

**EVERETT RIVERFRONT REDEVELOPMENT
FEIS MITIGATION REQUIRED**

Element of the Environment And Mitigation Measure	Action Mitigation is tied to	Where found in EIS Documents	Resp. Party	Implementation Time Frame
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<p>PDO refers to the Planned Development Overlay and the associated Development Agreement. PDA refers to the Property Disposition Agreement</p>				
<p>Earth Resources AA: Preliminary site-specific geotechnical evaluations have been conducted for the Simpson Pad and landfill site. Numerous environmental studies have been conducted on the Landfill/Tire Fire site and the Eclipse Mill site. Prior to final design of all planned improvements, including specific building sizes and locations, preliminary and final geotechnical evaluations are required on each parcel in the areas designation for future construction.</p> <p>The studies must address seismic, liquefaction and settlement risks. Permit submittals must be consistent with the recommendations in the geotechnical reports. All construction and foundation work shall comply with applicable International Building Codes (IBC).</p> <p>The Geotechnical Engineers must sign off on building plans documenting that the plans comply with the recommendations.</p> <p>Mitigation measures may include Earth Resources items A to H below.</p>	<p>Construction of any structural improvements.</p>	<p>DEIS 4.1.1 DEIS 4.1.5, DEIS Appendix B</p>	<p>Responsible party doing the work / project</p>	<p>Shoreline Permits, Building Permits and Public Works Permits</p>
<p>Earth Resources A: Stone columns and/or pile foundations may be used to support structures at the Simpson Pad site and to mitigate damage to structures resulting soil liquefaction.</p>	<p>Construction on Simpson Pad</p>	<p>DEIS 4.1.5, DEIS Appendix B</p>	<p>OM</p>	<p>Building Permits</p>
<p>Earth Resources B: Preloading may be used to mitigate potential consolidation settlement at the Simpson Pad site.</p>	<p>Construction on Simpson Pad</p>	<p>DEIS 4.1.5, DEIS Appendix B</p>	<p>OM</p>	<p>Building Permits</p>
<p>Earth Resources C: Pile foundations will be needed to support heavy structures planned over the Landfill/Tire Fire site.</p>	<p>Construction on Landfill/Tire Fire site</p>	<p>DEIS 4.1.5</p>	<p>OM</p>	<p>Building Permits</p>
<p>Earth Resources D: Pile foundations will potentially be needed to support heavy structures planned over the Eclipse site.</p>	<p>Construction on Eclipse site</p>	<p>DEIS 4.1.5</p>	<p>OM</p>	<p>Building Permits</p>
<p>Earth Resources E: Construction and foundation work shall comply with applicable International Building Codes (IBC).</p>	<p>Construction of any structure</p>	<p>DEIS 4.1.5, DEIS Appendix B</p>	<p>OM</p>	<p>Building Permits</p>
<p>Earth Resources F: Preloading can be implemented to reduce the effects of short-term and long-term settlement at the site.</p>	<p>Construction of any structure</p>	<p>DEIS 4.1.5, DEIS Appendix B</p>	<p>OM</p>	<p>Building Permits</p>

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<i>Earth Resources G:</i> Preloading can be used to mitigate settlement of the refuse materials at the landfill site and to mitigate settlement of soft native soils including peat, silt and organic silt.	Construction on Landfill/Tire Fire site	DEIS 4.1.5	OM	Building Permits
<i>Earth Resources H:</i> Pile foundations and stone columns may also be used in areas of concern and where preloading may not alleviate settlement concerns.	Construction of any structures	DEIS 4.1.5, DEIS Appendix B	OM	Building Permits
<i>Earth Resources I:</i> A site-specific storm water plan shall be developed according to the EMC Chapter 14.28 Surface and Storm Drainage, and Washington State Department of Ecology (Ecology) requirements	Any Construction Activity that can move soil	DEIS 4.1.5	Responsible party doing the work / project	Grading and Building Permits
<i>Earth Resources J:</i> The storm water plan shall incorporate the following basic strategies and elements: a) Schedule/coordinate grading and construction activities to minimize soil exposure; b) Rapidly vegetate and/or mulch denuded areas; c) Keep runoff velocities low; d) Intercept and direct surface water to a stabilized discharge outlet; e) Prepare drainage and outlets to accommodate concentrated or increased runoff; f) Trap sediment on-site utilizing BMPs including: interceptor swales, straw bale barriers, silt fences, straw mulch among other methods; g) Inspect and maintain control measures frequently; h) Locate storm water retention and convenience systems down gradient from areas believed to have previous soil/groundwater contamination to prevent “soaking” of potentially hazardous or mobile soils; and i) Maintain and protect critical areas buffers. If possible, perform critical areas and buffer enhancements prior to upland construction to establish vegetation and stabilize slopes more completely.	Any Construction Activity that can move soil	DEIS 4.1.5	Responsible party doing the work / project	Grading and Building Permits
<i>Earth Resources K:</i> BMPs and erosion control measures will be specifically designed to address the individual causes and sources of erosion and sedimentation. The storm water plan shall include primary and secondary control measures to prevent over-reliance on a single design feature to control erosion and sedimentation. Monitoring and maintenance shall be conducted on a regular basis and after all large storm events by qualified personnel. Provisions for modifications to the erosion control system, based on monitoring and maintenance observations shall be included in the storm water plan.	Any Construction Activity that can move soil	DEIS 4.1.5	Responsible party doing the work / project	Grading and Building Permits

