



REVISED
ADDENDUM NO. 2 TO THE EVERETT RIVERFRONT REDEVELOPMENT
FINAL ENVIRONMENTAL IMPACT STATEMENT
Revised February 24, 2010

Original Proposal. The Everett Riverfront redevelopment will include construction of a mixed-use commercial/residential development, shoreline and habitat restoration, and rehabilitation of a former, mostly industrial site. The project 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 also included a rezone to Waterfront Commercial, and approval of a Planned Development Overlay Zone and Development Agreement (the Development Agreement) for the proposed project by the Planning Commission and City Council. The rezone, Planned Development Overlay Zone and Development Agreement were approved by City Council in March 2009. The proposal also includes: (1) the issuance of shoreline substantial development and other local, state and federal permits for construction of the project; (2) various real property and street vacation actions by the City of Everett (the City); (3) public works and public amenities improvements and permits; and (4) related agreements and authorizations to implement the project.

Phased Review/Prior Environmental Review. The proposal is part of a phased review under the State Environmental Policy Act (SEPA). Phased review is appropriate when going from the plan-level to the project-level, and when going from an earlier stage to a later stage of development (WAC 197-11-060(5)). The City of Everett issued a Final Environmental Impact Statement (FEIS) on June 11, 2008 for the redevelopment of the riverfront property. A Draft EIS was issued on December 21, 2007. Addendum No. 1 to the EIS was issued on November 24, 2008.

Chapter 2 of this Addendum includes additional information on previous SEPA reviews related to the project site and proposal.

Purpose of this Addendum. The redevelopment is a public/private partnership. The Riverfront Redevelopment EIS addressed amenities to be provided by the developer, OliverMcMillan, LLC (OM), including wetland and buffer enhancements, trail extensions, a 1.5-acre Central Gathering Place, park and open spaces within the residential development, and possibly a multi-purpose boat dock. The EIS generally evaluated public amenities to be provided by the City. The purpose of this Addendum to the EIS is to evaluate the more detailed improvements set forth in the City of Everett Riverfront Development Public Amenities Master Plan.

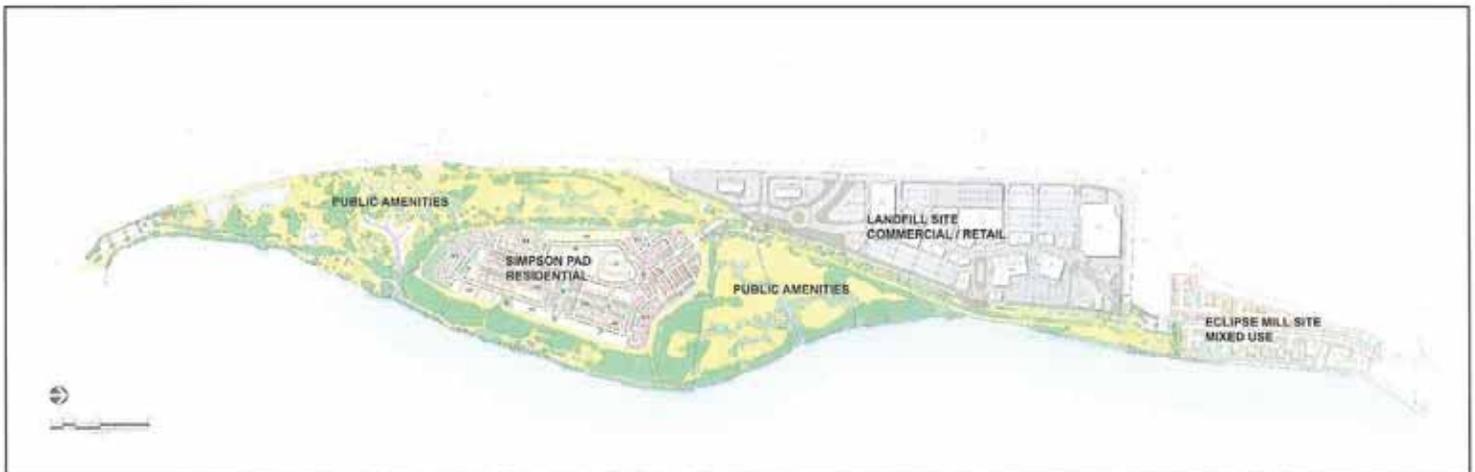
The proposed action is the adoption by City Council of a Riverfront Development Public Amenities Master Plan. The City intends for the plan to be incorporated into the Everett Park and Recreation Comprehensive Plan. Prior to City Council adoption of the Public Amenities

Master Plan, the Everett Parks Board of Commissioners will recommend to the City Council adoption of a Public Amenities Master Plan. The proposed action also includes issuance of permits for the public amenities, including wetland, stream and habitat enhancements.

