HIGHEST AND BEST USE

Address withheld, Everett, WA

Parcel withheld · City of Everett, Snohomish County · Prepared Nov 2026 · sample report

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Our opinion: redeveloping the lot as a small multi-unit building builds the most homes this lot could hold, because Everett's Neighborhood Residential zone carries no cap on the number of dwelling units a lot may hold, only setbacks, lot coverage, and height, and those limits leave room for several times what is built today. That is a legal ceiling, not a real recommendation here: the lot already carries a 1960 house and a backyard home that the city issued permits for five days before this study ran, so redevelopment would mean tearing out a backyard home the city has only just permitted, with no inspection or start of construction yet on record. What would change the call is exactly that circumstance going away, for example if the owner were starting from a cleared lot rather than mid construction on an approved unit, or if the economics of a small apartment building in this location justified replacing two sound structures. Short of that, the route this lot actually supports today is the one the main report already names: finishing the backyard home already permitted.

RANK	ROUTE	ALLOWED	HOMES ADDED	HOMES AFTER	LIVING SPACE ADDED	BINDING LIMIT	PERMIT PATH	COST RANGE	CITE
1	Redevelop the lot as a small multi-unit building	Conditional	33 (rough order of magnitude)	about 35	about 20,600 sf (rough order of magnitude)	Lot coverage (60 percent for 3 or more units) and height (35 feet, 3 floors)	Discretionary: commercial building code review, full civil and stormwater design, likely a traffic and fire-flow analysis	$4,109,940 to $9,133,200, centered around $6,364,699, shown for information only	Everett Municipal Code 19.06.100; 19.06.010, Table 6-1, footnote 2; 19.22.020, Table 22-1
2	Add further detached dwelling units in the back yard	Conditional	7	9	about 3,542 sf	Lot coverage and the setback envelope; fire access and individual utility service capacity are unconfirmed	Administrative building permits, one per unit, the same track as the unit already approved	$779,240 to $1,771,000, centered around $1,301,685, shown for information only	Everett Municipal Code 19.06.100; 19.06.110(C)
3	Short plat, splitting the lot into two	Conditional	0	2	0 sf	Minimum lot width (50 feet) across the split; allocating the house and the backyard home to one resulting lot or the other	Short subdivision review under the city's newly adopted land-division procedure	Not priced; no construction is involved, only survey, platting, and recording costs	RCW 58.17.020, 58.17.060; Everett Municipal Code Title 16, as amended by Planning Commission Resolution 26-04

Redevelop the lot as a small multi-unit building

This is a massing estimate, not a drawn site plan. The Neighborhood Residential zone allows up to 60 percent lot coverage by building once a lot carries three or more dwelling units (Everett Municipal Code 19.06.010, Table 6-1, footnote 2), and a maximum height of 35 feet across three floors (Everett Municipal Code 19.22.020, Table 22-1). Against this lot's about 13,000 square feet, that is a footprint of about 7,600 square feet, which across three floors is about 22,800 square feet of gross building area. At a rough 650 square feet per unit, typical of a small studio-to-one-bedroom stacked building, that comes to roughly 35 units total, about 33 more than the two homes on the lot today. Washington's density

floor plays no part here: Everett's own code already allows more than the state's middle-housing minimum, so the limit is Everett's own coverage and height table, not a state number.

The binding limits are lot coverage and height, not density; nothing in the zoning code caps the unit count. Three or more attached units in one building leaves the one and two family building code and enters the state's commercial building code track, which brings fire sprinklers, a full civil and stormwater design under Ecology's manual, and likely a fire-flow and hydrant analysis, since the main serving this block is sized for single-family service, and this study did not test whether it could carry a building at this scale. Permit review for a project at this scale is discretionary and multi-department, and runs far longer than the already-issued backyard home's own timeline.

A rough cost range for this scope, shown for information only and never deciding this ranking, comes from two published Washington market sources for wood-frame multifamily construction: Innergy Integral, Washington State Construction Market, which puts Puget Sound wood-frame low-rise at $245 to $290 per square foot, and BuilderMuse, Apartment Building Cost Per Square Foot, which puts a national apartment range at $180 to $400 per square foot. Applied to the roughly 22,800 square foot building, that is $4,109,940 to $9,133,200, centered around $6,364,699. This excludes land, demolition of the existing house and backyard home, civil and stormwater design, and impact fees, none of which are priced here.