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<p><i>Air Quality A:</i> Construction contractor or contractors shall comply with all relevant federal, state and local air quality laws and shall be required to prepare a plan for minimizing dust and odors sufficiently to comply with PSCAA Regulation I, Sections 9.11 and 9.15. The Associated General Contractors of Washington’s Guide to Handling Fugitive Dust from Construction Projects provides practical examples in the construction management practices necessary to comply with air quality regulations involved in the construction process. The following measures are possible mitigation measures specified in the guide that could be implemented to reduce potential temporary air quality impacts during construction and comply with the PSCAA Regulation 1.</p> <ul style="list-style-type: none"> • Use only equipment and trucks that are maintained in optimal operational condition • Require all off-road equipment to be retrofitted with emission reduction equipment (that is, require participation in Puget Sound region diesel solutions by project sponsors and contractors). • Minimize on-site diesel engine idling and locate any idling trucks as far as possible from nearby residences • Use biodiesel or other lower emission fuels for vehicles and equipment. • Use carpooling or other trip-reduction strategies for construction workers. • Implement construction curbs on hot days when the region is at risk for exceeding the ozone NAAQS, and work at night instead. • Stage construction to minimize overall transportation system congestion and delays to reduce regional emissions of pollutants during construction. • Locate construction equipment and construction staging zones as far away as possible from sensitive receptors such as fresh air intakes to buildings, air conditioners and sensitive populations such as the elderly and the young. • Spray exposed soil with water or other suppressant to reduce emissions of PM10 and deposition of particulate matter. • Pave or use gravel on staging areas and roads that would be exposed for long periods. • Cover all trucks transporting materials, wet materials in trucks, or provide adequate freeboard (space from the top of the material to the top of the truck bed), to reduce PM10 emissions and deposition during transport 	<p>Any Construction Activity</p>	<p>DEIS 4.2.5.1</p>	<p>Responsible party doing the work / project</p>	<p>Any Construction Activity</p>

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<ul style="list-style-type: none"> • Provide wheel washers to remove particulate matter that would otherwise be carried off-site by vehicles to decrease deposition of particulate matter on area roadways. • Remove particulate matter deposited on paved, public roads, sidewalks and bicycle and pedestrian paths to reduce mud and dust; sweep and wash streets frequently to reduce emissions • Cover dirt, gravel and debris piles as needed to reduce dust and wind-blown debris. • Communication with residential and other sensitive users during construction and implementation of a construction management plan could prevent or minimize the potential for health risk to sensitive individuals. 				

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<i>Air Quality B:</i> The Department of Ecology Consent Decree and Cleanup Action Plan specify that during Site construction activities dust and odor controls are required to prevent migration of materials at levels of concern outside the construction zone. These measures will include daily cover of any exposed waste and could include localized wetting, application of suppressant foams or use of temporary cover materials to manage generation of odors	Any Construction Activity that exposes buried waste	DEIS 4.2.5.2	Responsible party doing the work / project	Any Construction Activity
<i>Air Quality C:</i> The project must include prudent building and site design to minimize odor concerns related to mixed-use development, such as ensuring that restaurant exhaust pipes are not directly adjacent to residential air intakes.	Development on mixed-use portions of the site.	DEIS and FEIS Summary tables, DEIS 4.2.3.7	OM	Building permits .
<i>Water Resources AA:</i> All development in the 100-year floodplain or floodway must be in compliance with the City's floodplain regulations. Floodplain Development Permits are required.	Any development in the 100-year floodplain or floodway.	Permit listed in FEIS permit table - Fact Sheet page 2. Discussion of regulations in 4.3.2.1	Responsible party doing the work / project	Shoreline permits, Floodplain development permits
<i>Water Resources A:</i> Filling the Eclipse site to be at least 2 feet above the 100-year flood elevations and above the 500 year flood level, except the profile of the main road extension through to Pacific Ave shall be constructed at the 100-year flood elevation.	Development of the Eclipse Site	FEIS 4.3.6.1	Responsible party doing the work / project	Shoreline permits, Floodplain development permits
<i>Water Resources B:</i> Additional fill on the Simpson Pad as necessary to be at least 2 feet above the 100-year flood elevations and above the 500 year flood level. (Floodplain development permits not required outside 100-year floodplain.)	Development of the Simpson Site	FEIS 4.3.6.1	Responsible party doing the work / project	Grading permits, shoreline permits.
<i>Water Resources C:</i> Additional fill on the Landfill/Tire Fire Site as necessary to ensure structures and adjacent areas are at least 2 feet above the 100-year flood elevations consistent with the City's floodplain regulations and above the 500 year flood level	Development of the Landfill/Tire Fire Site	FEIS 4.3.6.1	Responsible party doing the work / project	Floodplain development permits
<i>Water Resources:</i> All development must comply with Ecology's 2005 Storm water Manual for Western Washington, or the City and State requirements in effect at time of application, whichever is more stringent.	Any construction activity	DEIS 4.4.1	OM or City	Any construction activity
<i>Water Resources D:</i> Employ BMPs in the Ecology Manual to implement an effective erosion control plan during construction including elements such as a) installation of silt fencing, b) maintaining existing vegetated buffers through the use of high visibility clearing limits fencing, c) storm drain inlet protection d)	Any Construction Activity	DEIS 4.4.7.1	Responsible party doing the work / project	Any Construction Activity

