

DECEMBER 2007



DRAFT ENVIRONMENTAL IMPACT STATEMENT

Everett Riverfront Redevelopment

EVERETT, WASHINGTON

DRAFT ENVIRONMENTAL IMPACT STATEMENT
FOR THE
EVERETT RIVERFRONT REDEVELOPMENT PLAN

CITY OF EVERETT
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
2930 WETMORE AVENUE, SUITE 8A
EVERETT, WA

**Prepared for the review and comment of citizens
and government agencies**

In compliance with

The State Environmental Policy Act (SEPA)
The Revised Code of Washington, Chapter 43.21C

SEPA Rules
Chapter 197-11 of the Washington Administrative Code
City of Everett Ordinance #406-76, as amended

PROJECT FACT SHEET

PROJECT TITLE

Everett Riverfront Redevelopment Project

DESCRIPTION OF PROPOSAL

The proposed redevelopment will include construction of a mixed-use commercial/residential development, shoreline and habitat restoration, and rehabilitation of a former, mostly industrial site. The proposed Master Plan includes the construction of up to 900,000 square feet of mixed commercial use; 200,000 square feet of hotel space; and up to 1,400 residential units (multi- and single-family). The ultimate mix of uses constructed will be determined by market demand and the land use capacity of the site (type, location, and size of uses and structures, and infrastructure capacity). The Master Plan may be amended over time in response to market demand for the proposed uses. The Preferred Alternative is shown in Figure FS-1, Preferred Alternative. Alternative site plans have been developed and will be addressed within this Draft Environmental Impact Statement (EIS).

The current zoning for the site is Heavy Commercial (C-2), Light Industrial (M-1), Office and Industrial Park and Aquatic, with some portions of the site having an Urban Flood Fringe District zoning overlay. Present zoning designations for the Project area are not consistent with the SMP or the Comprehensive Plan. The proposed redevelopment plan will include the adoption of appropriate zoning amendments, and approval of a Planned Development Overlay Zone and Development Agreement (the Development Agreement) for the proposed Master Plan by the Planning Commission and City Council that will be consistent with the SMP and the Comprehensive Plan. The Development Agreement will include a conceptual master plan, development footprint, permitted uses, zoning and design standards, required improvements, mitigation conditions, and other development requirements such as required timing/phasing of public and private improvements. The Development Agreement will also include processes for amending the conceptual site plan, including criteria for what constitutes major and minor amendments. The proposal includes: (1) the issuance of shoreline substantial development and other local, state and federal permits for construction of the Master Plan; (2) various real property and street vacation actions by the City of Everett (the City); (3) public works and public amenities improvements and permits; and (4) related agreements and authorizations to implement the project.

PROJECT LOCATION

The project site is located on the west side of the Snohomish River, east of I-5, south of Pacific Avenue, and north of Rotary Park and Lowell Snohomish River Road (see Figure FS-2, Vicinity Map). The proposed redevelopment area entails approximately 221 acres. The geographic scope of the project site is broadly defined such that it includes properties in the description that are not presently controlled by OliverMcMillan LLC (the Proponent) but may be added later, so the impacts of adding those areas is considered in the scope of analysis (see Figure FS-3, Site Boundary/Layout).