The Riverfront Development Public Amenities Master Plan proposes increases in active and passive site uses, with a specific goal of increasing public access to the Snohomish River and its shoreline in the Everett Riverfront District. Proposed improvements include the following:

- A new 3-acre public park.
- Proposed improvements to Lowell Riverfront Park at the south end of the site.
- An expanded and upgraded riverfront trail system.
- The conservation, enhancement and restoration of natural areas and wetlands, streams, and buffer areas, including rerouting current stream flows to be consistent with their historic passages.
- Construction of a wetland to provide for treatment to surface waters composed of flood flows and base flows from Bigelow Creek.
- Removing pilings in strategic locations, where shoreline restoration and enhancement efforts are planned.
- Multiple interpretive elements located with picnic facilities, trails, and overlooks, and potentially a facility at the south end of the site in Lowell Riverfront Park.

With the proposed mitigation, implementation of the public amenities plan will not result in significant adverse environmental impacts.



Relationship between the public amenities and the OM proposal.

Project Location

The project site is located on the west side of the Snohomish River, east of I-5, south of Pacific Avenue, and north of Rotary Park and Lowell-Snohomish River Road. The proposed redevelopment area entails approximately 211 acres. The geographic scope of the project site is broadly defined such that it includes properties in the description that are not presently controlled by the City or OliverMcMillan, LLC (the owner/developer and applicant for the majority of redevelopment of the site) for redevelopment or the City but may be added later.

Proponent

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Authors and Principal Contributors to Addendum No. 2

MacLeod Reckord – Master planning lead, park programming, park and trail design

ESA Adolfson – Environmental science, wetland/stream/shoreline enhancement and creation design

KPFF – Civil and structural engineering, bridge and boardwalk design, storm drainage and utility design

WEST Consultants – Hydrological modeling

HWA GeoSciences – Geotechnical engineering, riverbank stabilization analysis

Heffron Transportation - Transportation

Miller Hull Architects – Architectural planning and design

City of Everett Planning and Community Development

Location of review copies of the EIS, Addenda No. 1 and 2, and Background Information

Review copies of the DEIS, FEIS, Addenda, and the Riverfront Development Public Amenities Master Plan are available at the two City of Everett Public Libraries: Main Library at 2702 Hoyt Avenue and Evergreen Branch Library at 9512 Evergreen Way

Review copies of the EIS and the background documents are also available for review or purchase from 8AM to 5 PM Monday through Friday at:

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

The EIS and Addendum No. 2 may also be viewed on-line at
<http://www.everettwa.org/default.aspx?ID=1075>