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compost filter berm.; e) temporary sediment traps; f) reduction of exposed areas through the use of temporary mulching or covering and construction sequencing				
Water Resources E: Provide permanent energy dissipation at outfalls using methods such as dispersion that creates a wide area of shallow flow, thereby reducing velocity and erosive forces or connecting or improving existing stabilized pipe outfalls as needed.	Any Construction Activity	DEIS 4.4.7.2	Responsible party doing the work / project	Any Construction Activity
Water Resources F:				
Water Resources G: For the landfill, all discharge up to the 6-month storm event will be routed through the City wastewater treatment facility. Overflow in excess of the 6-month storm will be discharged to the Snohomish River in accordance with Ecology regulations	Development on Landfill	DEIS 4.4.4.2	OM	Development on Landfill/Tire Fire Site
Water Resources H: Comply with the 2005 Ecology Manual or most recent regulations in effect at time of permits for storm water mitigation on the on Simpson and Eclipse sites (with Rain gardens identified as preferred method)	Development of the Simpson Site or Eclipse Site	DEIS 4.4.7.3, FEIS Changes in response to comments #7: Addendum to Section 4.4 Storm water	OM	Development on Simpson Site or Eclipse Site
Plants and Animals A: 8,150 square feet (0.19 acres) of Riverine wetland creation including removal of two culverts that connect Wetland W to Wetland V and Wetland V to Wetland C, and creation of a habitat pool within Bigelow Creek for improved hydrologic connection and fish passage in and out of Wetland C. All of this work will be directly connected to the Snohomish River via an open channel designed to fish passage criteria. The fringe areas of the habitat pool will be planted with inundation tolerant wetland species typically found in the immediate vicinity.	Fill of Wetlands J, K and M to construct access road north of 36 th	FEIS 4.5.4.1, BA/HMP pp 46-50, and Figure 10	OM	Shoreline permits, Public Works permits prior to wetland fill.
Plants and Animals B: Habitat pool consisting of creation of 21,102 square feet (0.48 acres) of riverine/tidal wetland; removal of the Wetland V culvert at the confluence of the Snohomish River; excavating existing shoreline slope with new slope created; removal of existing nearby creosote piling; installation of a log jam at the outlet of Wetland V; plant buffer surrounding the facilities with native vegetation, including coniferous trees for long-term LWD recruitment and LWD will be placed along the shoreline edge to provide immediate habitat for fish and wildlife. To mitigate for additional impacts related to the proposed public	Construction of boat dock below Public Gathering area and 12,775 sf of impacts to Wetland X associated with that	FEIS 4.5.4.1, BA/HMP pp 46-50 and Figure 12	OM	Shoreline permits, Public Works permits