PROPONENT

OliverMcMillan Everett, LLC
2907 Hewitt Avenue
Everett, Washington 98201

-or-

OliverMcMillan Development, Inc.
733 8th Avenue
San Diego, California 92101

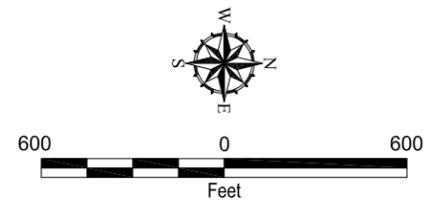


RESIDENTIAL USES SEE 2.3-1A FOR CONCEPT DETAIL

MIXED USES SEE 2.3-1A AND B FOR CONCEPT DETAIL

MULTI-FAMILY RESIDENTIAL AND MIXED USES SEE 2.3-1B FOR CONCEPT DETAIL

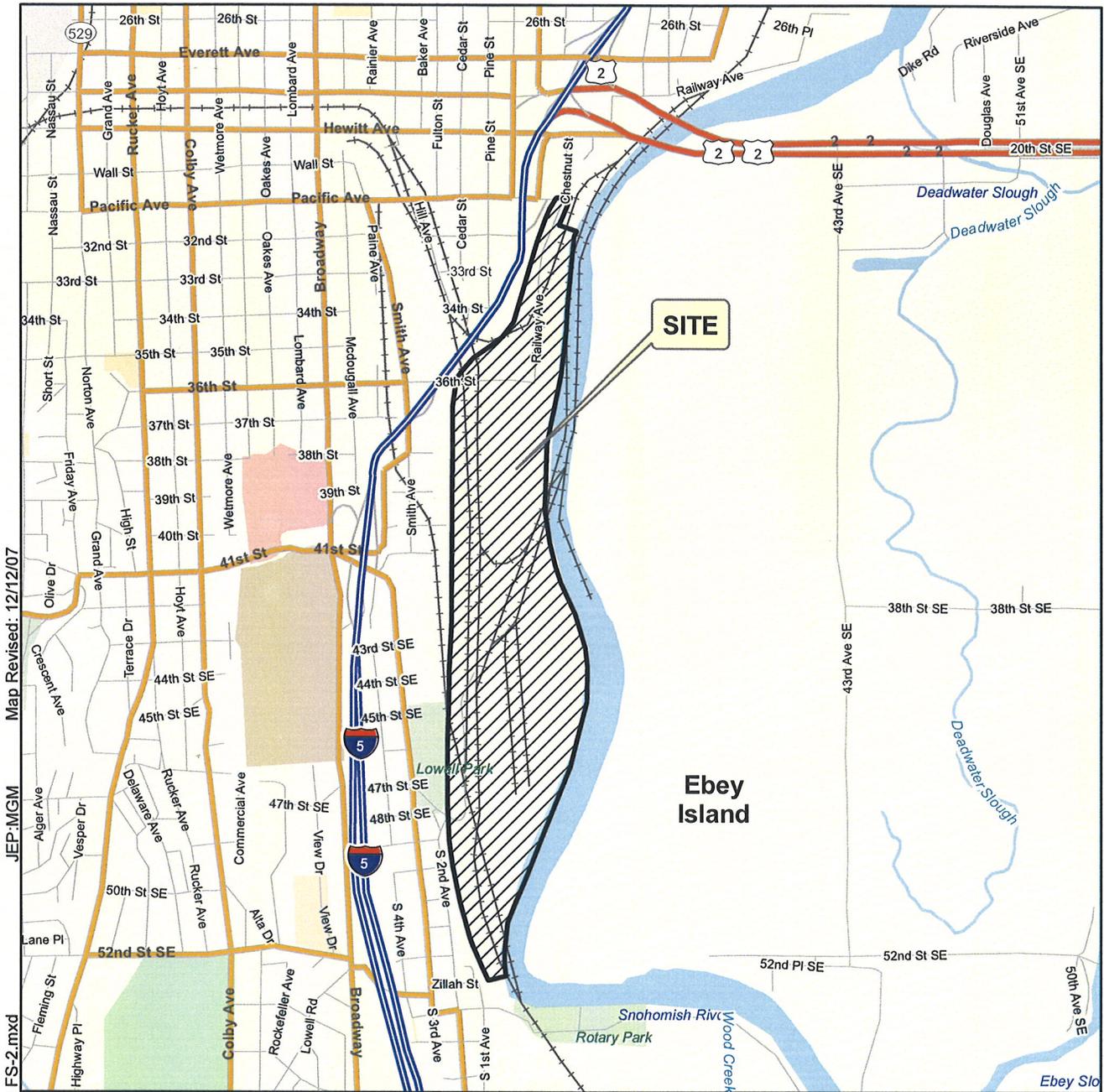
LEGEND	
[Pattern]	WESTWOOD TOWNHOMES
[Pattern]	CLUSTER TOWNHOMES:
[Pattern]	ROWHOME - LANDINGS:
[Pattern]	COURTYARD HOMES - TAMBARK:
[Pattern]	TRIPLEXES:
[Pattern]	PASEO HOMES - GREENS:
[Pattern]	DUPLEX LOTS:
[Pattern]	ZIPPER LOTS:



Notes:
 1. The locations of all features shown are approximate.
 2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. can not guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Reference: Image provided by Gensler.

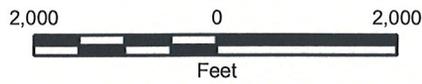
Preferred Alternative	
Everett Riverfront Redevelopment Everett, Washington	
GEOENGINEERS	Figure FS-1



Map Revised: 12/12/07

JEP:MGM

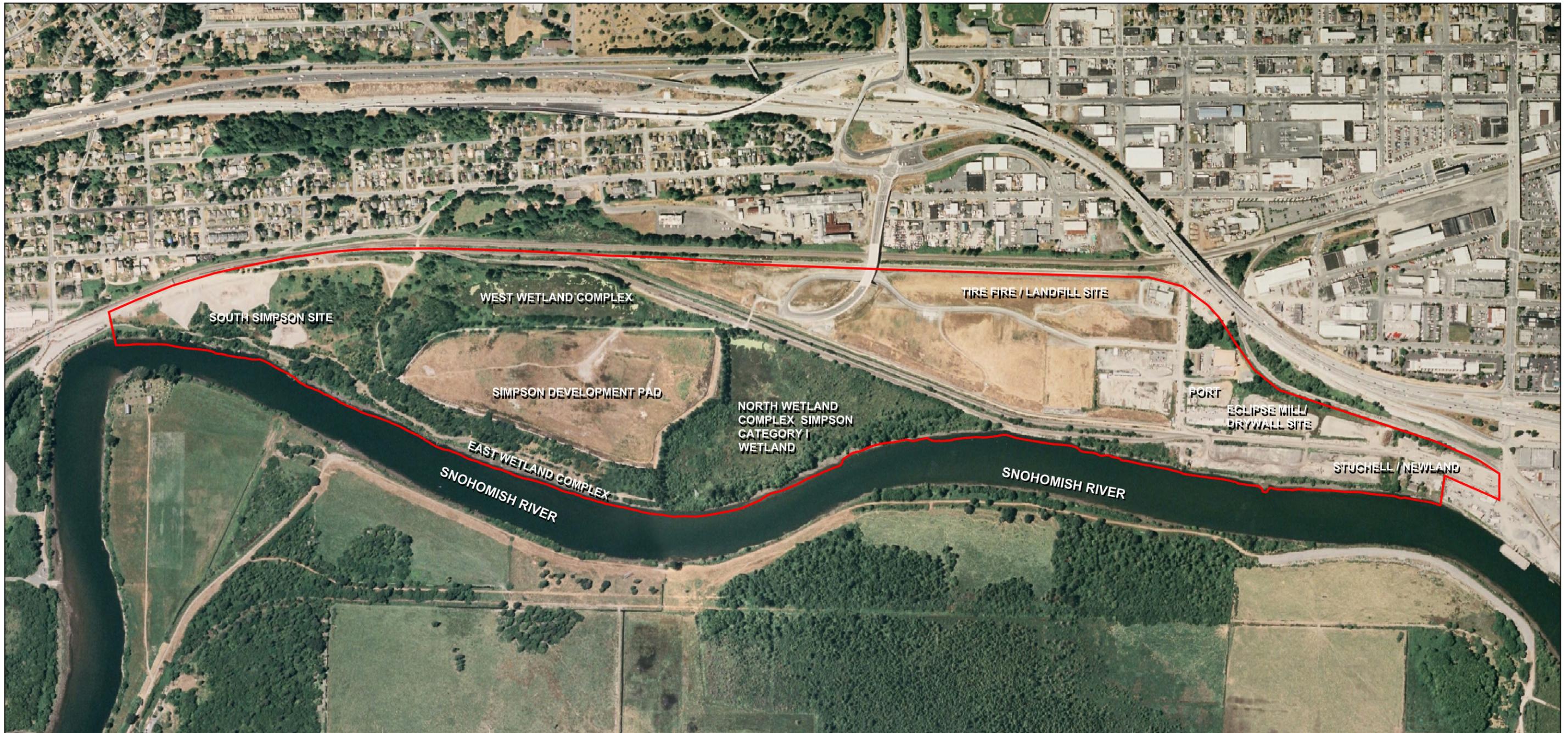
Office: BOIS
 Path: P:\6191002101\GIS\Chs 1-3\Figure FS-2.mxd



