

SECTION 2 - SOUTHWEST EVERETT/PAINE FIELD SUBAREA PLAN

2.1 INTRODUCTION AND PURPOSE OF SUBAREA PLAN

The Southwest Everett/Paine Field Project

The purpose of the Southwest Everett/Paine Field project is to integrate environmental protection measures under the State Environmental Policy Act (SEPA) with the broader planning requirements under the Growth Management Act (GMA). This integration is accomplished through development and environmental analysis of a subarea plan for the Southwest/Everett Paine Field area which is consistent with Everett's adopted GMA plan. When complete, the plan and environmental review are intended to be sufficiently detailed to expedite permit reviews for projects which are consistent with the plan. Furthermore, the public will have a better understanding of the nature of development and environmental impacts in the subarea and how those impacts will be mitigated.

An integrated SEPA/GMA subarea plan should provide an excellent marketing tool for the community. If development applications are expedited on the basis of prospective environmental reviews, then a significant element of uncertainty and time delay has been removed from the development review process.

Developing an integrated subarea plan and environmental review is a challenge, since it requires analyzing the impacts of developments which are not yet proposed. Under traditional environmental analysis, a specific project is proposed, alternatives analyzed, impacts and mitigation measures identified, evaluated, and applied to the project. An EIS on the SW Everett/Paine Field Subarea plan, however, requires SEPA analysis on anticipated development. Because of uncertainties regarding the nature of future uses, and insufficient resources, the Subarea Plan and environmental review for the Subarea Plan cannot cover all potential uses and impacts. Uses which are analyzed include those most likely to locate in the area. Throughout this document, the City identifies assumptions regarding future uses and establishes thresholds for uses and impacts which are analyzed in the environmental review. If a project falls outside the range of impacts analyzed in the EIS, an individual SEPA review will be required. However, the individual SEPA review will be limited to the issues that are outside the scope of those addressed in the Subarea Plan EIS.

Subarea Plan Development Process

In August 1994, the City of Everett adopted a Comprehensive Plan in compliance with the Washington Growth Management Act (GMA). This Plan includes policies and land use designations for development of the City's Planning Area.

In 1994, the City of Everett received a grant from the Washington Department of Community, Trade, and Economic Development to complete a pilot project for the Southwest Everett/Paine Field Subarea. The purpose of the project was to integrate environmental protection measures under the State Environmental Policy Act (SEPA) with the broader planning requirements under the Growth Management Act (GMA). The result was to be an expedited permit process for projects that fell within the framework of analysis.

A Grant Management Team and Citizens Advisory Committee were formed to provide advice to the City on the creation of the plan and environmental review. These groups met many times and provided advice on the definition of alternatives, public input process, permitting system, and framework for the analysis of impacts.

This Subarea Plan and draft EIS (DEIS) were prepared by City staff and consultants based upon the input of these groups. The Subarea Plan defines the uses and characteristics of development that are anticipated in the Subarea. The DEIS contains an environmental analysis of the plan, including a description of the impacts of anticipated development and potential measures to reduce the impacts of development ("mitigation").

Based upon public comments on the Draft Subarea Plan and DEIS, the City will produce a final EIS and Revised Draft Subarea Plan. Planning Commission will hold hearings on the Revised Draft Subarea Plan and make recommendations to City Council. City Council will also hold hearings and adopt a Subarea Plan. The adopted plan will contain a list of adopted mitigation measures for development selected from the list of potential measures listed in the EIS. Mitigation will include actions developers and the City must take to reduce the impacts of development proposals, including construction of public improvements, and actions the City must take to revise codes and permit procedures to implement the Plan.

Paine Field is not within Everett City limits, but is included in the Subarea Plan for several reasons. First, Paine Field is a large area with industrial land use designations adjacent to the City and within the Everett Planning Area. Second, Paine Field has completed a master plan for development of its properties, and while a substantial volume of information is available, SEPA review has not been completed for the master plan. This Plan/EIS will evaluate the impacts of Paine Field's Master Plan. Third, Paine Field is proposing a wetland mitigation bank within the Everett city limits to compensate for wetlands filled on Paine Field property. Including development of Paine Field in this EIS analysis allows us to take a broader look at the impacts of development on Paine Field. Note that the adopted Subarea Plan will only include adopted mitigation measures for the portion of the Subarea within the Everett City limits. Immediate changes to land use regulations and the permit system will only occur within Everett. Snohomish County must decide if and how it will amend its permitting procedures to cover future development on the Paine Field properties. Snohomish County will review the final Subarea Plan, its recommendations for an expedited permit process, and the implementation of this permit process for possible approaches the County may take to implement additional development regulations pursuant to HB 1724.

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Together, the Subarea Plan and the EIS are expected to provide greater certainty and predictability for the public and the applicants. At the end of this exercise, we intend that applicants and the public should be able to tell with certainty:

- What uses and development activity are permitted by the land use designations.
- To what intensity the development can be built.
- What capital facilities will be needed and timing of improvements.
- The cumulative impacts of development on natural systems such as streams and wildlife habitats, and the amount and quality of natural systems that will remain after development.
- The nature of mitigation necessary to implement the plan with project approvals.
- The expedited permit review process that is available for projects which are consistent with the land use designations and in compliance with required mitigation measures.

The subarea plan does not analyze every conceivable site-specific detail and impact for all potential uses. Some projects with impacts outside of the range evaluated will need to be addressed as projects come before the City. However, environmental review of these projects will be limited to issues not previously addressed in this environmental review and should be relatively well known to the public and applicants. The net effect is to reduce or eliminate the potentially time-consuming and duplicative SEPA process by including environmental analysis in the body of the plan.

A major purpose of this project is the integration of SEPA and GMA in the subarea plan, zoning code, and development regulations of the City of Everett. This means that City codes will probably need to be revised to incorporate mitigation measures usually addressed under SEPA project application reviews.

A new development review and permit system will be designed to administer the subarea plan, SEPA integration and applicable City codes. The new system will be capable of monitoring development and providing data and a feedback mechanism to inform future planning and capital facilities capacity management, planning and financing. The City will continue to complete site plan reviews for developments to ensure consistency with the Subarea Plan and compliance with ordinances and mitigation measures.

Snohomish County must decide how or if its permit process will be revised to expedite review of development proposals on Paine Field properties.

The Subarea Plan process involves citizens early in the planning and the environmental review process and provides for ongoing citizen participation in planning and development procedures, including future updates of the Subarea Plan.

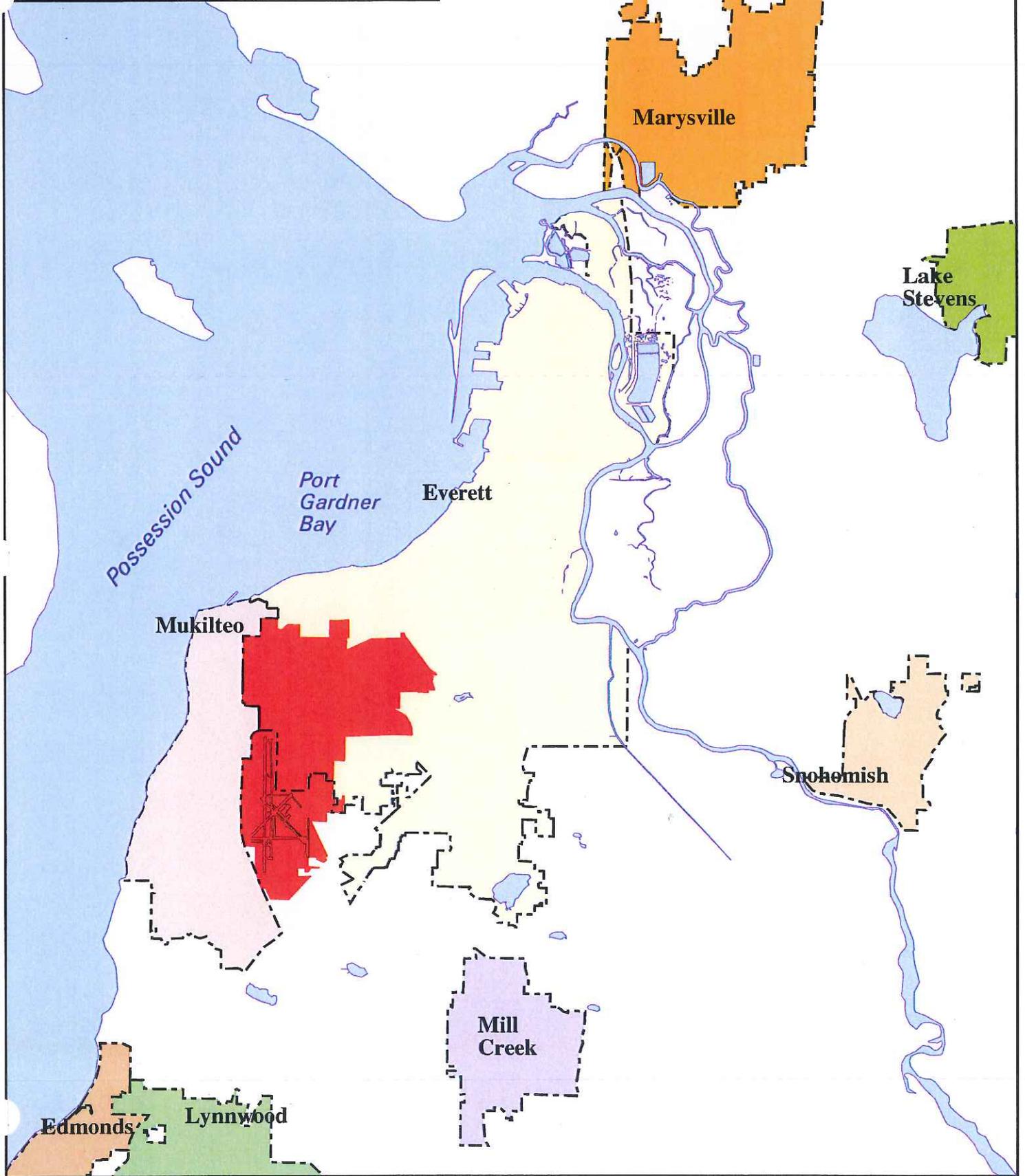
2.2 DESCRIPTION OF SW EVERETT/PAINE FIELD SUBAREA

The Southwest Everett/Paine Field area is one of the largest areas of undeveloped, industrially zoned land with public service capacity in Washington State. There are approximately 3,935 acres in the Subarea which is shown on Figure 2.2-1. Approximately 1,000 acres are undeveloped or have expansion capacity in addition to the expansion capacity included in the master plans for Paine Field, Boeing, and Fluke Corporation. The area is home to significant industrial businesses including Boeing Everett, Intermec, Fluke Manufacturing, Tramco, Associated Sand and Gravel, and others. The location is well suited for additional high tech and manufacturing activities and has a fully operational training center associated with Everett and Edmonds Community Colleges. Basic infrastructure and services including water, sewer, transportation (road, rail and air), electricity, natural gas, and fiber optics are in place to serve most of the area. Paine Field serves significant government, business, and general aviation and transportation needs including those of Boeing. As a result of the Boeing expansion in 1991, over \$220 million in transportation improvements have been built or are under construction, including \$47 million contributed by Boeing.

SW Everett/Paine Field Subarea Location Map

 SW Everett/Paine Field Subarea **Fig. 2.2-1**

1" = 10000'



The Southwest Everett/Paine Field area has the potential to provide high tech, manufacturing, and high-wage jobs for the region. This area is designated in Everett's GMA Comprehensive Plan as industrial/manufacturing, placing emphasis on this area as a resource of regional, statewide, and even national significance. Boeing's production of 747, 767 and 777 aircraft at their Everett plant represents a substantial percentage of the nation's positive trade balance. Similarly, Fluke Manufacturing and Intermec sell products for export, and Tramco serves the national and international aircraft repair market. The preservation of this area for primarily manufacturing-related growth and development was among the most significant goals in the recently adopted Everett GMA plan.

The development of the Southwest Everett/Paine Field area is a high priority for the private and public sectors, and is specifically recognized as a resource for industrial development in virtually every planning policy document. Development of Southwest Everett and Paine Field is consistent with the Puget Sound Regional Council's Vision 2020 plan and the goals and principles of GMA. Snohomish County has also recognized this area as the economic engine for the region. The Economic Development Council of Snohomish County (EDC) and the County have completed a long-range economic development strategy called "Investment Strategy for Snohomish County" which has been incorporated, in part, in both Snohomish County's and the City of Everett's GMA plans. The Paine Field Master Plan also calls for increased development within the Paine Field area.

In addition to industrial resources, the Southwest Everett/Paine Field area contains significant environmental features, including several major creeks and ravines, steep slopes and heavily wooded areas. There are over 100 wetlands in varying size and quality, including Narbeck Swamp, one of the most valuable wetlands in the City. The area is surrounded on all sides by residential development, and the impacts of industrial development on the natural and residential environments are of concern to these residents. Impacts from traffic, visual intrusions, noise, light and glare are of particular concern to residential neighbors. Given its combination of environmental and industrial development resources, together with residential neighborhoods in close proximity, the Southwest Everett/Paine Field area provides an excellent opportunity to test the concepts of SEPA and GMA integration.