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amenities, creosote pilings will be removed from the shoreline area immediately adjacent to the boat dock basin. Up to 6 new piles may be required to construct the boat dock.				
<i>Plants and Animals C:</i> Buffer enhancement along the Snohomish River shoreline from the area north of Wetland C to the north edge of the Newland Construction property (except the City park property). Shoreline buffer enhancement proposed for this project will entail removal of non-native vegetation and planting of native vegetation within a 50-foot wide buffer. Soil augmentation may be necessary and will be determined at the time of plant installation. HMP/BA Table 12 identifies potential native buffer species that will be utilized for buffer enhancement. Native vegetation will also be established along areas where the buffer is currently absent. Removal of concrete rubble, debris, large rip rap, sheet piling, and miscellaneous waste along the shoreline and within the buffer boundary is also proposed at select locations (where shoreline integrity can withstand the alteration) will help to restore the buffer to a more natural state	Development of Landfill/Tire Fire site and Eclipse Mill Site	FEIS 4.5.4.1, BA/HMP pp 53-54; pp 54-56 Table 12 and Figure 13, 13a,	OM	Shoreline permits
<i>Plants and Animals D:</i> Buffer enhancement along the western 60-foot margin of Wetlands C and 65-foot of wetland W to include: a) Removal of invasive vegetative species, b) Removal of historical rail-lines buried along the western edge of the wetland, c) Creation of a planting berm with the placement of approximately four feet of amended organic soil on top of the railroad grade following removal of the existing rail-lines to ensure an adequate growth medium for that plant species with a minimum rooting depth of no more than 36 inches. d) Installation of approximately two feet of amended soil throughout the enhanced Wetland W buffer (due to the underlying land fill cap) e) Establishment of a native vegetation community consisting of native coniferous and deciduous tree species and commonly associated shrub vegetation within the proposed Wetland C (Western Edge) buffer that will improve buffer function; f) Establishment of a native vegetation community consisting of shallow rooting native shrub species in the Wetland W buffer while maintaining the integrity of the underlying landfill cap; g) placement (short-term recruitment) of LWD along the upland-wetland interface of Wetland C; f) Installation (long-term recruitment) of native coniferous and deciduous tree species within the Wetland C (Western Edge) buffer that will increase the potential for continued LWD	Development of Landfill/Tire Fire site	FEIS 4.5.4.1, BA/HMP pp 53-54; pp 56-59 Table 12 and Figure, 14, 14a, 14b, and 15	OM	Shoreline permits,

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recruitment into Wetland C. g) Buffers shall be provided as shown in Attachment X,Y (Figures 14-14C in FEIS). The average 40 foot slope along the must be vegetated with native herb and shrub buffer vegetation.				
<i>Plants and Animals E:</i> Buffers will be preserved and enhanced along the boundaries of Wetlands C through I that extend onto the Simpson pad. Proposed buffers around the Simpson Pad are 75-foot along the north edge, and 50-feet along the east, south and west edges to include: a) removal of invasive vegetative species and soil enhancement, b) enhancement of existing vegetative buffer with installation of native plant species, c) establishment of a native vegetative buffer in areas where no buffer presently exists, d) establishment of coniferous tree species for long term LWD recruitment, e) replacement of an existing impervious trail within the buffer with a trail outside of the buffer (Wetland C only), f) implementation of rain garden as part of site low impact storm water solutions planted with native herbaceous wetland species to allow for rain infiltration along ten feet of the outer buffer area g) additions (short-term LWD recruitment plan) of downed LWD at selected locations along the wetland margins and buffer interfaces.h) fencing must be installed to separate the residential development from wetland buffers. This fencing should be defining of the buffer edge. Permanent wetland and critical area signage must be posted along the buffer boundaries. Signage would include requirements that pets be on leashed. Trails within the buffers would be lined with dense vegetation or otherwise designed to keep human use on the trails.	Development of Simpson Pad	FEIS 4.5.4.1, BA/HMP pp 53-54; 59-64 Table 12, Figures 15. 16 & 16a.	OM	Shoreline permits, Prior to construction of residences on Simpson Pad
<i>Plants and Animals F:</i> Development of a tidal restoration plan for Wetland C	Buffer widths for Simpson Pad	FEIS 4.5.4.1,	City	Memorandum of Understanding with Ecology. Shoreline permits Prior to construction of residences on Simpson Pad
<i>Plants and Animals G:</i> Remove or pay for the removal of up to 50 pilings in the Snohomish River associated with the City's tidal restoration plan.	Buffer widths for Simpson Pad	FEIS 4.5.4.1	OM	Memorandum of Understanding. Shoreline permits, Prior to construction of

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				residences on Simpson Pad
<i>Plants and Animals H:</i> Construction BMPS for erosion control such as silt fencing, mulch berms and erosion control matting, used where appropriate during all aspects of the project to control sedimentation and erosion impacts to animals..	Construction	FEIS 4.5.4.3	Responsible party doing the work / project	Public Works permits, During construction activities near buffers, streams, wetland or River
<i>Plants and Animals I:</i> Minimize disturbance to animals by consolidating use of heavy equipment to shortest times allowable, staging equipment away from sensitive areas, avoid storing debris or supplies in or along shoreline or wetlands, use critical/sensitive area signage and fencing to define limits of construction and identify sensitive areas, conducting work in wetlands and streams during dry periods and/or during established work windows, direct security lighting for construction away from wetlands, streams, and buffers.	Construction	FEIS 4.5.4.3	Responsible party doing the work / project	Shoreline permits, Public Works permits. During construction activities near buffers, streams, wetland or River
<i>Plants and Animals J:</i> Disturbance will be limited to the smallest area feasible for each phase of the project	Construction	BA/HMP p 15, FEIS 4.5.4.4	Responsible party doing the work / project	During construction activities
<i>Plants and Animals K:</i> Waste materials will be collected and sorted with respect to recycling categories and disposed of off-site and in accordance with applicable regulations	Construction	BA/HMP p 15	Responsible party doing the work / project	During construction activities
<i>Plants and Animals L:</i> Entrance rumble areas will be installed to remove soil from truck traffic	Construction	BA/HMP p 15	Responsible party doing the work / project	During construction activities
<i>Plants and Animals M:</i> Truck wash areas for equipment and deliveries (on and off-site) will be provided	Construction	BA/HMP p 15	Responsible party doing the work / project	During construction activities
<i>Plants and Animals N:</i> Stockpile and staging locations will be identified and	Construction	BA/HMP p 15	Responsible	During

