



# **PLANNING AND COMMUNITY DEVELOPMENT**

Allan Giffen  
Director

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Dear Reader and Interested Citizen:

The City of Everett invites you to comment on the Draft Environmental Impact Statement for the Everett Riverfront Redevelopment.

The proposal is 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 proposal includes approval of a rezone with a Planned Development Overlay Zone and 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; (3) public works and public amenities improvements and permits; and (4) related agreements and authorizations to implement the project.

Alternatives for the project have been limited to those that are consistent with "visions" for the properties adopted in the Shoreline Master Program and Comprehensive Plan. Alternative 2 would not include residential uses. It includes development of the Simpson pad with approximately 600,000 square feet of office space, development of the Landfill site with approximately 600,000 square foot of commercial (retail/office) space, and development of the Eclipse Mill site with approximately 200,000 square feet of commercial (retail/office) and associated public amenities. Alternative 2 also considers two alternative site plans for the Simpson pad, one with 5 story buildings and the other with lower-scale buildings. Alternative 3, the No Action Alternative, assumes that the timing of development and public amenities is postponed and the master plan will depend on future user(s) which are currently unknown. Because future development would have to be consistent with the Comprehensive Plan designation and vision, future development impacts would at a minimum be similar to Alternative 2.

Key environmental issues and options facing decision makers include, but are not limited to:

- Will residential uses be provided / required on-site, or should land uses be limited to commercial and office space (Alternative 2)?
- Should development be postponed until some future time (Alternative 3)?
- Should boating facilities be provided?
- Should the proposed public trails be relocated?
- Which stormwater treatment alternatives are most appropriate?

Note that the City will be completing additional public access and park improvements, and environmental enhancement and restoration actions on the site that are beyond the scope of this DEIS. These actions are not mitigation for the proposed project addressed in this DEIS. The City is working on finalizing the draft designs for these improvements, and expects that SEPA analysis and project applications for these improvements will be ready for public review in Spring 2008.

We encourage you to review and comment on this DEIS. Comments on this DEIS must be submitted no later than February 4, 2008. Planning staff and consultants will then respond to all of the comments in a Final EIS currently expected to be issued in April 2008. Planning Commission will hold additional public hearings, consider the DEIS and FEIS and public comment, and make recommendations to City Council. City Council will hold an additional public hearing and make decisions on the proposal. We currently anticipate City Council decisions by June 2008.

Notice of future hearings will be mailed to those on our mailing lists and to everyone who submits comments. Notices will also be published in the paper and will be posted on our web page at [www.ci.everett.wa.us](http://www.ci.everett.wa.us). If you want to be added to our mailing list, please call us at 425-257-8731 or sign up on the web site.

Please call if you have any questions regarding this DEIS or the process for reviewing the proposed riverfront redevelopment. We look forward to receiving your comments.

Sincerely,



Allan Giffen  
Director and SEPA Responsible Official