2.3 PROPOSED ACTION AND ALTERNATIVES

2.3.1 Introduction

The Grant Management Team, City staff, and project consultants spent many hours discussing how the alternatives for the Subarea Plan would be defined for the environmental review. Through the Growth Management Act planning process, the City reviewed alternative land use designations for the subarea and comprehensive plan land use designations and policies were adopted. Similarly, Snohomish County completed a planning process under the Growth Management Act and has adopted policies and general land use designations for Paine Field (these may be refined when the Paine Field Subarea Plan is amended by the County). The intent of the Subarea Plan is to further refine the land use and environmental analysis for the adopted land use designations and policies, rather than revisit those issues on a site by site basis.

Therefore, the City had to design an alternative method of identifying the nature and character of land uses and development proposals in the study area, and examine prospectively their potential impacts. It was felt that adoption of a subarea plan and expedited permit process could provide a market advantage within the subarea and actually result in development in the subarea occurring faster than predicted under the adopted Comprehensive Plan. Therefore, we decided to evaluate different rates of growth in the subarea: Anticipated development under the adopted GMA Comprehensive Plan, a faster rate of growth, and a slower rate of growth. The rate of growth will be determined by overall market forces and the distribution of that growth within the City's Planning Area.

The existing GMA comprehensive plan has a time horizon to the year 2012 as mandated by Growth Management Act. So too, the Subarea plan alternatives will analyze impacts to the year 2012, with the exception that traffic impacts will be modeled to the year 2015.¹ The analysis of the Subarea Plan also requires an examination beyond 2012 to "buildout" in order to determine the cumulative impacts of development under the Comprehensive Plan and the capital facilities that would be necessary to accommodate the planned growth. It is important to assure that system capacities will not be consumed by 2012 and that capacity will exist beyond the year 2012. Therefore, the DEIS impact analysis looks ahead to a 2030 "buildout" scenario, representing the full realization of all anticipated development under this plan. (Development capacity will still exist after 2030 under some of the DEIS alternatives. However it is not reasonable to forecast further into the future at this time.)

For natural systems such as streams, wetlands, vegetation and wildlife habitat, the DEIS analyzes buildout, rather than development expected to occur in 2012 or 2030. This was done for several reasons:

- It provides the opportunity to evaluate the impact of development under our current environmentally sensitive areas regulations to determine the type of wildlife, fisheries and open space we can realistically expect to "save" in an urban area.
- The Southwest Everett/Paine Field Subarea contains portions of 10 separate drainage basins. It is not possible to accurately predict which basins will develop by 2012 or to what degree they will develop. Some basins may completely build out by that year, or development could be spread more evenly throughout the subarea. Looking at buildout provides a "worst case" analysis for each basin. Moreover, it provides a framework to examine environmental impacts and create a building envelope within which development is anticipated and projects can be expedited through a revised permit structure.

Comprehensive Plans and Zoning in the Subarea

The Washington Growth Management Act (GMA) required jurisdictions to adopt comprehensive plans in compliance with standards in the Act. Figures 2.3-1 and 2.3-2 show the Comprehensive Plan and Zoning designations for the Subarea, as well as portions of the City of Everett, Snohomish County, and City of Mukilteo near the Subarea.

¹ Traffic impacts are being modeled to the year 2015 in order to be consistent with a City-wide traffic model that is currently being constructed.

Comprehensive Plan Land Use

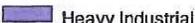
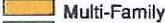
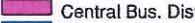
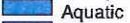
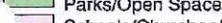
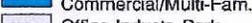
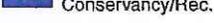
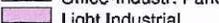
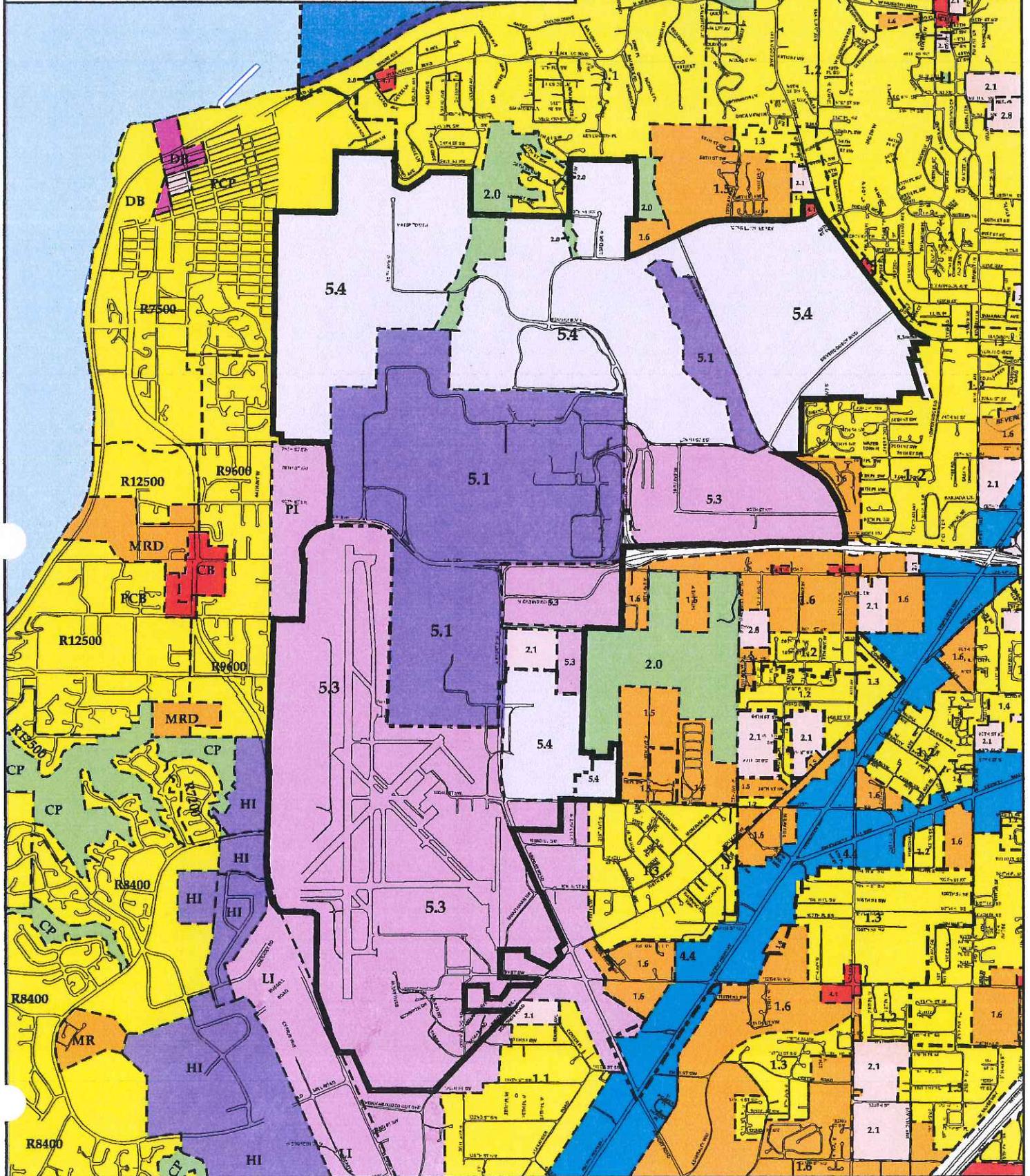
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|---|---|--|
|  Residential |  Business/Office |  Heavy Industrial |
|  Multi-Family |  Central Bus. Dist. |  Aquatic |
|  Parks/Open Space |  Commercial/Multi-Fam. |  Conservancy/Rec. |
|  Schools/Churches/
Public Facilities |  Office-Industr. Park |  Light Industrial |

Fig. 2.3-1

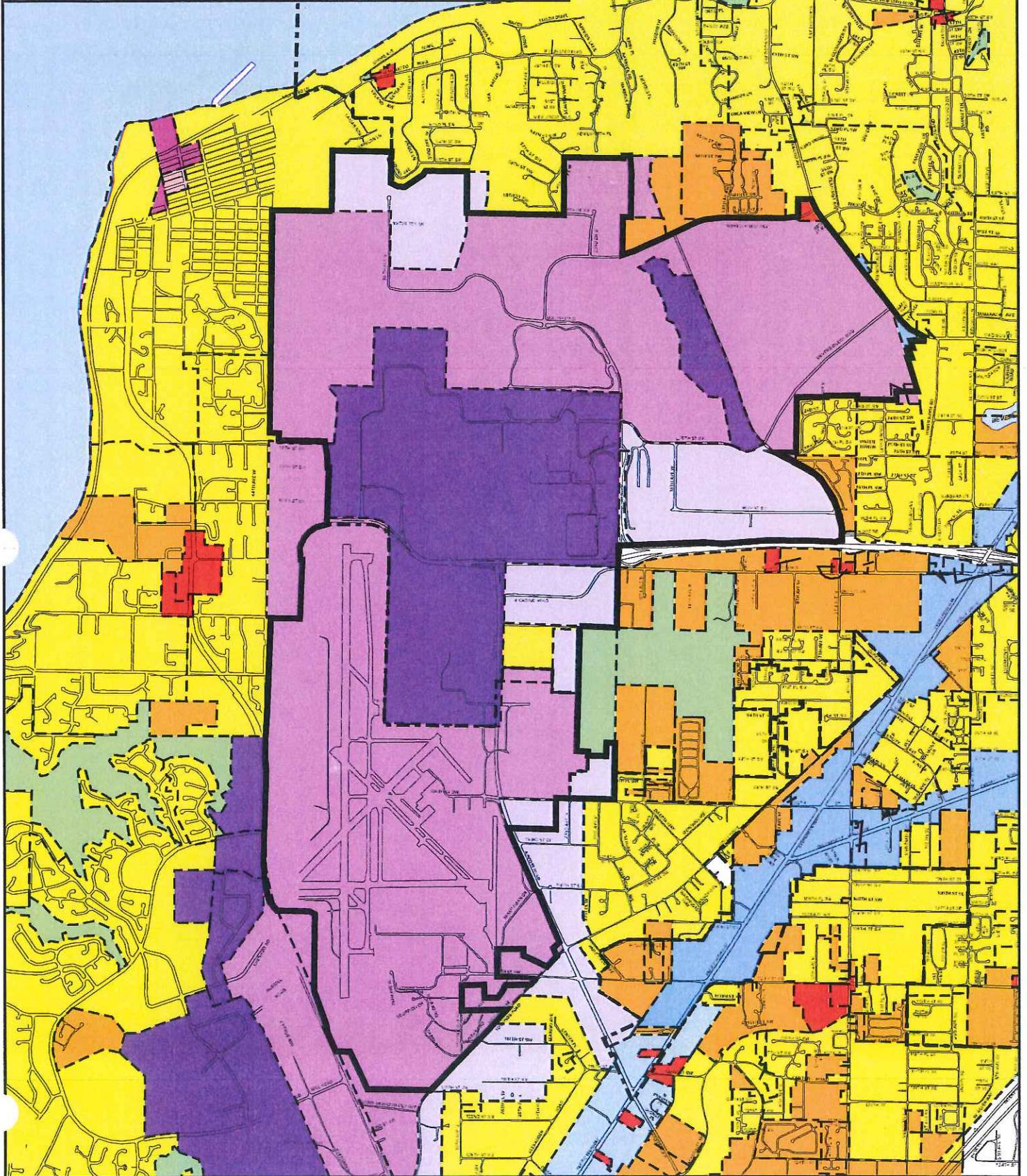


Zoning Map

- | | | |
|--|--|--|
|  Residential |  Central Bus. Dist. |  Light Industrial |
|  Multi-Family |  Community Business |  Heavy Industrial |
|  Business Park |  Commercial | |

1" = 3000'

Fig. 2.3-2



In August 1994, the City of Everett adopted its GMA Comprehensive Plan. This Plan includes policies and land use designations for development of the City's Planning Area. The City's zoning map was also updated to conform to the comprehensive plan designations. Appendix 2.3.1 includes excerpts of the policies in the Comprehensive Plan that apply to developments in the SW Everett/Paine Field Subarea.

Snohomish County's Comprehensive Plan applies to the Paine Field portion of the Subarea, as well as the unincorporated area surrounding the airport. In June 1995, Snohomish County adopted the Snohomish County Growth Management Act Comprehensive Plan, which represents "phase 1" of a GMA planning process. This plan includes the *General Policy Plan (GPP* - including a land use plan map), *the Transportation Element, the Park and Recreation Plan, and the 1995-2000 Capital Plan*. Phase 2 will consist of amendments to the previously adopted GPP land use map. The GPP describes the relationship between it and thirteen existing area comprehensive plans. In the case of the Southwest Everett/Paine Field Subarea, the policies and land use designations found within the Snohomish County's Paine Field Area Comprehensive Plan provide additional detail. Until the GPP is amended by more detailed land use planning in Phase 2, the policies and land use designations of the Paine Field Plan will continue to be used when consistent with the GPP in the review of development applications.