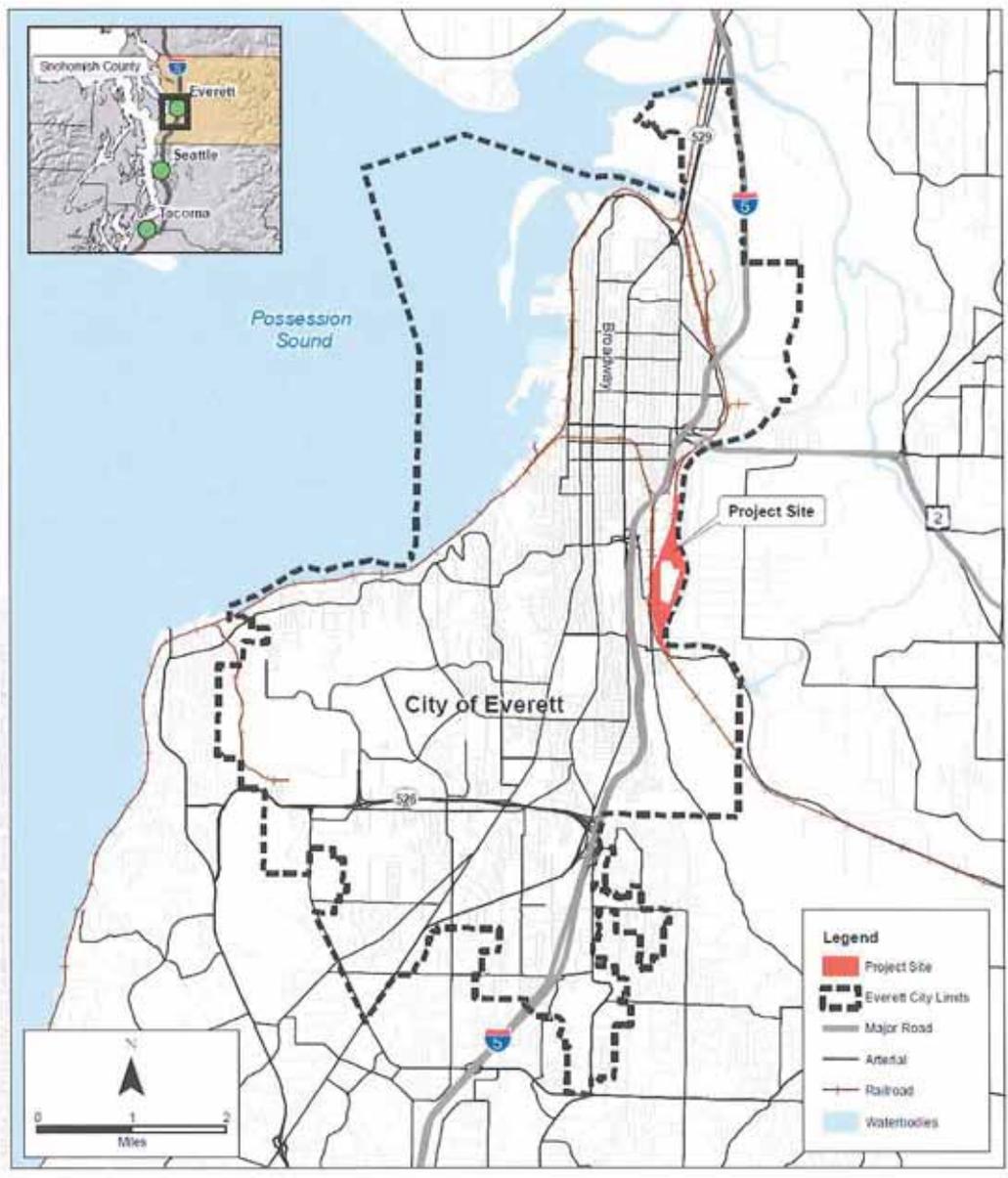
Comment Period. A 30-day public comment period for the Addendum ended on **February 8, 2010**. This Addendum has been revised in response to comments received, with changes shown in Track Changes format. The comments submitted and City responses are also available for review on the City's web site or can be obtained from the Planning and Community Development Department.

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Date: Revised February 24, 2010

Signature: Allan Giffen by MC

We strive to provide special accommodations for individuals with disabilities. Please contact Mary Cunningham at 425-257-7131 as soon as possible if special accommodations are needed.

The City of Everett hereby gives public notice that it is policy of the City to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations in all its programs and activities.



SOURCE: Snohomish County 2003, 2004, 2005
Everett Riverfront 207255
Vicinity Map

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CHAPTER 1. DESCRIPTION OF THE PROPOSAL AND PROJECT PHASING

1.1 INTRODUCTION

The proposed action is the adoption by City Council of a Riverfront Development Public Amenities Master Plan. The City intends for the plan to be incorporated into the Everett Park and Recreation Comprehensive Plan. Prior to City Council adoption of the Public Amenities Master Plan, the Everett Parks Board of Commissioners will make a recommendation to the City Council on adoption of a Public Amenities Master Plan.

