



## EVERETT CITY COUNCIL CANDIDATE QUESTIONNAIRE

### Candidate Information

Name: **Alan Rubio**

Candidate for: Everett City Council, District 4

Campaign website: <https://www.alanrubio.org>

### Background

As part of our mission to support a vibrant downtown core, the Downtown Everett Association provides leadership and awareness to the issues impacting our downtown community. We've created this candidate questionnaire – which aligns with our [mission](#) – to help voters understand the 2025 Everett City Council candidates' vision and priorities for Downtown Everett. The Downtown Everett Association does not endorse candidates; we encourage the community to read the candidates' responses below to learn how they would support a thriving downtown.

All candidates were invited to respond. Candidate responses are posted in their entirety. Typos and grammatical errors are their own.

### Questions

#### Public Safety

***Do you believe current policies, such as the service provider buffer zone ordinance, help accomplish the City's goals of promoting public safety in the downtown core? What other policies do you believe would help meet this goal, and how?***

I believe the buffer zone ordinance is a helpful tool for balancing compassion with safety. It creates space for service providers to do their work without overwhelming nearby businesses or residents. But an ordinance on its own is not enough, we need to back it up with action that truly makes downtown safe and inviting.

Public safety starts with visibility. Expanding foot and bike patrols downtown ensures officers are present before problems escalate. **Fully staffing our Everett Police Department will help make this possible.** At the same time, strengthening "clean and safe" crews for rapid graffiti removal, trash pickup, and biohazard response keeps public areas welcoming.

We also need stronger accountability for nuisance properties, vacant storefronts, unsafe buildings, and repeat problem sites drag the whole district down. Faster enforcement and support for adaptive reuse can turn liabilities into assets.

Finally, lasting safety means pairing enforcement with opportunity. Apprenticeships, recovery programs, and job training downtown can help people struggling with addiction or homelessness rejoin our community as contributors.



***How do you believe the City can create a safe space for all members of the downtown community? How would you prioritize these measures?***

A safe downtown must work for everyone, residents, workers, visitors, and those receiving services. That means creating an environment where people feel welcome, supported, and secure.

My first priority would be making public spaces more inviting. Well-lit streets, maintained sidewalks, and active storefronts naturally encourage positive activity and discourage crime. Expanding partnerships with Downtown Everett Association on events and placemaking helps draw families and customers downtown, filling the streets with life instead of leaving them empty.

Second, I would strengthen coordination between police, service providers, and businesses. Fully staffing Everett Police allows for community-oriented patrols, while closer collaboration with nonprofits ensures people in crisis get help, not just enforcement.

Third, we must address root causes. Providing clear pathways into treatment, housing, and work programs reduces repeat issues and helps people regain stability.

By focusing on activation, collaboration, and opportunity backed by a well-resourced police department, we can ensure downtown is not just safer, but truly a place for everyone.

**Economic Vitality**

***How do you believe the City can help make Downtown a more attractive location for new businesses?***

Downtown Everett has great potential, but attracting new businesses means reducing barriers and creating an environment where investment feels safe and rewarding.

First, the City should streamline permitting and licensing for small businesses. Opening a shop or restaurant downtown shouldn't require months of red tape. A clear, predictable, and faster process would make Everett more competitive and inviting.

Second, fully activating downtown through safety and cleanliness is essential. Business owners want to know their storefronts will be secure and that customers will feel comfortable walking the streets. Expanding "clean and safe" programs alongside visible police patrols makes that possible.

Third, the City can support partnerships with the Downtown Everett Association to offer small façade grants, pop-up opportunities, and cultural events that bring foot traffic to local shops. A vibrant arts and entertainment scene encourages customers to stay downtown longer, supporting restaurants, retail, and nightlife.



By cutting red tape, ensuring safety, supporting events, and growing residential life, Everett can become the natural choice for entrepreneurs and new investment.

### ***How can the City support existing businesses – from small to large?***

One way the City can help is by exploring longer tax exemptions or credits for small businesses, giving them the breathing room to expand, hire more workers, and reinvest locally. A stronger base of businesses ultimately spreads the tax burden more fairly, so no single owner carries too much. This conversation about a lower overall tax burden should be part of Everett's long-term economic strategy.

In addition, we should cut through unnecessary red tape by streamlining permits and licenses, making it easier for businesses to renovate, expand, or host events. Pairing this with targeted support programs like façade grants, marketing partnerships, or small-business incubators keeps our local employers competitive.

By combining smart tax policies, regulatory relief, and a welcoming environment, Everett can strengthen the businesses we already have while laying the foundation for new growth.

### **Public Spaces**

#### ***What steps can the City take to improve Downtown Everett's public spaces, such as streets, sidewalks, parks, and places where people spend time and gather?***

Public spaces are the heart of downtown, and Everett must treat them as places that build pride, identity, and economic vitality.