The Snohomish County GPP land use map identifies a Manufacturing and Industrial Center in the Paine Field vicinity, which allows for a mix of nonresidential uses that will ultimately allow for 10,000 jobs at an average employment density of 20 employees per employment acre for new growth.

Appendix 2.3.1 includes excerpts of the policies in the GPP and Paine Field Area Comprehensive Plan that apply to developments on Paine Field properties.

Comprehensive Plans and Zoning for Properties Adjacent to the Subarea (City of Mukilteo and Snohomish County)

Note that the comprehensive plans and zoning for properties outside the subarea are also shown on Figures 2.3-1 and 2.3-2. These designations are considered in this document when evaluating impacts of development in the subarea.

The City of Mukilteo is currently in the process of updating its comprehensive plan to meet Growth management Act objectives, and expects its work to be completed in 1996. In the meantime, the "working" plan document and map represent land use policy for the City. The Comprehensive Plan working map is the same as the Zoning Map. Zoning along the Subarea boundary is a blend of City of Mukilteo zoning, County zoning in effect before the Harbour Pointe annexation, and master plan provisions of the original Harbour Pointe Plan.

2.3.2 Alternatives

Elements Common to All Alternatives

Consistency with GMA Comprehensive Plans. All alternatives assume development under the existing comprehensive plans and zoning designations, as well as the policies in adopted comprehensive plans. No changes to land use designations are proposed.

The Comprehensive Plans are consistent with regional forecasts and plans. The secondary impacts of development in the Subarea, such as impacts to housing, schools, and parks have been addressed in the Comprehensive Plans for the entire Everett Planning Area and will not be revisited in this Subarea Plan/EIS analysis.

All three alternatives assume that Paine Field properties will be developed per the 1995 *Paine Field Master Plan and Noise Study Update*. The Snohomish County resolution adopting the Paine Field Airport Master Plan states that the Master (Conceptual) Development Plan is consistent with the Paine Field Area Comprehensive Plan and the new County Growth Management Plan.

Regional Population and Employment Forecasts. All alternatives assume conformance with overall regional forecasts for employment and population for the Everett Planning Area. However, employment has been reallocated within the Planning Area under the three alternatives. One outcome could be more manufacturing jobs than allocated to the Subarea by the regional forecasts. See the discussion under the No Action Alternative below.

Employment forecasts were completed for each alternative for 2012 and 2030. Employment was allocated to traffic analysis zones called EMAZs (Everett Model Analysis Zones) for 2012. Assumptions for type of employment were also made with breakdowns by manufacturing; retail; warehousing; communications, transportation and utilities (WCTU); finance, real estate and services (FIRES); government; and education sectors. Where specific master plan information was available (Paine Field, Fluke, Boeing), it was used as a basis to allocate employment. For all other properties, the City estimated net developable acres² and used those figures as a basis for allocating employment. Potential development constraints (such as lack of water and sewers) and market factors were also considered in allocating employment. A detailed description of the methodology is available for review in the Planning Department.

Expedited Permit Process. All alternatives assume that an expedited permit process will be implemented, with mitigating measures and thresholds identified in the Subarea Plan, creating an incentive for businesses to develop and locate within the SW Everett/Paine Field Subarea. Those proposals which meet the mitigation and other requirements will receive an expedited permit review. Proposals which are not consistent with the adopted Subarea Plan will be required to complete additional SEPA analysis on those specific element(s) which fall outside the plan.

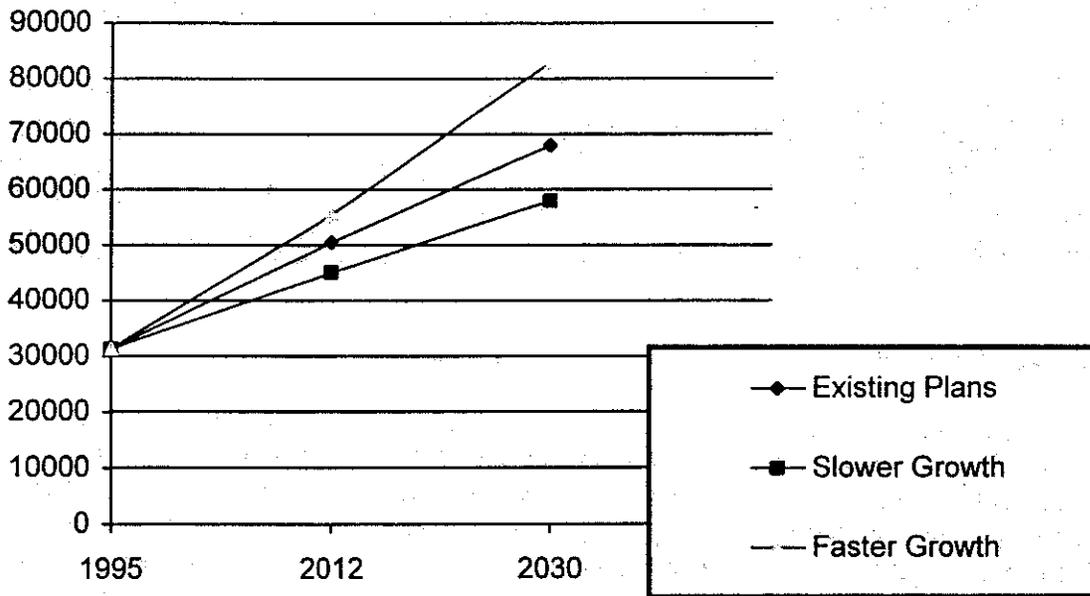
Development Potential. All alternatives assume the Subarea Plan will allow full utilization of developable land, while enhancing and protecting environmentally sensitive areas. Development will be compatible with the surrounding residential uses. Changes to ordinances will be proposed under all alternatives to incorporate adopted mitigation measures.

² Net developable acres (NDA) were calculated by subtracting out existing development and environmentally sensitive areas from total parcel size. This is a rough approximation based upon plan level information (slopes with 20 foot contours, etc.). Elements such as required building setbacks, buffers adjacent to residential areas and utility corridors were not subtracted out of the total parcel size and are therefore included in the NDA.

Employment By Alternative			
	1995	2012	2030
Existing Plans Alternative	31,379	50,500	68,000
Faster Growth Alternative		55,451	83,000
Slower Growth Alternative		45,029	58,000

Figure 2.3-3 shows the 2012 and 2030 employment forecasts for all three alternatives.

Figure 2.3-3
Employment Forecasts by Alternative



Existing Plans Alternative

The Existing Plans Alternative assumes development occurring consistent with the Comprehensive Plan adopted by Everett in 1994 for the planning area and current market trends. It includes a forecast for employment of about 50,000 for the SW Everett/Paine Field Subarea for the year 2012. Using a growth rate that is comparable to that of the 1995-2012 period, an employment level of 68,000 is assumed for the year 2030. Policies for this alternative are as defined in the adopted Comprehensive Plans and call for a relatively aggressive growth scenario for the SW Everett/Paine Field Subarea. The transportation investment strategy includes a regional rapid transit system and a strong multi-modal emphasis, with more development in the SW Everett area than is assumed in the adopted Regional Plan.

See Table 2.3-1 for employment allocations for the Existing Plans Alternative, as well as existing 1995 employment. Figure 2.3-4 shows the EMAZ zones within the Subarea.

**Table 2.3-1
Existing Plans Alternative Employment Allocations and 1995 Employment**

EMAZ	1995 Mfg	2012 Mfg	1995 Retail	2012 Retail	1995 WCTU	2012 WCTU	1995 FIRES	2012 FIRES	1995 GovEd	2012 GovEd	1995 Total	2012 Total
121	1,079	1,100	0	0	0	850	0	200	0	0	1,079	2,150
122	96	250	30	90	15	285	0	300	0	0	141	925
137	0	150	0	0	0	250	0	0	0	0	0	400
138	800	950	6	0	0	0	0	250	0	0	806	1,200
139	945	1,100	0	0	0	100	0	382	237	237	1,182	1,819
140	0	500	0	0	0	0	0	250	0	0	0	750
149	4,200	7,000	0	0	0	0	0	200	0	0	4,200	7,200
150	14,500	17,500	0	0	0	0	0	4,500	0	0	14,500	22,000
151	565	621	11	80	560	600	0	100	4	4	1,140	1,405
152	300	850	0	0	0	125	0	300	0	0	300	1,275
153	253	390	43	175	138	275	0	119	450	450	884	1,409
154.1	0	250	0	0	0	0	0	0	0	0	0	250
154.2	0	17	0	0	0	0	0	0	0	0	0	17
158	0	17	0	0	0	0	0	0	0	0	0	17
164	1,528	1,650	306	700	0	200	0	100	181	190	2,015	2,840
165	2,100	2,200	0	200	0	540	0	0	0	0	2,100	2,940
166	198	269	25	500	430	650	15	150	1,194	714	1,862	2,283
185	1,130	1,200	0	0	0	130	0	0	0	0	1,130	1,330
194	0	0	0	250	0	0	0	0	40	40	0	290
Totals	27,694	36,014	421	1,995	1,143	4,005	15	6,851	2,066	1,635	31,379	50,500

Slower Growth Alternative

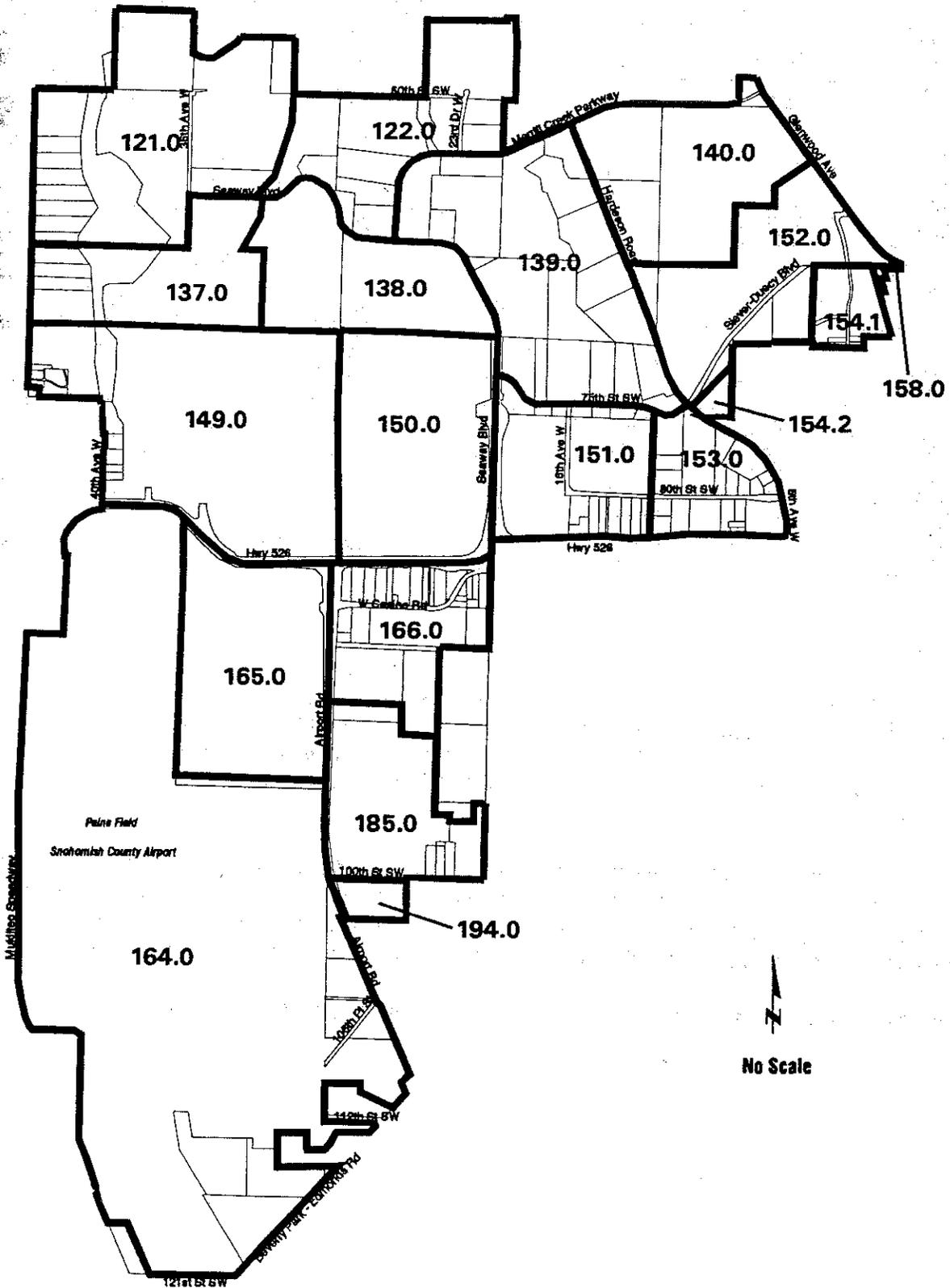
The Slower Growth Alternative assumes that less employment growth occurs in the SW Everett/Paine Field Subarea by 2012. It forecasts about 2/3 to 3/4 of the growth rate that is assumed in the GMA Comprehensive Plan EIS for the Southwest Everett/Paine Field Subarea, or an employment level of about 45,000 by the year 2012. By the year 2030, employment is assumed to reach 58,000, consistent with the same conservative and less aggressive growth that is assumed for the 1995-2012 planning period. While employment would be lower in the Subarea than forecast by the GMA Comprehensive Plan, employment growth could occur faster in other areas of the Everett Planning Area.

