15, 2022

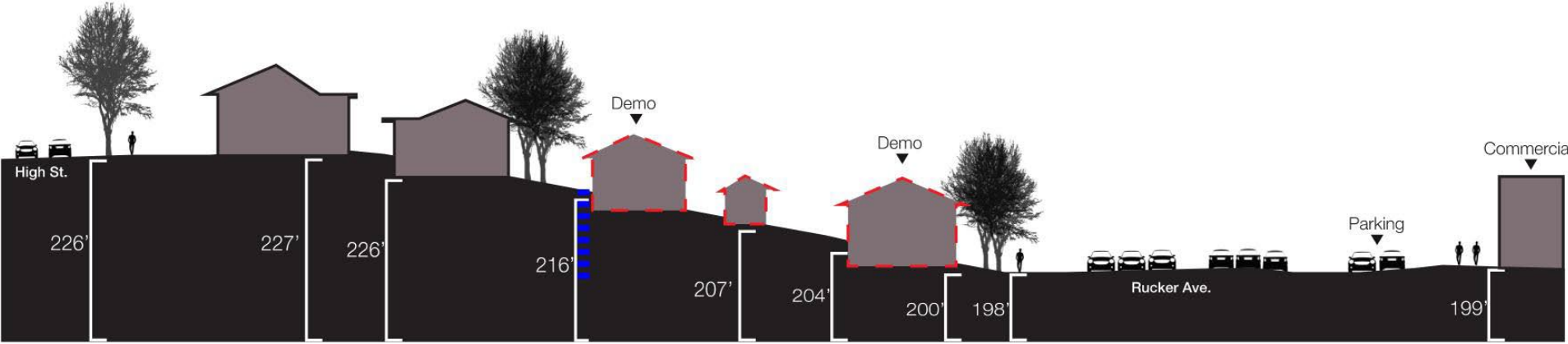


Retaining wall between
1311 39th Street and
3826 Rucker





NOTE: Not to Scale, approx. height elevations taken from google earth

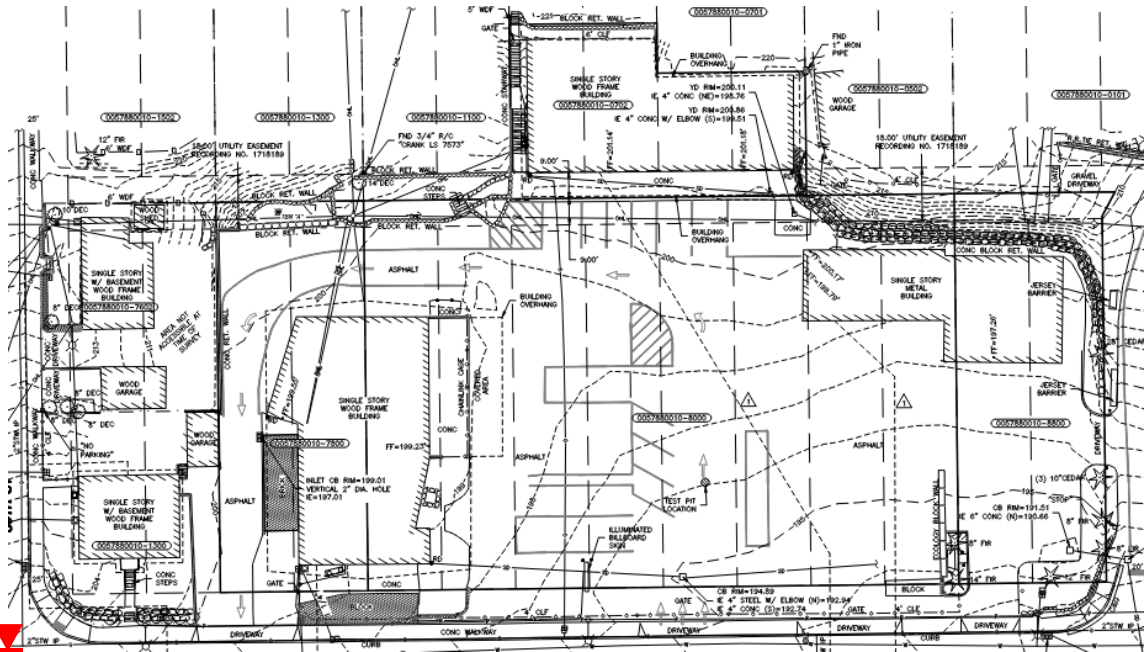


Rucker Ave. Apartments - Site Section
3826 Rucker Avenue

..... AREAS OF SHORING

10 - CONCEPT PLANS - SITE SECTION
September 15, 2022





Looking west from Rucker along 39th Street