The Riverfront Development Public Amenities Master Plan proposes increases in active and passive site uses, with a specific goal of increasing public access to the Snohomish River and its shoreline in the Everett Riverfront District. Proposed improvements are described below starting with those at the north end of the site. Figure 1 illustrates the proposed Public Amenities Master Plan. Figure 2 breaks the site into project areas that are connected and likely to be permitted and constructed together. Where appropriate, this Addendum breaks down the analysis of project descriptions, impacts and mitigation into these project areas.

1.2 3-ACRE PARK

A new 3.3-acre public park will be located north of 36th Street. Proposed improvements to the park include on-street and off-street parking, a group picnic building with restrooms, a broad level lawn for informal gatherings and events such as arts festivals or farmers markets, an unstructured children's play area, a floating dock for watercraft and ADA access to the river, an associated view pavilion/river overlook, and stormwater treatment facilities. (At low tides, slopes of the gangway to the river will exceed 1:12, consistent with ADA Accessibility Guidelines exceptions noted for Boating Facilities.) Consideration is being given to retaining and restoring a relic log crane along the riverbank as public art. The park will be the nexus of the Railroad Corridor Trail, the park's looped internal trail, on-road bike lanes through OliverMcMillan, LLC's retail development, and trail extensions to the north and west of the site. Existing shoreline armoring will be removed in places, and the riverbank restored to a more natural condition to the extent allowed by river hydraulics, upstream and downstream bank conditions, and the need to protect existing and proposed infrastructure. A 50-foot-wide riparian corridor will be enhanced with native vegetation. Pedestrian access to the river will be allowed at controlled locations, such as to access the proposed float and to provide access to the water for fishing, wildlife viewing, and other water-dependent recreational activities. See Figure 3.

1.3 RAILROAD CORRIDOR ENHANCEMENTS

The railroad corridor is located at the base of the landfill, south of the 3-Acre Park, and west of the West and North Wetland Complexes. The corridor is proposed to contain a complex of trails and wetland and buffer creation and enhancement as mitigation for impacts to wetlands from trail construction and other improvements proposed by the Public Amenities Master Plan. Figure 4 shows a cross section through the railroad corridor.

Potential Permit/ Approval	Lead Agency	Trigger
Confirmation that fill is consistent with existing agreements for restrictive covenant.		<p>Triggered by fill in Wetland D for</p> <ul style="list-style-type: none"> Trail connection Wetland enhancement
WASHINGTON DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) AND WASHINGTON STATE HISTORIC PRESERVATION OFFICE (SHPO)		
Archaeological Approval; Section 106 of the National Historic Preservation Act	DAHP	<p>Ensure that proposed activities do not affect any development, known historic or culturally significant sites. Local cultural and historic evaluation also required.</p> <p>Triggered by any federal permit (see above)</p>
Executive Order 05-05	DAHP	<p>State Funding for projects that lead to construction. Ensure that proposed activities do not affect any development, known historic or culturally significant sites. Local cultural and historic evaluation also required.</p> <p>Triggered by any state funding for projects that lead to construction</p>
LOCAL – CITY OF EVERETT		
SEPA EIS or Checklist	SEPA lead agency City of Everett	<p>State or local "actions" such as issuing permits, or adopting plans. SEPA requires all governmental agencies to consider the environmental impacts of a proposal before making decisions.</p> <p>Triggered by any project action</p>
Shoreline Substantial Development /Conditional Use Permit	City of Everett	<p>Interfering with normal public use of water/shorelines of the state, or developing or conducting an activity valued at \geq \$5,000 on the water or shoreline area.</p> <p>Triggered by any project action as all proposed work elements are within the shoreline zone</p>
Floodplain Development Permit	City of Everett	<p>Fill or development with the 100-year floodplain or floodway. <i>Some projects, such as restoration, may be exempt or qualify for expedited reviews.</i></p> <p>Triggered by any project action as all proposed work elements are within the floodplain</p>
Compliance with Critical Areas Standards	City of Everett	<p>Project proposed near or within critical areas or their buffer.</p> <p>Triggered by any project action as all proposed work elements are within designated critical areas or their buffers</p> <p>All Public Amenities Master Plan elements are anticipated to trigger this review</p>
Construction Permits: Grading, Building, Foundation, Electrical, Etc.	City of Everett	<p>Construction activities.</p> <p>Triggered by any project action except landscape plantings if done within limits specified in individual permit conditions. Construction of the new restroom facilities would trigger more construction permits than other elements</p>
OTHER – BNSF		
Permissions, which could include Drainage or Construction Easement, Design Review	BNSF	<p>Construction within BNSF ROW or easements</p> <p>Triggered by</p> <ul style="list-style-type: none"> Relocation of Bigelow Creek Construction of the Lowell Crossing