First, we need consistent upkeep: cleaner sidewalks, quicker graffiti removal, and better lighting. Alongside City crews, I'd like to see community initiatives such as an **Adopt-a-Sidewalk program**, where neighbors and volunteers help keep their blocks clean. This builds civic pride and keeps our streets welcoming.

Second, Everett should be more walkable and inviting. Adding benches, greenery, and small plazas gives people places to sit, relax, and enjoy a coffee or drink while supporting nearby businesses. A downtown designed for people encourages them to stay longer and spend more.

Third, we need to give Everett a stronger identity. That's why I put forth my proposal to create a **modern, cosmopolitan, and iconic monument** downtown, funded at no cost to taxpayers. This landmark will attract visitors, generate activity, and give Everett a focal point that reflects its spirit.

### **Transportation**

#### ***How can the City increase accessibility to Downtown and help people feel more connected to our neighboring communities? What are your priorities in regards to bicycle infrastructure, public transportation, pedestrian experience, parking, etc.?***



Firstly, the pedestrian experience should be a priority. Safer crosswalks, improved lighting, benches, and greenery make walking downtown pleasant and inviting, encouraging people to linger, shop, and dine.

Second, bicycle connections must be completed. The long-promised bike link between Marysville and Everett is still unfinished, leaving a gap that discourages riders. Completing it—and ensuring safe bike lanes with secure racks downtown would strengthen regional access.

Third, Everett must improve transit reliability and connections with Everett Station and regional routes, so workers, students, and visitors can reach downtown without depending only on cars.

Parking also needs a smarter approach. We should **incentivize more multi-story parking facilities** so employees and business owners have a safe, long-term place to park. This keeps storefront and street-level parking open for short-term customers, reducing the congestion we sometimes feel downtown.

Together, these steps: walkability, bike access, strong transit, and smarter parking will make downtown Everett more connected, accessible, and welcoming to both locals and visitors.

### Historic Preservation

***In your view, how important are Downtown Everett's historic buildings to its social vibrancy and economic vitality, and why? What would be your approach be to incentivizing the preservation of these buildings?***

Downtown's historic buildings are central to Everett's identity. They give our city character, connect us to our past, and make downtown a place people want to visit rather than just pass through. Preserving them is not only about history it's also about economic vitality. People are drawn to districts with charm and identity, and historic buildings provide that.

As someone who grew up around colonial-era landmarks, I developed a passion for history and understand the value these places bring to a community. They are not just old buildings, they are anchors of pride and continuity that inspire people to gather, invest, and participate in civic life.

My approach is to make preservation practical for property owners. That means offering tax incentives or credits for restoration, streamlining the permitting process for upgrades, and promoting adaptive reuse so older buildings can serve modern needs without losing their character. By reducing the cost and red tape, we make it easier for owners to invest in keeping these landmarks alive.

A mix of historic charm with new investment creates the kind of downtown that attracts businesses, residents, and visitors. Protecting Everett's heritage is both cultural and economic strategy.



### Additional

***With the Everett 2044 Comprehensive Plan and Development Regulations going into effect, describe your related approach to zoning, density, allocation of city resources, and the priority for growth in the downtown core.***

The Everett 2044 Plan is an opportunity to make downtown the heart of our city's growth. My approach is rooted in flexibility: zoning should encourage a mix of housing, retail, and services while reducing unnecessary barriers that drive up costs.

We need more people living downtown. Density done right means vibrant streets, more customers for local businesses, and safer public spaces thanks to more "eyes on the street." I support missing-middle housing, upper-floor apartments, and mixed-use development that balances growth with preserving Everett's historic character.

On allocation of resources, I would prioritize infrastructure that supports growth: well-maintained streets, safe sidewalks, reliable utilities, and public safety. Growth is only sustainable if the basics are dependable.

We also need to be smart about incentives. Instead of heavy subsidies, the City can encourage investment through streamlined permitting, predictable rules, and targeted tax relief that rewards small businesses and property owners who add vitality to downtown.

My priority for growth is to make downtown Everett the most attractive place to live, work, and invest, by pairing flexibility in zoning with responsible city support for safety, infrastructure, and livability.

***Is there any additional information you would like to share about your candidacy that would be helpful for downtown residents, workers, and visitors to know?***

I want downtown residents, workers, and visitors to know that my vision is for a downtown that feels alive, modern, and welcoming for everyone. That means a place where children and seniors feel comfortable, where families can enjoy activities spread throughout the core, and where infrastructure makes it safe and easy to cross our main avenues on foot.

We can give Everett's downtown a "Bellevue feeling" with vibrant streets, green spaces, and strong retail options but **with a more affordable price tag**. This combination can attract shopping tourism from our neighbors while making sure locals can enjoy that same growth without being priced out.

Downtown Everett should be a destination—safe, walkable, and full of activity. By pairing strong public safety with clean, welcoming streets and smart development, we can transform it into a place where businesses thrive, visitors spend, and residents of all ages feel at home.