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approved			party doing the work / project	construction activities
<i>Plants and Animals O:</i> Active stockpile areas will be contained within a soil berm and equipped with erosion control measures,	Construction	BA/HMP p 15	Responsible party doing the work / project	Public Works permits. During construction activities
<i>Plants and Animals P:</i> Approved storm water and sediment erosion control plans will be implemented, inspected daily and maintained properly throughout construction	Construction	BA/HMP p 15	Responsible party doing the work / project	Public Works permits. During construction activities
<i>Plants and Animals Q:</i> Fueling areas will be distinctly identified and established within the construction areas. These locations will be equipped with spill prevention and control devices	Construction	BA/HMP p 15	Responsible party doing the work / project	Public Works permits During construction activities
<i>Plants and Animals R:</i> Adequate materials and procedures will be on site to respond to unanticipated weather conditions or accidental releases of materials (sediment, concrete or fuel)	Construction	BA/HMP p 15	Responsible party doing the work / project	During construction activities
<i>Plants and Animals S:</i> Concrete piles for in-water construction elements will be used versus steel piles and all concrete will be fully cured prior to arrival at the site and use of a bubble curtain and a 6-inch-thick piece of wood between the impact hammer and the pile during in-water pile driving activities	In-water construction	BA/HMP p 15	OM	Shoreline permits During in-water construction activities
<i>Plants and Animals T:</i> Floating silt curtains may be necessary to contain sediment released from shoreline setback activities	During shoreline restoration work	BA/HMP p 15	Responsible party doing the work / project	During shoreline restoration work

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<i>Plants and Animals U:</i> A Spill Prevention, Control and Countermeasures (SPCC) plan	Construction	BA/HMP p 16	Responsible party doing the work / project	Public Works Permits. During construction activities
<i>Plants and Animals V:</i> Application of a native seed mix and landscape stabilization of any cut and filled areas using native plant species	Construction resulting in bare ground at completion	FEIS 4.5.4.3	Responsible party doing the work / project	At completion of Construction work resulting in bare ground
<i>Plants and Animals W:</i> Construction equipment will be thoroughly cleaned prior to mobilization and prior to removal to prevent the spread of noxious weeds, insects and soil-borne pests	Construction	FEIS 4.5.4.3	Responsible party doing the work / project	At mobilization and at end of construction
<i>Plants and Animals X:</i> If work is performed within known weed and/or soil-borne pest infested area, special attention will be paid to preventing the spread of the weed and/or pest	Construction	FEIS 4.5.4.3	City or OM Responsible party doing the work / project	At mobilization
<i>Plants and Animals Z:</i> Mulch, straw/hay bales and seed used on-site will be free of noxious weeds	Construction	FEIS 4.5.4.3	Responsible party doing the work / project	During construction activities
<i>Plants and Animals AA:</i> Noise impacts to fish species from in-water pile driving activities can be minimized through proper construction techniques and sequencing (that is, use of a bubble curtain, minimizing duration and by adhering to USACE-approved fish work windows)	In-water construction	FEIS 4.5.4.4	OM	During in-water construction involving pile driving