The transportation investment strategy includes regional rapid transit with a stronger land use effect on the Everett central business district (CBD), consistent with the adopted regional plan.

See Table 2.3-2 for employment allocations for the Slower Growth Alternative.

Everett MicroAnalysis Zones (EMAZ)

Fig. 2.3-4



**Table 2.3-2
Slower Growth Alternative Employment Allocations**

EMAZ	2012 Mfg.	2012 Retail	2012 WCTU	2012 FIRES	2012 GovEd	1995 Total	2012 Total
121	1,080	0	750	150	0	1,079	1,980
122	225	80	250	200	0	141	755
137	125	0	200	0	0	0	325
138	900	0	0	175	0	806	1,075
139	1,050	0	50	250	237	1,182	1,587
140	450	0	0	200	0	0	650
149	6,500	0	0	125	0	4,200	6,625
150	16,500	0	0	3,000	0	14,500	19,500
151	600	60	575	80	4	1,140	1,319
152	800	0	100	220	0	300	1,120
153	300	150	200	90	450	884	1,190
154.1	200	0	0	0	0	0	200
154.2	17	0	0	0	0	0	17
158	17	0	0	0	0	0	17
164	1,550	625	125	50	190	2,015	2,540
165	2,150	150	400	0	0	2,100	2,700
166	225	425	525	75	714	1,862	1,964
185	1,150	0	75	0	0	1,130	1,225
194	0	200	0	0	40	40	240
Totals	33,839	1,690	3,250	4,615	1,635	31,379	45,029

Faster Growth Alternative

The Faster Growth Alternative assumes very aggressive employment growth in the SW Everett/Paine Field Subarea, forecasting a level of at least 55,000 by the year 2012 and reaching 83,000 by the year 2030. Less employment growth would occur in other areas in the Everett Planning Area than forecast in the GMA Comprehensive Plan, including downtown Everett.

The regional transportation investment strategy would not include regional rapid transit under this alternative, but would include an enhanced bus system and a more extensive rideshare and demand management program than other alternatives. This alternative requires some mitigation investments sooner than the others, particularly in or adjacent to the Subarea.

See Table 2.3-3 for employment allocations for the Faster Growth Alternative.

Table 2.3-3: Faster Growth Alternative Employment Allocations

EMAZ	2012 Mfg.	2012 Retail	2012 WCTU	2012 FIRES	2012 GovEd	1995 Total	2012 Total
121	1,175	0	925	250	0	1,079	2,350
122	300	200	300	400	0	141	1,200
137	250	0	275	0	0	0	525
138	1,050	50	0	300	0	806	1,400
139	1,225	0	125	425	237	1,182	2,012
140	625	0	0	300	0	0	925
149	7,100	0	0	250	0	4,200	7,350
150	18,500	0	0	5,100	0	14,500	23,600
151	650	200	700	150	4	1,140	1,704
152	925	0	150	350	0	300	1,425
153	425	300	325	300	450	884	1,800
154.1	250	0	0	0	0	0	250
154.2	20	0	0	0	0	0	20
158	21	0	0	0	0	0	21
164	1,700	900	250	200	190	2,015	3,240
165	2,300	250	625	0	0	2,100	3,175
166	300	700	700	250	714	1,862	2,664
185	1,250	0	150	0	0	1,130	1,400
194	0	350	0	0	40	40	390
Totals	38,066	2,950	4,525	8,275	1,635	31,379	55,451

2.3.3 Alternative Considered, But Not Evaluated in the DEIS

No-Action Alternative

Under the No-Action Alternative, the City would not complete an environmental impact statement for development of the SW Everett/Paine Field Subarea and would not adopt a sub-area plan. Under this alternative, development consistent with the comprehensive plan would continue to occur and be reviewed on a project-by-project basis. The environmental impacts of development would be disclosed and mitigation measures determined on a project-by-project basis. Developments with similar impacts may have different mitigation measures required depending upon the public involvement for the individual projects, the voluntary provision of measures to reduce impacts by developers, and the timing of the project. An expedited review process would not be provided through this alternative.

Environmental analysis of the No Action Alternative is essentially the analysis that was completed for adoption of the City's GMA Comprehensive Plan. Because the City is in fact completing an environmental review for development of the Subarea and because a Subarea Plan is proposed, we will not re-evaluate the No Action Alternative in this DEIS.

The Draft EIS (January 1994) and Final EIS (June 1994) for the Everett Growth Management Comprehensive Plan are hereby adopted by reference. These documents are available for review in the City of Everett libraries and the City of Everett Planning and Community Development Department.

Higher Manufacturing Employment or “Desirable Land Use Scenario”

The Everett GMA Comprehensive Plan envisions the SW Everett/Paine Field Subarea as an important economic resource for the region because it contains one of the largest inventories of undeveloped industrial land served by utility and transportation infrastructure in the Puget Sound. The plan commits to the preservation of the area for industrial use, and envisions a high percentage of manufacturing jobs within the area. However, the plan also allows a wide mix of job-producing activities in the area.

Regional employment forecasts are based primarily on market analysis and attempt to predict what will actually happen over the next 20 to 30 years in this part of the country, in this part of the state, and in this part of the region. The Puget Sound Regional Council (PSRC) regional forecasts predict a slight decline in manufacturing employment in the region as a whole. Most of the regional job growth is forecast to occur in the service and retail sectors.

The City has tried to be consistent with regional forecasts, but has stretched the forecasts to pursue the planning goals for the Subarea. Employment distributions for the Existing Plans, Slower Growth and Faster Growth Alternatives discussed above are generally consistent with the PSRC regional forecasts, except that these alternatives assume a higher percentage of manufacturing jobs in the Subarea. Even with a significant share of the region’s manufacturing jobs re-allocated to the SW Everett/Paine Field Subarea, most of the job growth in the subarea is predicted to be service and office jobs. Of the approximately 19,000 additional jobs forecast by 2012 under the Existing Plans alternative, only about 8,300 are predicted to be new manufacturing jobs.

The City and Paine Field desire that most new development be industrial/manufacturing uses, and in fact, most of the developments in the subarea to date have been manufacturing uses, including Boeing, Woodtape, Norpro, and Intermec. Therefore, the City considered developing an alternative that included a desired mix of uses: a much higher percentage of manufacturing jobs, vs. retail, office and service jobs. Table 2.3-4 shows 2012 employment distribution for the Existing Plans Alternative using a “Desired Employment Distribution”: a higher percentage of manufacturing employment and less office, retail and service use than regional forecasts. In this scenario, approximately 14,500 of the additional 19,000 jobs would be manufacturing. Table 2.3-4 also shows the 2012 employment distribution for the Existing Plans Alternative, as well as the PSRC regional forecast.

**Table 2.3-4
2012 Existing Plans Alternative (50,000 Jobs) with Desired Employment Distribution**

Use	Desired Employment Distribution	Existing Plans Alternative	PSRC Forecasts
Manufacturing	42,000	36,014	29,596
Warehousing, Communications, Transportation, Utilities (WCTU)	1,900	4,005	3,053
Government, Education	1,600	1,635	1,180
Finance, Real Estate, and Services (FIRES)	4,000	6,851	2,999
Retail	500	1,995	1,577
Total	50,000	50,500	38,405

While the City considered analysis of this Desired Employment Distribution as a separate alternative, we decided not to analyze an alternative that does not conform to regional forecasts. And in reality, the area will develop as market forces dictate.

For purposes of traffic analysis, manufacturing and service/retail trips have significantly different trip making and trip distribution characteristics. An alternative with more manufacturing uses would produce about 15-20% fewer total trips, but a similar level of work and peak trips. The "market scenario" consistent with regional forecasts assumes a greater mix of uses and essentially represents the 'worst case' in terms of traffic impacts. Therefore, it is appropriate that this EIS analyzes impacts using the regional employment distribution forecasts, rather than the Desired, Higher Manufacturing Uses scenario. If more manufacturing growth occurs than predicted in the Subarea Plan, it will likely fall within the range of transportation impacts analyzed in the DEIS.

If the subarea develops with a higher percentage of manufacturing uses than predicted, impacts on other areas of the environment analyzed in the DEIS may be greater, including air pollution impacts, impacts on the City's sewer and water systems, and water quality impacts. However, this plan and EIS establish thresholds for the impacts on each of the elements of the environment. No matter what use is proposed, as long as developments fall within established thresholds and generate impacts no worse than those predicted in the EIS, the environmental analysis is adequate.

As part of the monitoring plan for the Subarea Plan, the City will track the employment breakdowns for new development in the subarea. If actual development trends toward more manufacturing growth than predicted by regional forecasts, the City will work with the PSRC to modify regional forecasts.

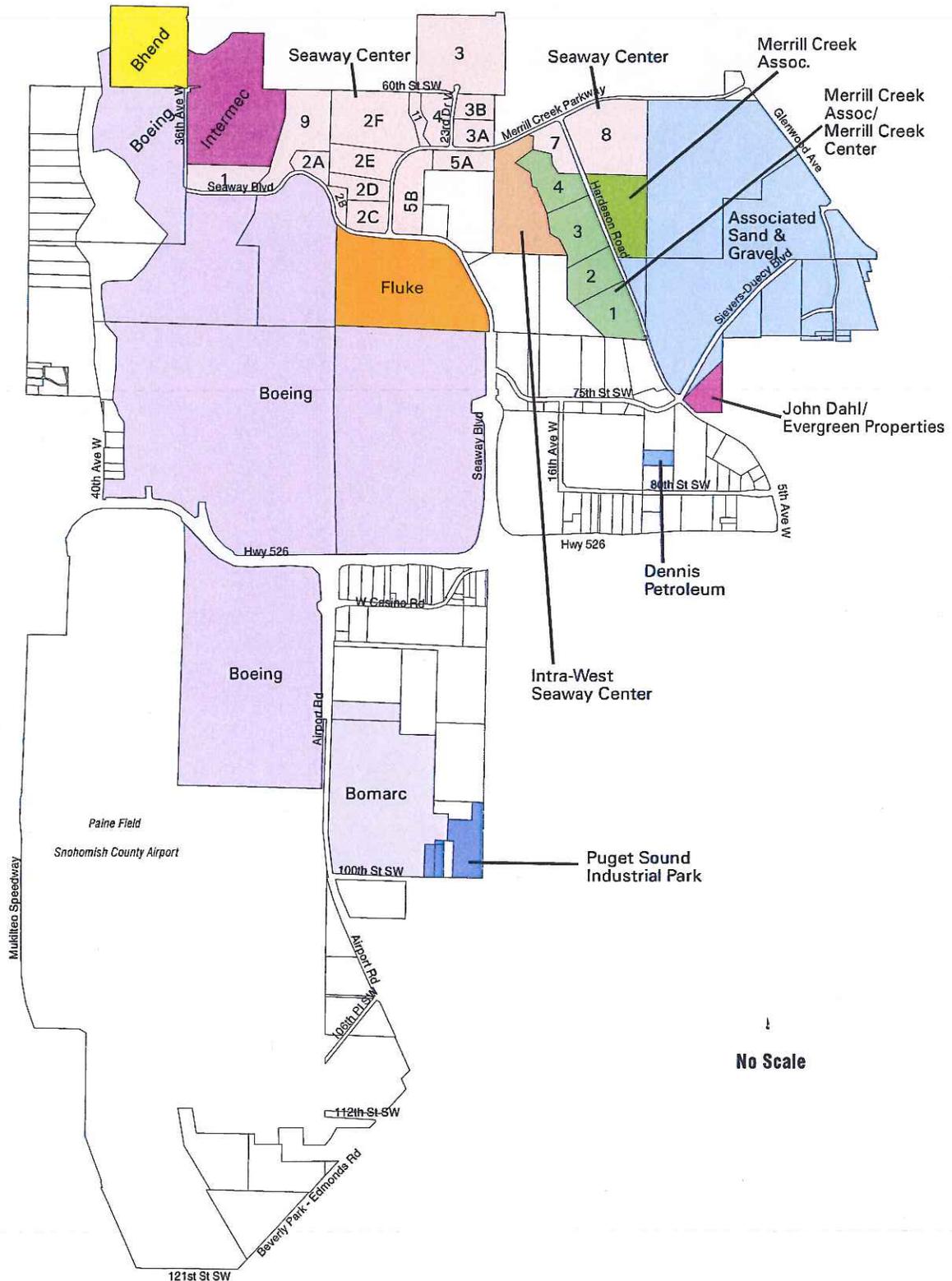
2.4 SITES WITH PREVIOUS DEVELOPMENT APPROVALS THAT HAVE NOT BEEN CONSTRUCTED OR ENTIRELY CONSTRUCTED

Several proposed projects in the Subarea have completed environmental and zoning review, yet have not been constructed or entirely constructed. In addition, some projects have conceptual master plan approvals. Some of these projects are entitled to develop under specific regulations and mitigation requirements. The following discussion describes these projects and the status of construction on the sites. See Figure 2.4-1 for a map showing the location of these sites. Figure 2.4-2 shows current development in the Subarea, as well as master-planned development.