CHAPTER 12. WETLANDS AND STREAMS

Wetlands and streams in the project vicinity have been studied several times to support various planning processes. Past publications that address wetlands and streams include:

- *Wetland Delineation, Tire Fire Property, Snohomish County, Washington* (Pentec Environmental, Inc., 1994)
- *Snohomish Riverfront Properties at Bigelow Creek: Final Conceptual Enhancement Programs Prepared for the City of Everett* (The Watershed Company, 2005)
- *Sensitive Areas Study Snohomish Riverfront Properties Prepared for OliverMcMillan c/o Perteet, Inc.* (The Watershed Company, 2006)
- *Wetland and Stream Compilation and Review: Everett Riverfront Development, Everett, Washington* (Revised) (GeoEngineers, 2008)
- *Everett Riverfront Redevelopment Group 3- Public Amenities, Park, and Wetland and Habitat Enhancement Project: Wetland and Stream Determination Report* (ESA Adolfson, 2008)
- *Snohomish Estuary Wetland Integration Plan (City of Everett, Department of Ecology, Environmental Protection Agency, and Puget Sound Water Quality Authority, 1997)*
- *Salmon Overlay to the Snohomish Estuary Wetland Integration Plan (City of Everett and Pentec Environmental, 2001)*

Wetland boundaries, identifiers, and ratings in this work are consistent with the wetlands reports prepared by ESA Adolfson (2008) and GeoEngineers (2008). These two sources are also used to describe the wetland and stream systems as they best represent current site conditions and regulatory requirements.

12.1 WETLANDS

The Riverfront Development site is surrounded by extensive wetlands within the floodplain of the Snohomish River. This portion of the Snohomish River valley is within Ecological Management Unit (EMU) 1 of the Snohomish Estuary Wetland Integration Plan (City of Everett et al., 1997). Twenty-two wetlands were identified in the project vicinity (Table 4). Wetland locations are shown in Figure 15.

Wetlands J, K, and M are small, hydrologically isolated wetlands surrounded by the railroad grade and dike berms. The wetlands are located in ditches with steeply-sloped edges. Wetlands J and M contain emergent vegetation classes, and Wetland K contains scrub/shrub and forested vegetation classes. The buffers associated with these wetlands are essentially non-existent due to human disturbance and the existing railroad grades.

Wetlands L, X, and Y are relatively small, linear, ditched wetlands surrounded by railroad grades and/or diked berms. Wetlands L and X are hydrologically isolated, while Wetland Y has a partial connection to the Snohomish River along its eastern boundary. Wetlands L and Y contain forest vegetation classes, and Wetland X contains forest, shrub/shrub, and emergent vegetation classes. All of these wetlands are within the floodplain of the Snohomish River, and receive

overbank flow during significant flood events. The buffers associated with these wetlands are highly disturbed due to human activity and the existing railroad grades.

Wetlands T, U, V, and W are long, linear, ditched wetlands associated with the construction of adjacent railroad grades. Wetland T currently serves as a conveyance channel for a portion of the streamflow in Bigelow Creek. Wetlands U, V, and W have hydrologic connections to the Snohomish River through culverts and Stream CC. Wetlands T, U, V, and W contain emergent vegetation classes. The buffers associated with these wetlands are highly disturbed from historic land use, filling, and construction of the adjacent railroad grades.

Wetland C, also referred to as “North Wetland Complex” and “Simpson Category I Wetlands,” is a large wetland complex located to the north of the Simpson Pad. Due to its large size, diverse habitat, seasonal and permanent open water habitat, association with Bigelow Creek, and the tidal influence of the Snohomish River, Wetland C is considered a “Significant Biological Area of Local Importance” by the City. Wetland C contains forested, scrub/shrub, emergent and aquatic bed vegetation classes. In general, the existing Wetland C buffer is highly disturbed by fill, and construction and maintenance of the adjacent railroad grades.