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<i>Plants and Animals BB:</i> Permanent posting of wetland and critical/sensitive area signs will serve as a reminder and will designate areas for protection	All sites	FEIS 4.5.4.5	OM	Shoreline permits, Occupancy of structures
<i>Plants and Animals CC:</i> Planting mature dense native vegetation will provide buffer areas and separation between human activity and critical areas along the margins of the development areas unless sited as nature trails within wetlands or along the shoreline	All sites	FEIS 4.5.4.5	OM	Shoreline permits. Occupancy of residences on Simpson and Eclipse
<i>Plants and Animals DD:</i> Pedestrian traffic shall be confined to trails lined with shrubs or on walkways.	All sites	FEIS 4.5.4.5	OM	Shoreline permits. Occupancy of residences on Simpson and Eclipse
<i>Plants and Animals EE:</i> Residential areas and the operation of commercial businesses shall include a covenant limiting the use of pesticides or chemicals in a way that it may enter storm water.	All sites	FEIS 4.5.4.5	OM	Land Division - require covenants, including requirements for standard language in rental agreements. Shoreline permits
<i>Plants and Animals FF:</i> Lighting shall be directed away from wetlands and buffers or low-voltage motion detected directed in downward using ballards and/or baffles	All sites adjacent to wetlands and buffers.	FEIS 4.5.4.5	OM	Shoreline permits. Building permits.
<i>Plants and Animals GG:</i> Any future landscaping features should be compatible and blend with the native buffer and native wildlife	Occupation of uses	FEIS 4.5.4.5	OM	Occupancy of uses
<i>Plants and Animals HH:</i> Bird boxes or feeders shall be placed on the developed portions of the property to promote native species.	Occupation of uses	FEIS 4.5.4.5	OM	Shoreline permits,
<i>Plants and Animals II:</i> Educational materials shall be posted at the boat dock to inform patrons of ways to minimize their impact to natural resources.	Operation of boat docks	FEIS 4.5.4.5	OM	Shoreline permits, Operation of constructed dock
<i>Plants and Animals JJ:</i> Sufficient garbage receptacles and collection tubes for	Operation of boat docks	FEIS 4.5.4.5	OM,	Shoreline permits

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monofilament shall be placed at access areas				Operation of constructed docks
<i>Plants and Animals KK:</i> Access points should be clearly designated and designed to allow use of the shoreline without a gradual expansion of the access or “blow out” of any nearby riparian vegetation caused by foot, vehicle or boat traffic. This can be accomplished by planting mature native vegetation along the edges to clearly delineate the access point	Boat dock	FEIS 4.5.4.5	OM	Shoreline permit. Construction of boat doc
Plants and Animals: Final plans must clearly establish public access points and include plantings to guide pedestrian traffic onto pathways/trails and protect wetlands and buffers from encroachment of pedestrians wandering off the pedestrian pathways/trails. Except for the south side of Wetland C, trails may be located in required buffers. Plantings shall be designed to take into account impacts to views and scenic vistas. Measures to protect views and scenic vistas may include, but are not limited to: grouping large trees in clusters, selecting species that grow to heights that allow views without requiring maintenance pruning, and clustering evergreens. No above ground structures associated with the rain gardens is allowed in the required buffers this does not include the end of drainage pipes which daylight into the rain gardens.	All development		Responsible party doing the work / project	Shoreline permits. Building permits
<i>Energy and Natural Resources B:</i> All development shall comply with the Washington State Energy Code.	All development	DEIS 4.6.4.2	OM	Building Permits
<i>Energy and Natural Resources C:</i> Apply high-performance, energy-efficient building design and construction standards for new construction on the project site. Use of a nationally recognized system of standards such as LEED for new construction as guidance at the site would create a record of measurable efficiencies and mitigating actions.	All Areas of development	DEIS 4.6.4.3	OM	PDA Compliance
<i>Energy and Natural Resources D:</i> Use sustainable building and development practices such as those found in the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) system.	All Areas of development	DEIS 4.6.4.4	OM	PDA Compliance

Attachment I

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<i>Energy and Natural Resources:</i> . Sunlight is a renewable energy source that could be put to limited use at the project site. Some limited, small-scale uses could be developed as part of the project design considering recommendations from programs such as LEED. The City encourages OM to include solar energy to meet a portion of the energy demand for the development.	All development	DEIS 4.6.5.4	OM	Encouraged to be included in the design stage considerations and implemented by developer
<i>Land and Shoreline Use, Visual Quality, Light and Glare AA:</i> All development must be consistent with the standards and design guidelines in the PDO and PDA.	All Development	DEIS 5.1.8	OM	PDO, PDA
<i>Visual/Light and Glare A:</i> Utilize Mixed Use Design criteria to guide the development on the project site.	All Development on Landfill and on Eclipse	DEIS 5.2.12.1	OM	PDO, land division, building permits
<i>Visual/Light and Glare B:</i> Provide a streetscape design treatment for all streets, intersections, and sidewalks within the project including street trees, planting areas, special paving, lighting, signage, walls, fences, railings, and street furnishings.	All Development on Landfill and on Eclipse	DEIS 5.2.12.1	OM	PDO, land division, Comprehensive Sign Plan (RPII), building permits
<i>Visual/Light and Glare C:</i> Provide open spaces and plazas	All Development on Landfill and on Eclipse	DEIS 5.2.12.1	OM	PDO, land division, building permits
<i>Visual/Light and Glare D:</i> Provide and implement a unified landscaping, lighting, and signage plan.	All Development on Landfill and on Eclipse	DEIS 5.2.12.1	OM	PDO, land division, Comprehensive Sign Plan (RPII), building permits
<i>Visual/Light and Glare E:</i> Provide a continuous, well designed pedestrian way and bike path at the River.	All Development on Landfill and on Eclipse	DEIS 5.2.12.1	OM	PDO, land division, shoreline substantial development permits, building permits
<i>Visual/Light and Glare F:</i> Protect views by shielding of all major roof top	All Development on	DEIS 5.2.12.1	OM	PDO, building