Note that many of these projects were reviewed prior to the time the City's Zoning Code was revised in 1990 to include many landscaping and site and building design standards. Therefore, the City used development contracts (concomitant agreements to rezone ordinances) and its SEPA authority to condition projects to reduce the impacts of proposed development. The development standards were tailored to these projects individually, so many of the requirements can vary greatly between the projects.

Sites with Previous Development Approvals or Master Plan Approval

Fig. 2.4-1



No Scale

2.4.1 Master Plan Projects

Boeing

In 1991, the City issued a decision allowing expansion of the Boeing site with an additional 6,500,000 ~~5,600,000~~ SF of building and up to 33,500 total employees on the main Boeing Everett site (EIS #1-90). Approvals are based upon construction per the master plan and the SEPA Decision issued by the City. Construction of the expansion is on-going.

Boeing is approved for development under the approved master plan up to 33,500 employees. In addition, Boeing retains approval for a few minor buildings or building expansions approved in the decision on the 1978 EIS.

Boeing has additional expansion capacity beyond the facilities and 33,500 employees in their 1991 Master Plan. However, any development beyond that approved in their master plan is not authorized.

Seaway Center

A SEPA environmental review process was completed, and the Seaway Center Master Plan and Preliminary Binding Site Plan³ were approved by the City on July 9, 1987 (SEPA #15-87, BSP #1-87). The master plan included a conceptual master development plan and a binding site plan creating 11 lots on the approximately 301 acre site. The plan permitted the development of up to 3,220,000 square foot industrial park space with approximately 8,050 employees. The master plan includes standards for development of the site, including standards for building heights, buffers, landscaping, open space, building design, outdoor storage and fences, noise, air quality and vibration.

Based upon language in EMC 19.27.030 (Zoning Code), Seaway Center is approved under the master plan standards, rather than current zoning code standards, unless the master plan is amended by the City. However, Seaway Center is only approved for issues specifically discussed in the master plan. Where the master plan is silent on an issue or regulation, the development must conform to the requirements of the zoning code in effect when they apply for SEPA review.

The City also reviewed and approved development of approximately 1,257,825 SF of office and flex tech⁴ buildings on lot 2 of Seaway Center. The approvals include a binding site plan creating 7 lots (SEPA #4-91, BSP #5-91) and a wetland mitigation plan for fill of wetlands on lots 1, 2 and 4 and construction of new wetlands on lot 5 (SEPA #4-91 and SEPA #25-95). The binding site plan has been recorded and the wetland mitigation construction is almost complete. None of the buildings have been constructed per the approvals. However, Cintas Industrial Laundry was constructed under a different approval on lot 2E. The SEPA decision for lot 2⁵ includes additional more detailed requirements beyond the Seaway Center Master Plan for future development on lot 2. The binding site plan recorded for lot 2 shows lot lines under approved building locations. If the buildings are constructed as shown, the lots must be

³ A binding site plan is a process for subdividing land which is used for business, commercial, and industrial properties. In the case of Seaway Center, the first binding site plan created 11 lots from the 301 acre parcel.

⁴ Flex tech buildings are designed to be modified easily to accommodate different types of uses, and typically consist of 40% office and 60% warehouse or industrial use.

⁵ Revised Mitigated Determination of Non-Significance #4-91.

merged. If the buildings are modified to fall within individual lots, and this results in major revisions to the site plan, a new SEPA review will be required.

A site plan was also reviewed and approved on Lot 4 of Seaway Center (SEPA #77-90). The project consisted of the construction of 140,000 SF of office and manufacturing space, however the development has not been constructed and is not currently being pursued. This project can still be constructed as approved, provided the zoning code and other ordinances are not modified prior to the time building permits are obtained.

Three developments have been constructed on the Seaway Center site: Norpro (lot 3A), Cintas Industrial Laundry (lot 2E), and Woodtape (lot 5A).⁶ Woodtape's approved site plan includes a 60,000 SF second phase expansion which has not been constructed. The second phase expansion is vested under the SEPA approval.

Fluke Manufacturing

In 1984, the City approved a phased master development plan for Fluke Manufacturing (SEPA #69-83). Phase 1 had already been constructed. Phase 2, a 280,000 SF engineering and electronic manufacturing assembly building was specifically approved in the SEPA review and master plan approval. Phases 3 and 4 were reviewed conceptually only, and it was anticipated that new SEPA reviews would be required for those phases when detailed site plans were available. Phase 2 has not yet been constructed. As with Seaway Center, Phase 2 is subject to EMC 19.27.030⁷. Any significant change in the site plan would result in loss of vesting rights and subject the revised project to the new Zoning Code. Phase 2 must comply with the City's traffic mitigation regulations in effect at time of application.

2.4.2 Projects Without Master Plans Subject to EMC 19.27.030 (See footnote 7)

Associated Sand and Gravel

Associated Sand and Gravel operates a mining operation and processing facilities in an area west of Glenwood Avenue and south of Merrill Creek Parkway. Associated currently operates under the following approvals:

- An Agreement between the City and Associated Sand and Gravel dated December 1990 (covers the westernmost 92 acres);
- Special Property Use Permits #3-89 (covers the southeast portion of the site), and #6-84 (covers a 9.7 acre expansion in mined area)
- City of Everett SEPA reviews: DNS #47-80 (covers Upper Ridge Road vacation and realignment); DNS #61-84 (covers an unsuitable material dump site), and DNS #1-85 (extended mining activity by 9.7 acres).
- Surface Mining Permits and associated SEPA-MDNS requirements from the Department of Natural Resources (DNR) (Permit Numbers 70-010161, 10244 and 10161).

Reclamation of mined areas is required per the City and State permits.

⁶ Norpro purchases, packages and distributes small kitchen utensils. (SEPA #86-89 and SEPA #10-92). Woodtape manufactures wood veneer strips and sheets with adhesive backing (SEPA #94-94). Cintas is an industrial laundry (SEPA #11-94).

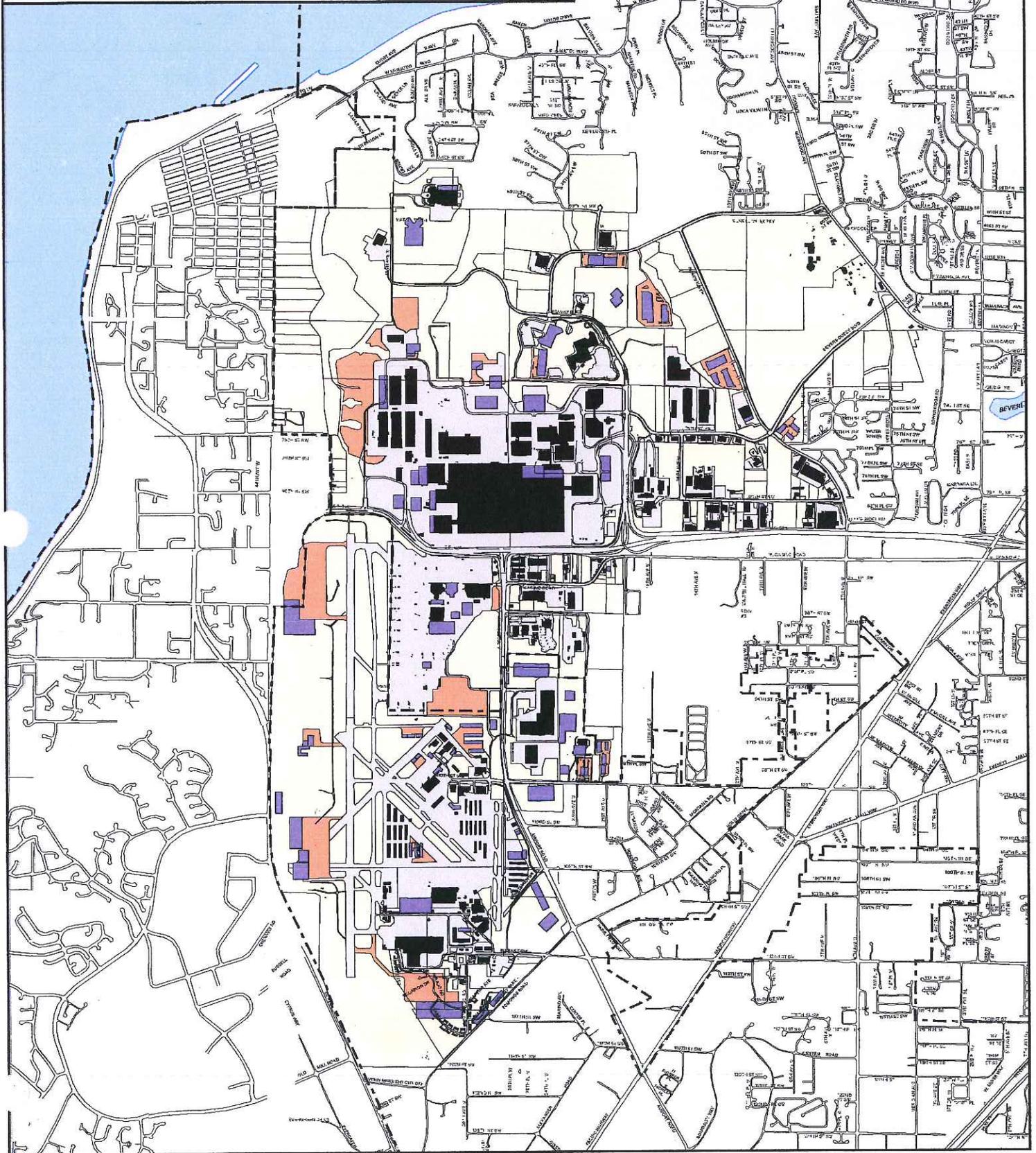
⁷ Section 27.030 of the Zoning Code regulates land developments located in the M-1, Office and Industrial Park Zone which were authorized by the City prior to the time the new Zoning Code became effective in 1990.

Current & Master-Planned Development

- Existing Paved Surfaces
- Future Buildings
- Existing Buildings
- SW Everett Study Area
- Future Paved Surfaces

Fig. 2.4-2

1" = 3000'



The Associated Sand and Gravel site is zoned M-1, Office and Industrial Park. Section 27 of the Zoning Code allows the mining and existing heavy manufacturing activities related to the mining to continue, and new manufacturing activities associated with mining activity are permitted on a portion of the site. However, areas reclaimed from aggregates mining are limited to other permitted M-1 uses.

Associated Sand and Gravel anticipates that mining activity on their site will be completed within five years. However, processing activities may continue on the site indefinitely, if materials mined at other sites⁸ are trucked to the Everett site for processing

2.4.3 Projects With Completed SEPA Reviews

Merrill Creek Associates/Merrill Creek Centre

Merrill Creek Associates operated a sand and gravel surface mine on property located west and east of Hardsen Road between Merrill Creek Parkway and 75th Street since the 1950s. Mining was permitted by the Department of Natural Resources (DNR) under Surface Mining Permit No. 10244. In 1981 and 1984, the City approved construction of screening and processing plants on the site to be utilized to help complete the grading and slope work for reclamation of the site. (SEPA #24-84). Mining of the property is substantially complete west of Hardsen Road. While the properties are currently being marketed for industrial uses, additional mining could still occur under the DNR permits, both east and west of Hardsen Road. However, mining-related manufacturing such as concrete batch plants cannot occur in the area east of Hardsen Road.

Merrill Creek Centre: In 1990 the City approved a binding site plan creating 4 lots on the portion of the Merrill Creek Associates property located west of Hardsen Road. The approval included development of Lot 1 with 179,565 SF of warehouse and light manufacturing, with accessory office space. (SEPA #30-90, BSP #1-90) The approvals also included requirements for the reclamation of the site and restoration of Merrill and Ring Creek, which runs adjacent to Hardsen road. The property is zoned M-2. Special conditions were placed on the project through recorded covenants that restrict permitted uses and require special landscaping, until such time as the city places similar conditions through revisions to the zoning code. The project on Lot 1 has not been constructed but may be constructed per the current approved plan.