Add further detached dwelling units in the back yard

Short of full redevelopment, Everett's own "dwelling unit" use, which carries no density cap (Everett Municipal Code 19.06.100), also supports more small detached units behind the house without touching what is already built. Testing the lot's setback envelope with the house and the approved backyard home held in place as fixed obstructions, and keeping each additional unit at least 10 feet from its neighbors, found room for 7 more units of about 506 square feet each before the grid ran out of room, for 9 homes on the lot in total. Lot coverage at that count, the house, the approved backyard home, and the 7 added units together, comes to about 45 percent of the lot, still under the 60 percent cap for three or more units. The first two of those additional units could be built as accessory dwelling units under Everett Municipal Code 19.06.110(C), which allows up to two per lot; everything past that is an ordinary, uncapped dwelling unit rather than an ADU, which means it would not qualify for the ADU fee reductions or the frontage-improvement exemption described in the main report. Each unit would still need its own utility service and fire access, neither of which this study confirmed at that scale.

A rough cost range for this scope, shown for information only, uses the same two Washington market sources for detached accessory dwelling construction cited in the main report's Costs section, $220 to $500 per square foot. Applied to the 3,542 square feet across 7 units, that is $779,240 to $1,771,000, centered around $1,301,685, before permit and utility fees.

Short plat, splitting the lot into two

At about 13,000 square feet, this lot is more than twice Everett's 5,000 square foot minimum lot size in the Neighborhood Residential zone, so a short plat into two lots of roughly 6,340 square feet each clears the area test easily. The binding limit is width: splitting the lot down its 169.9 foot depth would leave each half well short of the 50 foot minimum lot width, so any split would have to run across the lot's 75 foot width instead, leaving two lots each about 75 feet wide and 85 feet deep. That still leaves the question of which resulting lot keeps the house and which keeps the backyard home, since the two sit on what is legally one lot today; separating them would likely need a unit-lot subdivision rather than an ordinary short plat. Splitting across the 75 foot width also leaves the rear lot with no direct street frontage, which would need an access easement or a flag-lot arrangement the city would have to approve. The newly adopted land-division ordinance (Planning Commission Resolution 26-04) is reported to lower the minimum lot size for a split to 2,000 square feet in some zones; this study did not settle whether that applies to NR, though it would not change the width or access limits either way. This route adds no homes by itself and was not priced, since no construction is involved, only survey, platting, and recording.

Not allowed

No route tested here was found not allowed under the zoning, density, height, or use rules that govern this parcel today.

CONDITIONAL GO

This ranks the routes the zoning code allows on this lot, not a recommendation: the small multi-unit redevelopment is the largest the code allows, conditional on demolishing the house and the backyard home the city has only just permitted, on a full commercial building and civil design, and on confirmed fire-flow and utility capacity for that many units, none of which this study has tested. The main report's own verdict, for the project actually in hand, is GO.

Sources

Fees & costs

- BuilderMuse, Apartment Building Cost Per Square Foot: $180 to $400 per sf in 2026, retrieved November 11, 2026
- Washington Contractors Directory, ADU Construction Costs in Washington State (2026), retrieved November 11, 2026
- ADU Home Resource, ADU Cost Report, What an ADU Costs in Q3 2026, retrieved November 11, 2026

Zoning & land use

- Everett Municipal Code, Title 19, confirmed current as of August 25, 2026
- RCW 36.70A.635, Middle housing, retrieved August 25, 2026
- RCW 58.17.060, Short subdivisions, retrieved August 25, 2026

Other sources

- Innergy Integral, Washington State Construction Market: Seattle, the Eastside, and Beyond in 2026, retrieved November 11, 2026
- Everett approves reforms to land division process, HeraldNet, retrieved November 11, 2026

Preliminary feasibility study prepared by Feasa for the person who ordered it. All budget figures are preliminary estimates, not quotes. Facts are tagged verified / inferred / unknown with their sources; verify anything marked unknown before committing money. This is not a survey, a legal opinion, an engineering report, or an appraisal.