Attachment I

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mechanical equipment	Landfill and on Eclipse			permits
<i>Visual/Light and Glare G:</i> Provide high quality and distinctive architectural design for all project buildings and improvements.	All Development on Landfill and on Eclipse	DEIS 5.2.12.1	OM	PDO, building permits
<i>Visual/Light and Glare H:</i> Provide additional landscape on site similar to the natural riparian environment.	All Development ¹ on Landfill and on Eclipse	DEIS 5.2.12.1	OM	PDO, building permits
<i>Visual/Light and Glare I:</i> Landscape to provide screening at parking areas to minimize vehicle headlight impacts.	All Development on Landfill and on Eclipse	DEIS 5.2.12.1	OM	PDO, Building permits
<i>Visual/Light and Glare K:</i> Downcast lighting and shielded lighting will be utilized to minimize light spill.	All Development on Landfill and on Eclipse	DEIS 5.2.12.1	OM	PDO, Building permits
<i>Visual/Light and Glare L:</i> Limit heights of lighting in parking lots and streets.	All Development on Landfill and on Eclipse	DEIS 5.2.12.1	OM	PDO, Building permits
<i>Visual/Light and Glare M:</i> Use of muting devices, construction materials and window sizes of larger structures will be incorporated to reduce glare.	All Development on Landfill and on Eclipse	DEIS 5.2.12.1	OM	PDO, Building permits
<i>Visual/Light and Glare N:</i> Create a walk able neighborhood that has a pedestrian scale and incorporates open spaces at street intersections and at the termination of streets	All Development on Simpson	DEIS 5.2.12.3	OM	PDO, Building permits
<i>Visual/Light and Glare O:</i> Use an east-west street grid to create views to the riverfront.	All Development on Simpson	DEIS 5.2.12.3	OM	PDO, Land Division and/or Building permits
<i>Visual/Light and Glare P:</i> Locate open spaces to maximize views from within the development to the riverfront and longer vistas to the Cascade Mountains.	All Development on Simpson	DEIS 5.2.12.3	OM	PDO, Land Division and/or Building permits
<i>Visual/Light and Glare Q:</i> Have a major public park as a focal point of the development and create an axial open space and a visual break in the overall neighborhood	All Development on Simpson	DEIS 5.2.12.3	OM	PDO, Land Division and/or Building permits
<i>Visual/Light and Glare R:</i> Have a street grid made up of small blocks, facilitating walking and shortening the distance between intersections, making more	Development on Simpson	DEIS 5.2.12.3	OM	PDO, Land Division and/or

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opportunities for views down the streets				Building permits
<i>Visual/Light and Glare S:</i> Use a system of primary streets and secondary alleys has been designed that takes parking off of the primary streets and allows access to garages from the alleys.	Development on Simpson	DEIS 5.2.12.3	OM	PDO, Land Division and/or Building permits
<i>Visual/Light and Glare T:</i> Utilize a tree lined boulevard running the length of the site in a north-south direction; opening up the center of the site for views in and out.	Development on Simpson	DEIS 5.2.12.3	OM	PDO, Land Division and/or Building permits
<i>Visual/Light and Glare U:</i> The architectural character of the development will be of high quality and will include diverse styles of homes. Varied roof forms and configurations will be used to create visual interest and variety. Exterior colors will be primarily muted earth tones with brighter accent colors used for trim work and special features throughout the development. Buildings would have a maximum height of 35 feet, except if a 5:12 roof pitch or greater is provided in which case the height could be 45 feet.	Development on Simpson	DEIS 5.2.12.3 Addendum No. 1	OM	PDO, Land Division and/or Building permits
<i>Visual/Light and Glare V:</i> Place buildings and residences on the site and orient them to minimize potential impacts from lighting, glare and shadowing of the most sensitive areas, including wetlands, public trails, and the Snohomish River.	Development on Simpson	DEIS 5.2.12.4	OM	PDO, Land Division and/or Building permits
<i>Visual/Light and Glare W:</i> Full cut-off fixtures will be used on site lighting fixtures to contain all site lighting onto the development property and minimize light to adjacent properties and affected environments.	Development on Simpson	DEIS 5.2.12.4	OM	Shoreline permits, Building permits
<i>Visual/Light and Glare X:</i> Vehicles will be parked in enclosed garages to the greatest extent possible to reduce the need for outdoor site lighting around parking areas and reducing the impact of vehicle headlight beams.	Development on Simpson	DEIS 5.2.12.4	OM	PDO, Building permits
<i>Visual/Light and Glare Y:</i> Roofs and façade materials will be non-reflective to reduce potential glare impacts	Development on Simpson	DEIS 5.2.12.4	OM	PDO, Building permits
<i>Parks and Recreation A:</i> A new “Central Gathering Place” of at least 1½ acres would be integrated into the mixed-use commercial development on the Landfill/Tire Fire site. Amenities in the Central Gathering Place will include lighting, seating, drinking fountains, weather shelters, a water feature and way-finding signage. Restrooms will be provided for the public space of the Central Gathering Place.	Development on the Landfill Site	DEIS 5.3.4	OM	Section 16.3.1 of the PDA
<i>Parks and Recreation B:</i> Replace the trail segment on the north side of the Simpson Pad.	Development on Simpson Pad	DEIS 5.3.4	OM	Provide interim trail for sections of