Intrawest Seaway Center

In 1994, the City approved construction of two buildings totaling 230,000 to 300,000 SF for use as office, manufacturing and warehouse space on a 36.3 acre site located south of Merrill Creek Parkway (SEPA #18-94). The project included the realignment and restoration of Narbeck Creek and wetlands mitigation for wetlands filled under a previous approval (SEPA #37-89). The project has not been constructed and wetland mitigation has not been completed.

⁸ Associated Sand and Gravel has an application in review with Snohomish County for a surface mining operation to extract sand, gravel and bedrock on a site near Granite Falls.

John Dahl Properties/Evergreen Properties

In 1995, the City approved construction of up to 65,600 SF in three buildings on a site located at the southeast corner of Hardeson Road and 75th Street SW/Sievers-Ducey Blvd. (SEPA #46-94). The approvals included the fill of some site wetlands and construction of mitigation wetlands adjacent to remaining wetlands on the site. Development of the site has not begun.

Dennis Petroleum

In 1995, the City approved construction of an approximately 35,000 sf office/warehouse building on 80th Street SW (SEPA #22-95). The Building Division is currently reviewing a building permit application for the project.

2.4.4 Projects Subject to Concomitant Agreements with Completed SEPA Reviews

Intermec Corporation

Intermec is constructed on a 105 acre site covered by a concomitant agreement to a rezone ordinance (Rezone #5-86, SEPA #54-86). The concomitant agreement limits uses on the property, and contains standards for landscaping, buffers, height limitations, transportation and circulation, public utilities, lighting and glare, signing, parking, loading, outdoor storage, fences, noise, air pollution, vibrations, radiation, electromagnetic radiation, building coverage, and building design. The agreement required SEPA review and site plan review of detailed development proposals on the site.

In 1989, the City reviewed a 3-phase development proposal by Intermec for the site (SEPA #32-89). Phase 1, which consists of 312,000 SF of office, light manufacturing and warehouse space, has been constructed. Phase 2, an additional 100,000 SF of office, manufacturing and warehouse space has not yet been constructed, but is vested under the conditions of SEPA #32-89, including requirements for payment of traffic mitigation fees.

Only a conceptual site plan was reviewed for Phase 3, an approximately 500,000 SF building, and SEPA approval was not granted for that phase.

Puget Sound Industrial Assoc. II

A rezone and concomitant agreement were approved in 1982 on property located north of 100th Street SW owned by Puget Sound Industrial Associates II (Rezone #8-82). Per requirements of the concomitant agreement, a detailed site plan and SEPA review was completed in 1992 for construction of 140,000 SF of office, warehousing and light manufacturing uses on the site (SEPA #9-92). Development is authorized under the approved site plan and associated conditions unless major changes in the proposal occur. The U.S. Postal Service has proposed development on one of the parcels of this property.

Bhend Property

In 1982, the City approved a rezone to M-M with a Concomitant Agreement for the Marc Bhend property located in the northwest portion of the Subarea (SEPA #37-82, Rezone #9-82). The

concomitant agreement limits uses to campus-like facilities for administration offices, research and development, assembly and manufacture of instruments, electronics, and similar activities. The concomitant agreement includes standards for buffers adjacent to residential areas, building design and location, transportation and circulation, public utilities, lighting, signing, parking, loading, landscaping, fences, storage, and site preparation. A special review process is required for final site plan approval. A site plan was not proposed at the time of the rezone.

The property is subject to the conditions of the concomitant agreement, rather than the zoning code. However, where the concomitant agreement is silent regarding an issue, the current zoning code applies.

In 1993, the City completed a SEPA environmental review for construction of 575,100 SF of office and light industrial use on this site (SEPA #15-92). This project has not been constructed, and the current property owner has stated that he does not intend to construct the project. However, the project could still be constructed as proposed, unless ordinance changes modify existing approvals.

The property owner has proposed a change in the comprehensive plan designation for the site from Office and Industrial Park to residential. That request is currently under review by the City, and is not being evaluated in this Subarea Plan or DEIS.

2.4.5 Projects Outside Everett City Limits in Snohomish County

Paine Field

Snohomish County Airport/Paine Field is the major general aviation/industrial aviation airport serving Snohomish County and the northern portion of the Seattle Metropolitan area. It is owned and operated by Snohomish County. Airport property includes the main airport and industrial site west of Airport Road, as well as the Bomarc Business Park and County road and vehicle maintenance facilities located east of Airport Road. In July 1995, the Snohomish County Council approved the Paine Field Airport Master Plan, including the airport layout plan and the airport master (conceptual) development plan. The Federal Aviation Administration (FAA) is currently reviewing the plan, and is expected to approve the plan, possibly with minor changes. The plan updates a 1981 Master Plan for the site, and covers a 20 year planning period, 1995 to 2014. The plan includes recommendations for acquisition of additional properties adjacent to the existing airport.

Snohomish County currently requires that individual SEPA reviews be completed for each development proposal covered by the airport master plan. Projects that have completed SEPA review, but have not yet been constructed include:

- The North Ramp Corporate Hangers, proposed near the entrance to Paine Field north of the Museum of Flight. This project is expected to be constructed in 1996.
- Extension of Taxiway Foxtrot located near Minuteman Lane.

The Bomarc Business Park has a Binding Site Plan which established an approved threshold of square footage buildout. Additionally, a Road Improvement Agreement is in place which defines the phased traffic mitigation required for full buildout authorized by the Binding Site Plan. These approvals are shown in Table 2.3-5.

**Table 2.3-5
Bomarc Business Park Approvals**

	Office	Manufacturing	Total
Full authorized buildout per binding site plan and road improvement agreement.	591,430 sf	850,070 sf	1,441,500 sf
Phased development completed to date.	282,200 sf	459,530 sf	741,730 sf
Future development approved in binding site plan.	309,230 sf	390,540 sf	699,770 sf
Traffic mitigation installed in advance of development.			1,300,000 sf
Phased development completed to date.			741,730 sf
Future development not requiring traffic mitigation.			558,270 sf

Paine Field Boulevard (Snohomish County Public Works)

A SEPA and NEPA (National Environmental Policy Act) environmental review has been completed for construction of a new 1.16 mile roadway west of Paine Field to connect SR 525 and SR 526. A design report has been completed and money has been set aside to construct the road. Current plans include the construction of the roadway between the Winter of 1996 and the Summer of 1998.

2.4.6 New FEIS Information

Since publication of the DEIS, the following projects have started construction or have completed SEPA review:

Project Name	Location	Size	Current Status
Community Transit Bus Facility	Merrill Creek Assoc./ Merrill Creek Centre Lots 1 and 2	86,025 sf 646 employees	under construction
Lang Manufacturing (High tech cooking surfaces)	Seaway Center Lot 2D	110,000 sf	under construction
Viking Freight	portion of Lot 4 of Merrill Creek Assoc./Merrill Creek Centre	15,000 sf	site preparation underway.
Lee Wholesale Grocery, Port Chatham Seafoods	south of Merrill Creek Parkway	183,200 sf	under construction
Boeing Family Development Center	Boeing Everett site	22,000 sf	under construction
Synsor (Wood Products Mfg.)	south of Merrill Creek Parkway	90,000 sf	site preparation underway.
Dennis Petroleum	80th St. SW	35,000 sf 60 - 75 employees	under construction
Frito Lay Warehouse	portion of Lot 4 of Merrill Creek Assoc./Merrill Creek Centre	Ph. 1 - 31,746 sf Ph. 2 - 22,755 sf	SEPA review completed. In detailed plan review.

In addition a binding site plan was approved and recorded which changed the lot layout/boundaries on lots 3 and 4 of Merrill Creek Assoc./Merrill Creek Centre and the adjacent lot to the west on the south side of Merrill Creek Parkway (Intra-West Seaway Center).

Note that many of the parcels have changed ownership or name since the DEIS was published. For purposes of clarity and understanding, the information above continues to use the same names for projects as shown on Figure 2.4-1 in the DEIS.

These activities are not reflected in the maps shown on Figures 2.4-1 and 2.4-2.

2.4.7 Vesting Issue

It is confusing to staff, the public and developers when different conditions apply to projects in similar circumstances. The concomitant agreements to rezone ordinances and the Seaway Center Master Plan were adopted prior to the time the City made major revisions to the Zoning Code in early 1990. The neighborhoods relied upon many of the conditions contained in the agreements to reduce impacts on their properties, including greater buffer widths than required by the Zoning Code, and more rigorous review of site plans by neighborhoods. Developers relied upon the agreements to gain certainty about project development requirements.

With the adoption of the zoning code standards that occurred from 1990 on, and the mitigation measures that will be contained in the subarea plan, there should be little need by the City, developers, or neighborhoods for concomitant agreements and the Seaway Center master plan. The potential mitigation measures listed in Section 3.1 of this document include recommendations that steps be taken to eliminate concomitant agreements and master plan approvals.

The development review process will likely be much easier under the Subarea Plan, than under existing concomitant agreements and the Seaway Center Master Plan. For example, most of the concomitant agreements require neighborhood meetings, and some require Planning Commission approval of site plans. In addition, Seaway Center master plan conditions are often vague, and SEPA authority has been used for individual developments to clarify requirements.

2.5 PROPOSED PERMITTING SYSTEM

2.5.1 Introduction

The purpose of the proposed permit process is to streamline the environmental review process at the site development stage by completing an up-front environmental review for the entire Southwest Everett/Paine Field Subarea. Potential mitigation measures for impacts are identified in this DEIS on the Subarea Plan. Specific mitigation measures will be adopted in the Subarea Plan and incorporated into ordinances when possible. When a property owner is ready to develop, they will know the range of allowed impacts and the mitigation measures that will be required for specific impacts. The developer will have 2 options:

1. The developer can propose a development that falls within the range of impacts identified in the EIS, incorporate all applicable adopted mitigation measures into the proposal, and comply with all City codes. This will result in an expedited review process, with no SEPA threshold determination required. Official public comment and administrative appeal periods will not be required; OR
2. The developer can propose a development that falls outside the range of impacts identified in the EIS. This will require a longer review process, with additional studies/analysis and public comment periods required under SEPA.

Note that this proposed permit process will apply within the Everett city limits only. Snohomish County must decide how or if its permit process will be revised to expedite review of development proposals on Paine Field properties.

The effort to expedite the permit review process was significantly enhanced by the Washington State Legislature's adoption of Engrossed Substitute House Bill (ESHB) 1724 in 1995. The legislature recognized that the Growth Management Act is the fundamental building block of regulatory reform and should serve as the integrating framework for all other land-use related laws. ESHB 1724 modified regulations related to the Growth Management Act, SEPA, the Shoreline Management Act, local permit processes, appeals procedures, etc.

ESHB 1724 set up procedures to allow local governments to designate "Planned Actions." Planned actions means project actions that

- Are designated planned actions by an ordinance or resolution.
- Have had the significant impacts adequately addressed in an EIS prepared in conjunction with a comprehensive plan or subarea plan adopted under the Growth Management Act.
- Are subsequent or implementing projects for the comprehensive plans or subarea plan.
- Are located within an urban growth area.
- Are not essential public facilities.
- Are consistent with a comprehensive plan adopted under the Growth Management Act.

Planned Actions do not require a threshold determination or the preparation of an additional environmental impact statement under SEPA.

The City proposes to adopt the SW Everett/Paine Field Subarea Plan under Growth Management Act requirements, and to define the Planned Actions in the ordinance adopting the Subarea Plan. The Planned Action is development of the Subarea in a manner consistent with the adopted Subarea Plan. Any development proposal that includes uses evaluated in the EIS on the Subarea Plan, and that complies with the Subarea Plan thresholds and mitigation measures will be a subsequent implementing action as defined under ESHB 1724. For such proposals, site specific permit review will be focused on a consistency and compliance review. The expedited review would extend to actions that would normally require public notice, such as binding site plans, minor expansions of nonconforming uses, and wetland filling and mitigation consistent with the mitigation framework in the adopted Subarea Plan. Expedited review would not extend to Special Property Use (SPU) permits. While expedited SEPA review would be provided for some SPUs, such as aboveground utility facilities, public notice and appeal periods would be provided for the SPU permit.

When an application is submitted for a specific development proposal, the City will review the proposal for

- Consistency with the SW Everett/Paine Field Subarea Plan, including land uses, development standards, capacity standards and mitigation measures.
- Compliance with all applicable City, State, and federal ordinances and standards.

Projects that are consistent with the Subarea Plan, comply with required mitigation measures, and comply with all other laws will be Planned Actions and a threshold determination and/or EIS will not be required. Other projects may fall within the scope of environmental impact analysis in the plan and EIS in most respects, but fall outside the scope of review for one or more aspect of the proposal. An additional SEPA review will be required for such proposals. However, the scope of the additional SEPA analysis would be limited to the project issues and environmental impacts of the proposal outside the scope of analysis already contained in the Subarea Plan and EIS.