- Notes:
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 3. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without permission.

Data Sources: ESRI Data & Maps, Street Maps 2005
 Transverse Mercator, Zone 10 N North, North American Datum 1983
 North arrow oriented to grid north

Vicinity Map	
Everett Riverfront Redevelopment Everett, Washington	Figure FS-2



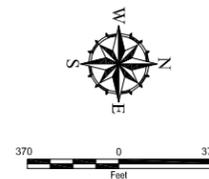
Legend

 Site Boundary

Notes:

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2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. can not guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Sources:
 Aerial photo obtained from NAIP Imagery 2006.



Site Boundary / Layout	
Everett Riverfront Redevelopment Everett, Washington	
GEOENGINEERS 	Figure FS-3

DATE OF IMPLEMENTATION

Initial grading and earth moving activities are anticipated to begin by spring of 2008 with final build out estimated to be complete by 2015.

LEAD AGENCY

City of Everett, Washington

RESPONSIBLE OFFICIAL

Allan Giffen
2930 Wetmore Avenue
Everett, Washington 98201

CONTACT PERSONS

Dave Koenig
Mgr Long Range Planning
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Everett, Washington 98201
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POTENTIAL PERMITS AND LICENSES

City of Everett Reviews, Permits and Approvals

- Planned development overlay (PDO) and related zoning approvals;
- Associated reviews for this and other City approvals include:
 - Environmental Impact Statement review pursuant to State Environmental Policy Act
 - Environmentally Sensitive Areas (Critical Areas) review (EMC 19.37)
 - Environmentally Sensitive Areas (Critical Areas) review per Shoreline Master Program standards (per EMC 19.33 for areas within jurisdiction of the Shoreline Master Plan)
 - Review of Landfill Site development plans per landfill Consent Decree
- Development Agreement
- Shoreline substantial development permit(s)
- Subdivision and binding site plan approval(s)
- Floodplain development permit(s)
- Determination of completeness of applications (e.g., PDO, shoreline permits, and subdivision/binding site plan)
- Construction permits (e.g., clearing/grading, building, electrical)
- Possible street vacations

Washington State Permits and Approvals

- Department of Fish and Wildlife – Hydraulics Project Approval(s)

- Department of Ecology – Section 401 water quality certification and CZMA consistency determination; associated review for this and other approvals includes:
 - Review of Landfill Site development plans per landfill Consent Decree
- Department of Ecology – general or individual NPDES stormwater permit(s)
- Department of Natural Resources – possible aquatic approvals