Wetland D, referred to as the “West Wetland Complex,” is a large wetland complex located to the west of the Simpson Pad. The wetland is connected to the Snohomish River via Stream AA. Wetland C contains forested, scrub/shrub, emergent and aquatic bed vegetation classes. In general, the existing Wetland D buffer is significantly impacted from historical land use, fill, presence of access roads, and construction and maintenance of the adjacent railroad grades.

ADDENDUM TO PLANT SPECIES IN TABLE 12 OF REVISED APPENDIX D IN FEIS

Table 12 on page 53 of Revised Appendix D in the FEIS lists proposed native plant species for mitigation planting and buffer enhancement. Plantings on the site will include a wide variety of native plantings, including but not limited to, the additional plantings listed in Appendix N to the Snohomish River Basin Salmon Conservation Plan. Planting designs will be based on site elevations, hydrology, and other applicable site conditions.

Appendix N

TULALIP AND TRIBAL PLANT LIST

Table N.1
Partial list of plants important to The Tulalip Tribes

PLANTS	
Name Used at Tulalip and Other Common Names	Scientific Name
Alder, Red Alder	<i>Alnus rubra</i>
Bear Grass, Basket Grass	<i>Xerophyllum tenax</i>
Bigleaf Maple	<i>Acer macrophyllum</i>
Bitter Cherry	<i>Prunus emarginata</i>
Blackberries	<i>Rubus ursinus</i>
Cascara	<i>Rhamnus purshiana</i>
Cattail	<i>Typha latifolia</i>
Crabapple, wild	
Devil's Club	<i>Oplopanax horridus</i>
Dogwood	<i>Cornus stolonifera</i>
Douglas Fir	<i>Pseudotsuga menziesii</i>
Foxglove	
Grand Fir	<i>Abies grandis</i>
Hazelnut	<i>Corylus cornuta</i>
Huckleberries	
Indian celery, Wild celery, Indian Consumption Plant	<i>Lomatium nudicaule</i>
Ironwood, Oceanspray	<i>Holodiscus discolor</i>
Kinnikinnick, Indian tobacco	<i>Arctostaphylos uva-ursi</i>
Licorice Root, Licorice Fern, Indian licorice, Fern root	<i>Polypodium glycyrrhiza</i>
Maidenhair Fern	<i>Adiantum pedatum</i>
Marsh tea, Labrador Tea, Indian Tea	<i>Ledum groenlandicum</i>
Nettle, Stinging nettle	<i>Urtica dioica</i>
Oregon Grape	<i>Berberis nervosa</i>
Pacific Dogwood	<i>Cornus nuttallii</i>
Pacific Silver fir, Cascade fir, Red fir	<i>Abies amabilis</i>
Red Elderberries	<i>Sambucus racemosa</i>

Name Used at Tulalip and Other Common Names	Scientific Name
Rose	<i>Rosa sp.</i>
Salal	<i>Gaultheria shallon</i>
Salmonberries	<i>Rubus spectabilis</i>
Sitka spruce	<i>Picea sitchensis</i>
Skunk Cabbage	<i>Lysichiton americanum</i>
Snowberry	<i>Symphoricarpos alba</i>
Soapberry, Indian Soapberry	<i>Shepherdia canadensis</i>
Strawberries	<i>Fragaria chiloensis</i> or <i>F. virginiana</i>
Sweetgrass	<i>Hierochloe odorata</i>
Sword Fern	<i>Polystichum munitum</i>
Thimbleberries	<i>Rubus parviflorus</i>
Tule (Sedge), Hardstemmed bulrush	<i>Scirpus acutus</i>
Vine maple	<i>Acer circinatum</i>
Western Red Cedar	<i>Thuja plicata</i>
Wild onion	<i>Allium cernuum</i>
Wild potato	
Willow	<i>Salix sp.</i>
Yellow or Alaska Cedar	<i>Chamaecyparis nootkatensis</i>
Yew wood, Big Ironwood, Yew	<i>Taxus brevifolia</i>