The process should provide a substantial benefit to developers and local residents in that they will know required mitigation measures before an application is submitted. These mitigation measures will no longer be open to negotiation in the SEPA review process.

2.5.2 Proposed Planned Action Permit Process

The Planned Action permit process will be implemented when the EIS for the subarea has been completed, the SW Everett/Paine Field Subarea Plan has been adopted, and applicable ordinances have been revised. The City recently adopted an ordinance establishing interim procedures for processing permit applications as required by the Regulatory Reform Act. It is anticipated that this ordinance will be revised in the next year. Procedures for this proposed Planned Action permit process could be incorporated into the ordinance when it is revised.

Figure 2.5-1 shows a permit process flow chart for a project that meets the criteria for a Planned Action. If a project does not meet the criteria for a Planned Action, the permit process will vary depending upon the type of SEPA threshold determination issued. Figure 2.5-2 shows a permit process flow chart for a project review that results in issuance of a Mitigated Determination of Nonsignificance (MDNS). The following discussion describes each step in the application/review process.

Initial Contact

Applicant calls or visits informally with staff. Staff informally provides information about zoning, and special conditions and process for SW Everett and for the specific property in question. Staff provides applicant with a computer printout showing thresholds and mitigation requirements for their particular property. Staff also provides information on ordinance requirements, including ordinances that were revised to incorporate the adopted mitigation measures from the EIS. Staff refers public works, engineering, building and fire protection questions to the appropriate department.

For sites with previous approvals (see Section 2.4 above), vesting decisions must be made on a case-by-case basis before the City can determine specific development requirements that apply to a property or specific development proposal. At the applicant's request, the City will issue an administrative decision stating the ordinances/standards that must be met by the proposed development. This administrative decision is appealable. The vesting decision should be completed prior to pre-application submittal so that the City can provide appropriate advice to the applicant. At the latest, the decision must occur prior to submittal of a formal application and certification by the City that the application is complete.

Pre-application Submittal and Pre-application Meeting

Applicant submits pre-application documents including the SW Everett Impact Mitigation Checklist (see Table 2.5-1), Code Compliance Checklist (see Table 2.5-2), and site plan. The project is assigned to a planner. Note: A pre-application meeting will be required, unless waived by the Planning Director.

The planner arranges and conducts a pre-application meeting. This meeting is attended by the applicant and the applicant's representatives, and representatives from Planning, Public Works, Engineering and Public Services, Fire, Building, and Parks Departments, as appropriate to the application. The applicant is given the opportunity to explain the applicant's proposal. Staff provides additional informal information and directions concerning consistency with the SW Everett/Paine Field Subarea Plan permitted uses, capacity standards/thresholds, and mitigation requirements; and conformance with ordinances affecting zoning, water, sewage, storm drainage, traffic, fire codes, and building codes.

Proposal Revised

Applicant revises proposal based on direction from staff at pre-application meeting. Applicant may request another pre-application meeting to review the revised proposal.

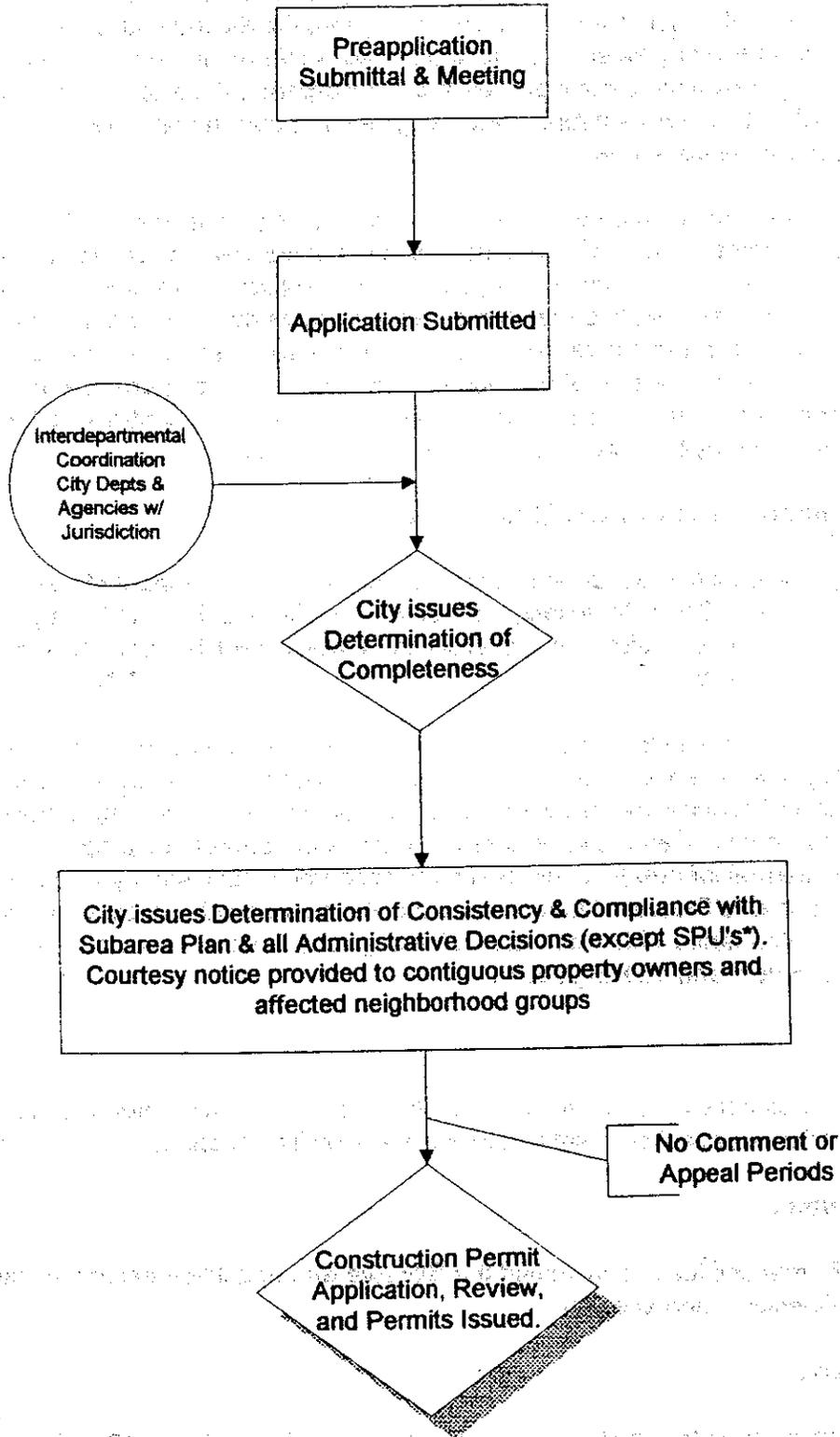
Application Submitted

Applicant submits formal application, including the SW Everett Impact Mitigation Checklist, Code Compliance Checklist, and site plan.

Application Reviewed

Planner circulates application for 15-day review to City Departments, Agencies with Jurisdiction, public utilities (PUD, WNG, GTE). Reviewers analyze the proposal for consistency with the SW Everett/Paine Field Subarea Plan and EIS, the Zoning Code, Binding Site Plan Ordinances,

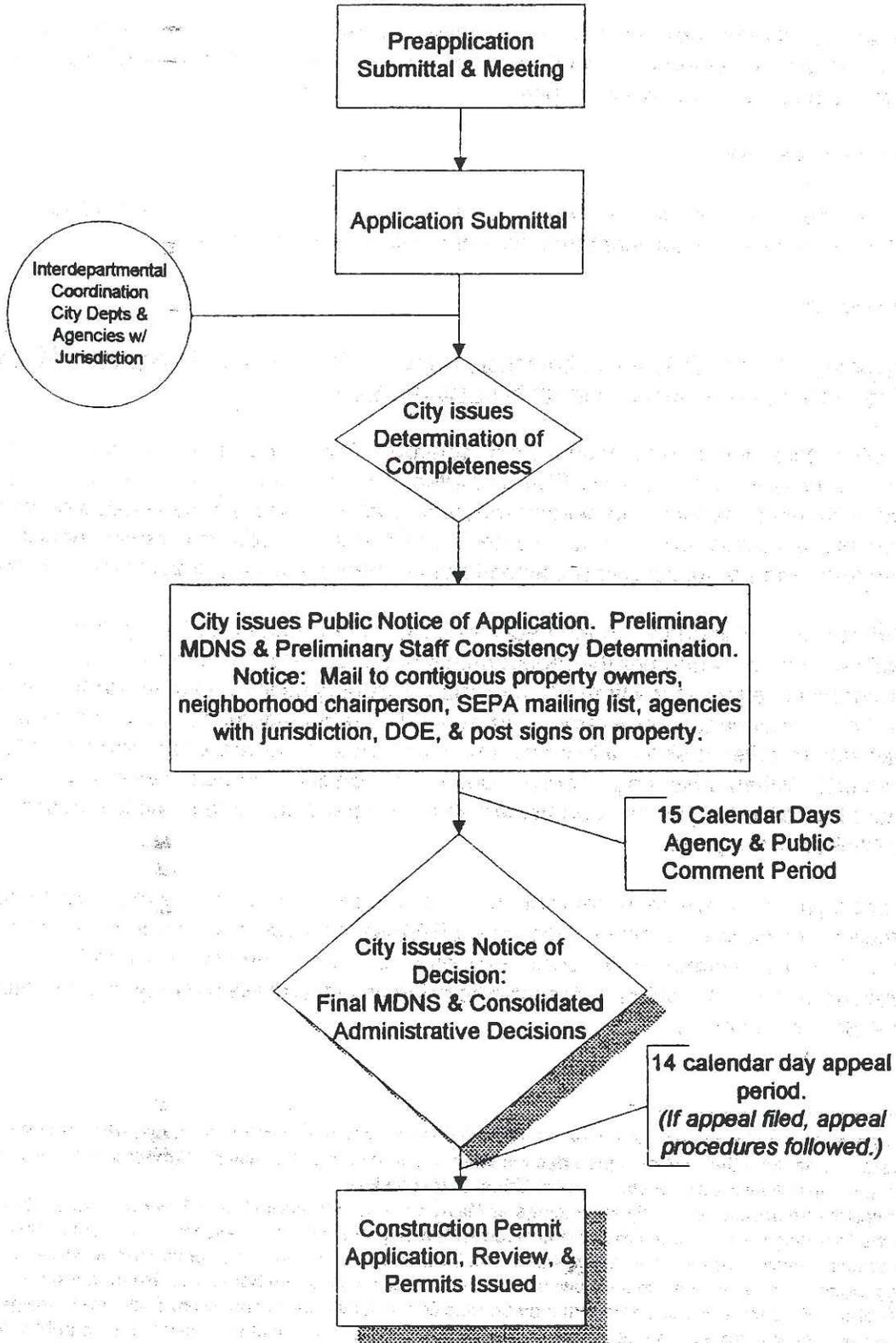
**Figure 2.5-1
PLANNED ACTION PERMIT PROCESS**



*If a proposal needs a Special Property Use Permit, additional notice and an appeal period are required.

**Figure 2.5-2
PERMIT PROCESS FOR PROJECT THAT DOES NOT MEET PLANNED ACTION
CRITERIA**

(Assumes proposal results in issuance of SEPA Mitigated Determination of Nonsignificance (MDNS) and administrative decisions, and that no public hearing is required for an SPU.)



drainage ordinances, traffic ordinance, etc. The proposal is also reviewed for any SEPA issues that go beyond the impacts projected or addressed in the SW Everett/Paine Field Subarea Plan and EIS. Responses are returned to the Planner.

Application Revised If Necessary

If necessary, City provides comments to applicant. Applicant revises project to meet zoning and other ordinance standards and to meet EIS mitigation standards. City conducts new 10-day circulation to review revised proposal.

Application Complete

Within 28 days of the application submittal, the City must issue a written determination of completion or notify the applicant that additional information is required.

Issue Decision

A. Proposal is Within EIS Impact/Threshold Ranges, Complies with All Applicable Mitigation Measures and City Codes, and No New Issues Raised

A SEPA threshold determination is not required. *City issues Determination of Consistency and Compliance with Subarea Plan and Information for Developer⁹ handout.* A courtesy notice would be provided to neighborhood groups and owners of contiguous properties. No administrative appeal would be provided. The city issues all administrative decisions¹⁰ needed for the proposal and proceeds to public hearing for any project where it is required.

Public Notice: When the project requires a Special Property Use (SPU) Permit, public notice will be provided per the requirements of the City's administrative procedures ordinance in effect at the time of application, including notice for administrative decisions and public hearings. For example, current notice requirements for an administrative decision includes mailing notice to contiguous property owners and posting signs on the property. When a Hearing Examiner decision is required, property owners within 300 feet must be notified, signs must be posted on the property, and a legal notice must be published in the paper.