Federal Government Permits and Approval

- U.S. Army Corps of Engineers – Section 404 permit for placement of fill material into waters of the U.S. including wetlands and streams, and/or Nationwide Permit 27 for stream and wetland restoration activities
- U.S. Army Corps of Engineers – possible Section 10 permit for in-water construction
- Reviews required for any federal permits include:
 - Review under the National Environmental Policy Act
 - National Marine Fisheries Service; and U.S. Fish and Wildlife Service – Endangered Species Act review
 - Review under Section 106 of the National Historic Preservation Act

AUTHORS AND PRINCIPLE CONTRIBUTORS TO THE DRAFT EIS

GeoEngineers, Inc., 2924 Colby Avenue, Everett, Washington 98201

Main Contributor and Sections Coordinator
 Introduction
 Alternatives
 Permits
 Earth Resources
 Water resources – Surface Water and Channel Migration
 Plants and Animals Resources
 Energy and Natural Resources
 Environmental Health
 Environmental Justice
 Relocations

Strategic Solutions, 2903 B Hewitt Avenue, Everett, Washington 98201

Project Coordinator

Foster Pepper PLLC, 1111 Third Avenue, Suite 3400, Seattle, Washington 98101-3299

Attorney Review

Gensler, 2500 Broadway, Suite 300, Santa Monica, California 90404

Visual Quality, Aesthetics, and Light/Glare

Geomatrix Consultants, Inc., 19203 36th Avenue West #101, Lynnwood, Washington 98036

Noise Quality
 Air Quality

Landles, Bob, 19500 96th Avenue NW, Stanwood, Washington 98292
Land/Shoreline Use and Housing
Parks and Recreation, Open Space and Public Access
Public Utilities

Mithun, Pier 56, 1201 Alaskan Way, Suite 200, Seattle, Washington 98101
Visual Quality, Aesthetics, and Light/Glare

Northwest Archaeological Associates, Inc., 5418 20th Avenue NW, Suite 200, Seattle, Washington 98107
Historical/Cultural Resources

Perteet, Inc., 2707 Colby Avenue, Suite 900, Everett, Washington 98201
Transportation
Water Resources - Stormwater

DATE OF ISSUE OF DRAFT EIS

December 21, 2007

SUBMITTING COMMENTS ON DRAFT EIS

Written

Written comments on the DEIS are encouraged. Comments may address the range of alternatives, and/or specific impacts and mitigation measures. Comments may be submitted in writing to

Dave Koenig
City of Everett Planning and Community Development
2930 Wetmore, Suite 8A
Everett, Washington 98201

or emailed to mcunningham@ci.everett.wa.us

Comments must be submitted during the 45 day period ending February 4, 2008

Public Hearing DEIS

Public testimony will be taken on the DEIS during the Planning Commission meeting as follows:

Date: Tuesday, January 22, 2008
Time: 6:30 p.m.
Place: Weyerhaeuser Room at Everett Station, 4th Floor, 3201 Smith St., Everett

DATE COMMENTS ARE DUE FOR DEIS

February 4, 2008. Please note that comments on the proposal will continue until final approval by City Council.

LOCATION OF REVIEW COPIES OF THE DEIS AND BACKGROUND INFORMATION

Review copies of the DEIS are available at the two City of Everett Public Libraries:

Main Library at 2702 Hoyt Avenue
Evergreen Branch Library at 9512 Evergreen Way

Review copies of the DEIS and the background documents are also available from 8AM to 5 PM Monday through Friday at:

City of Everett, Planning and Community Development Department
2930 Wetmore Avenue, Suite 8A
Everett, Washington 98201

The DEIS may also be viewed on-line:

<http://www.ci.everett.wa.us>

COST TO PUBLIC FOR A COPY OF DRAFT EIS

DEIS copies may be purchased at the City of Everett Planning and Community Development Department at 2930 Wetmore, Suite 8A, 425-257-8731

Printed copies of the DEIS cost \$50.00 + postage

Copies of the Appendices cost \$50.00 + postage

Individual Appendices may be purchased for cost

CD copies are free.