For projects that are consistent with the Subarea Plan, but that require an administrative decision or Hearing Examiner decision, SEPA issues would not be addressed in the decision. For example, if a Special Property Use (SPU) permit is required for a park or aboveground utility facility, the permit decision would address the project's compliance with the SPU criteria only.

⁹The Information for Developer Attachment to the SEPA determination tells the developer what ordinance requirements apply to their project, provides comments regarding minor revisions that need to be made to plans and states items the city will be expecting to see in final permit review.

¹⁰Administrative decisions include such things as Review Process II applications. Review Process II applications allow the Planning Director to approve some Special Property Use permits or modify certain zoning code standards when specific criteria are met, but requires that notice be provided by mailing to contiguous property owners and posting signs on the site. If a property owner appeals, a hearing would be held by the Hearing Examiner on the modification. Examples of standards that may be modified include stream and wetland filling with mitigation. Under the proposed permit process, some of the Review Process II decisions would no longer require public notice.

B. New Issues Raised or Proposal Falls Outside Plan Ranges

If the applicant proposes development that falls outside the plan ranges (e.g., the use was not evaluated or the project needs sewer capacity above the threshold evaluated) or raises new issues not addressed in the SW Everett EIS, the review would follow the standard procedures set forth in the City's ordinance which establishes procedures for processing permit applications. The applicant must submit an environmental checklist and conduct additional studies as required by the City, in addition to the SW Everett Impact Mitigation Checklist, Code Compliance Checklist, and site plan required for a standard application. After review of this information, the City can take one of several SEPA actions:

1. *Issue Notice of Adoption of EIS for SW Everett/Paine Field Subarea Plan, along with an Addendum and Information for Developer Attachment:* This would occur when additional analysis or information is required, but the information does not substantially change the analysis of significant impacts and alternatives in the Subarea Plan EIS.

OR

2. *Issue Notice of Adoption of EIS for SW Everett/Paine Field Subarea Plan, along with a Mitigated Determination of Nonsignificance (MDNS) and Information for Developer Attachment:* This would occur when impacts are outside the scope of analysis in the Subarea Plan and EIS, and conditions can be placed on the project to mitigate the impacts. (Figure 2.5-2 shows the permit process for a project review where an MDNS is issued.)

OR

3. *Issue Notice of Adoption and Determination of Significance (DS) and prepare Supplemental DEIS and FEIS (DSEIS and FSEIS):* This would occur if the proposal is likely to have significant adverse environmental impacts that have not been addressed in this EIS for the Subarea Plan.

Public Notice: When new issues are raised or the proposal falls outside the range of impacts evaluated in the Plan, public notice will be provided per the requirements of the City's administrative procedures ordinance in effect at the time of application, including notice for administrative decisions and public hearings. For example, current notice requirements for a SEPA MDNS include mailing to the Department of Ecology, agencies with jurisdiction, neighborhood chairperson, SEPA mailing list, and contiguous property owners. Signs must also be posted on the property. Additional notice is required for projects that require public hearings. For example, some Special Property Use Permits require a public hearing held by the Hearing Examiner. For these projects, property owners within 300 feet must be notified and a notice must be published in the paper.

Appeal Periods

Following adoption of the SW Everett/Paine Field Subarea Plan, a Notice of Action would be published per the requirements of WAC 197-11. This would limit the time frame for judicial appeals on the Subarea Plan.

If a proposed development meets the definition of a planned action, the City would issue a Determination of Consistency with the Subarea Plan. This is not a SEPA threshold determination, and no administrative appeal procedure would be provided.

If a proposed development is required to undergo additional SEPA review, an administrative appeal would be provided for any SEPA threshold determinations, environmental impact statements and decision documents covering issues not addressed in the adopted Subarea Plan. The City's Environmental Policy (SEPA) Ordinance could be revised to limit administrative appeals to new issues raised: Issues that were addressed in the EIS and Subarea Plan would not be appealable.

Permit Application

Applicant applies for Building and Public Works Permits.

Issue Permits

Planning, Public Works, Engineering and Public Services, Building and Fire Departments complete reviews and issue permits.

Monitoring

Monitoring of development would occur on a yearly basis. See Section 2.7 for a description of the proposed monitoring contents.

Department of Ecology Rules

ESHB 1724 states that the Department of Ecology shall adopt and amend rules of interpretation and implementation of RCW 43.21C, including criteria to analyze the consistency of project actions, including Planned Actions, with development regulations adopted under the Growth Management Act, or in the absence of applicable development regulations, the appropriate elements of a comprehensive plan or subarea plan adopted under the Growth Management Act. However, ordinances or procedures adopted by a city prior to the effective date of rules shall continue to be effective until the adoption of any new or revised ordinances or procedures that may be required. Rules have not yet been adopted by the Department of Ecology. The City may have to revise the permit procedure discussed above when those rules are adopted.

APPLICATION PACKET CONTENTS

- Standard Land Use Permit Application Cover Sheet
- Impact/Mitigation Table - printed for each parcel from GIS database with signature block
- Site Plans (see site plan checklist)
- Code Compliance Checklist
- Environmental Checklist and Studies for projects with issues or impacts not addressed in Subarea Plan and EIS

**TABLE 2.5-1
DRAFT SW EVERETT IMPACT/MITIGATION TABLE**

This table would be generated from computerized data contained in the City's Geographic Information System (GIS) for each site and would be provided to the applicant before the pre-application meeting. It would also be included in the application packet.

GIS Parcel # _____

SW Everett/Paine Field Subarea Plan Threshold	Project Proposal	Mitigation Required in SW Everett/Paine Field Subarea Plan (Draft Examples)	Proposed Mitigation	For Use by Planning Staff Only Consistency (yes or no)
Use evaluated in EIS	Office			yes
<p>Earth: All sites: Unlimited grading permitted provided proposal complies with Section 37 of the Zoning Code.</p> <p>Geologically hazardous slopes may be modified to construct necessary utilities.</p> <p>Permit and SEPA review required for excavated earth placed outside the Subarea.</p>	<p>20,000 cy of earth to be exported from the site.</p> <p>Proposal includes alteration of geologically hazardous slope. Geotech report provided. Compliance with requirements of geotech report is proposed.</p> <p>Compliance with the City's Design and Construction Standards and Specifications, (Section 2, Land Alterations).</p>	<p>When exporting earth: Show that a site has been permitted for placement of the fill off-site, or complete a SEPA review to place the earth at a specific site prior to issuance of any grading permits.</p> <p>When exporting topsoil, retain x cy of topsoil for each 100 sf. of required landscaping.</p>	<p>Earth to be placed at site X. SEPA review has been completed and permits have been issued for that site.</p> <p>X cy of topsoil to be retained on site.</p>	yes
<p>Vehicle Trips/Peak Hour Per Net Developable Acre</p> <p>Additional analysis required if proposal exceeds 30 peak hour trips per acre.</p>	30 vehicle trips/peak hour per acre.	<p>\$1,000 per peak hour vehicle trip</p> <p>1 van per 100 employees</p> <p>carpool/vanpool preferential parking</p> <p>Projects exceeding 30 employees must provide information center for alternative transportation modes.</p>	<p>\$1,000 per peak hour vehicle trip.</p> <p>1 van will be purchased prior to occupancy permit (bond provided prior to issuance of building permit).</p>	yes
<p>Transportation Site Design</p> <p>Design study for site must be reviewed and approved by City Traffic Engineer to address site-specific access and safety issues. Design must meet industry standards.</p>	Study submitted. Study recommends traffic signal at entrance to site.	<p>Site must be designed to accommodate bicycles and pedestrians.</p> <p>City Traffic Engineer requires that access be limited to 2 driveway entrances/exits.</p>	<p>Traffic signal, 2 driveway accesses would be provided.</p> <p>Sidewalks, bicycle parking, etc. would be provided.</p>	yes

SW Everett/Paine Field Subarea Plan Threshold	Project Proposal	Mitigation Required in SW Everett/Paine Field Subarea Plan (Draft Examples)	Proposed Mitigation	For Use by Planning Staff Only Consistency (yes or no)
Surfacewater, Plants and Animals Streams and wetlands and their buffers, wildlife corridors must be preserved, or mitigation must occur per the requirements of the Zoning Code and the mitigation strategy adopted in the Subarea Plan.	Wetland on site would be maintained with 75 foot buffer.	Wetland buffer must be fenced prior to initiation of construction. Grading must not alter hydrology of the wetland. Erosion control must be provided to prevent sedimentation of the wetland.	Comply with all required mitigation.	yes
Water Usage Additional analysis required for development proposals with a peak hour demand above 2.7 gpm/acre and/or a fire flow requirement of 3,500 gpm or greater in area served by Everett. 4,000 gpm fire flow in area served by Mukilteo Water District.	Proposal has peak hour demand of 2 gpm/acre and a fire flow requirement of 4,000 gpm.	Analysis completed by City prior to pre-applic. meeting shows fire flow of 4,000 gpm can be provided without impacting other properties or water system. Connection fee. Looped system must be provided.	Pay fees, provide looped system.	yes
Sewer discharge Additional analysis required for projects with demand of more than 1,700 gallons per gross acre per day, and 4,000 gallons per gross acre per day of instantaneous peak flow. Portion of Paine Field site served by Olympus Terrace must be less than 500,000 gallons per day flow.	1,000 gallons per gross acre per day and 2,000 galls per day of instantaneous peak flow.	connection fee	pay applicable fee	yes

The proposal includes all of the mitigation measures listed under Proposed Mitigation (Column 4) above. I agree to allow the city to monitor the actual use of the project site over time, and to participate in annual surveys when requested.

Date

Owner/Applicant's Signature

**Table 2.5-2
Draft Code Compliance Checklist**

Code Requirement	Conditions Met	Variance Or Review Process If Application Submitted	Other	Compliance (For Planning Department Review Only)
Zoning Code Standards				
Proposed Use				
Building GSF				
Building Height				
Building Setbacks				
Building Modulation				
Perimeter Landscaping				
Building Landscaping				
Edge Shed Landscaping and Buffer				
Parking Lot Landscaping				
Parking Stalls Total number handicapped compact				
Environmentally Sensitive Areas >25% slopes assoc. with other ESA >40% slopes streams wetlands buffer required for ESA located on adjacent site.				
Public Works Standards				
Fire Codes				
Permits Required from Other Agencies: HPA (Fish and Wildlife) Water Quality Cert. (DOE) Notice of Construction (PSAPCA)				

2.6 PARCEL DATABASE

The city has established a parcel database providing existing information about individual parcels in the subarea. Information includes

- parcel number (tax account number)
- address, when available
- total parcel size
- estimated net developable area (parcel size minus environmentally sensitive areas),
- previous City project review numbers
- approximate existing building square footage
- existing number of employees
- type of employment broken down by category: government; manufacturing; education; retail; finance, real estate and services (FIRE); and warehousing, communications, transportation, utilities (WCTU)
- area of lot in impervious surface
- projects previously approved, but not constructed

The database is available for review in the Department of Planning and Community Development.

2.7 PROPOSED MONITORING SYSTEM

As projects are approved and constructed, the City will update the parcel database. In addition, the City will issue an annual monitoring report. The purpose of the monitoring is to

- Track actual development to make sure it is less than or equal to that projected in the Subarea Plan.
- Inform the public about development that is occurring in the Subarea.
- Determine how well required mitigation is succeeding.

The information in these annual monitoring reports will be useful to Planning Commission, City Council and the public in evaluating proposed changes to the Subarea Plan, and to the Puget Sound Regional Council and Snohomish County in evaluating the accuracy of employment projections.

The annual monitoring report will include:

- A description of the projects reviewed and approved during the year.
- A description of the projects currently in review.
- A description of the projects that fell outside the range of analysis in the Subarea Plan and EIS and had to complete additional SEPA review.
- Number of employees. Employers within the Subarea who are assumed to have more than 15 employees will be surveyed by telephone each year to determine the number of employees. The City will assume 15 employees for all other businesses.

- Square footage of land use, broken down by land use categories.
- Traffic at the screen lines. (Results of monitoring may result in a recommendation to change the traffic mitigation fee.)
- Results of on-going traffic studies.
- Status of construction of traffic mitigation projects.
- Update of project status in the annually updated Transportation Improvement Plan (TIP).
- Air Quality monitoring - ?
- Site coverage by impervious surface.
- Water quality data collected by the City for drainage basins affected by the Subarea.
- A description of alterations to environmentally sensitive areas that have occurred over the past year.
- Results of monitoring for projects required to mitigate impacts to environmentally sensitive areas.
- Analysis of the major habitat areas and corridors preserved.

Distribution of the monitoring report would include Planning Commission, City Council, neighborhood groups recognized by the City of Everett Office of Neighborhoods and/or Snohomish County, Snohomish County, the Economic Development Council, the City of Mukilteo, and the Puget Sound Regional Council.

The monitoring information would be considered in the annual updates to the City's GMA Comprehensive Plan. A monitoring meeting would be held once per year to discuss the report. Notice of the meeting would be mailed to the neighborhood chairpersons, Economic Development Council (representing the property owners) and Paine Field Airport.