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				exiting trail as they are displaced; provide hard surface trail within 24 months of displacement of existing trail sections unless an extension is approved by the City Engineer.
<i>Parks and Recreation C:</i> Extend a gravel trail from the Simpson Pad to 36 th Street	Development on the Landfill Site	DEIS 5.3.4	OM	Prior to occupancy of first 250,000 SF of retail space on landfill Pad. (This requirement waived if City begins construction of permanent trail prior to OM beginning gravel trail.)
<i>Parks and Recreation D:</i> Develop a new permanent trail along the development proposed on the Eclipse site.	Development on the Eclipse Site	DEIS 5.3.4	OM	Shoreline permits, Prior to occupancy of a building constructed on east side of Main Road Extension through Eclipse site. OK to phase trail construction if an interim trail connection is made

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				between the trail along the river to the Main Eclipse Road Extension.
<i>Parks and Recreation E:</i> 3 acres within the Eclipse Mill area of the site will be set aside for a future park		DEIS 5.3.4	OM	Completed with property sale.
<i>Parks and Recreation F:</i> Public park improvements will be included on the Simpson Pad.	Development on the Simpson Pad and includes public parking for accessing the public trail and park system	DEIS 5.3.4	OM	Prior to issuance of occupancy permits for buildings associated with this public parking, shoreline permits
<p><i>Historical and Cultural Resources A:</i> .</p> <p>Monitoring of sub fill excavations for utility installation, wetland and stream restoration, site preparation or other construction purposes by a qualified archaeologist will be conducted in the following areas:</p> <ul style="list-style-type: none"> • Simpson Pad; • Simpson Category 1 Wetlands and Riparian Corridor; • South Simpson site; and • Eclipse Mill site. <p>The monitoring will be conducted under the auspices of a Monitoring and Discovery Plan that details procedures to be followed by the project participants in the event there is discovery of archaeological materials. The purpose of the Monitoring and Discovery Plan is to provide a coordinated program among state, tribal and city governments to avoid adverse effects to historic properties that may result from the implementation of the Everett Riverfront Master Plan and Redevelopment Project in Snohomish County, Washington and will be consistent with the environmental review documents</p>	Any sub fill excavations on the Simpson Pad; Simpson Category 1 Wetlands and Riparian Corridor; South Simpson site; and Eclipse Mill site.	DEIS 5.4.9.1	Responsible party doing the work / project	Grading permits
<i>Transportation A:</i> A traffic management plan shall be created prior to	Any Construction	DEIS 5.5.17	Responsible	Development

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<p>construction of any development that will outline steps for minimizing traffic impacts during construction activities, including:</p> <ul style="list-style-type: none"> • Providing advanced notice to adjacent landowners and businesses prior to construction to help minimize access disruptions. • Providing proper road signage and warnings, such as “Truck Access,” “Equipment on Road” or “Road Crossings.” • When slow or oversized wide loads are being hauled, using advance signage and traffic diversion equipment to improve traffic safety. 			party doing the work / project	Permits
Transportation B: Pacific Avenue at I-5 Northbound Off-ramp. It would be feasible to install a signal at this intersection. Approximately 50 percent of the 2030 traffic volumes through the intersection could be attributable to the Project. OM shall pay a 50 percent proportionate share of this improvement.	All Development	DEIS 5.5.18.1 (and clarified per City comments on DA)	OM	PDO, Issuance of Building permits
Transportation C: 52 nd Street at 2nd Avenue. The installation of a signal would improve the intersection to an acceptable LOS. Eleven percent of the traffic’s pm peak hour trips going through the signal could be attributable to the Project. OM shall pay eleven percent of the cost of this signal.	All Development	DEIS 5.5.18.10 (and clarified per City comments on DA)	OM	PDO, Issuance of Building permits
Transportation D: A secondary emergency access must be provided to the residential area on the Simpson pad in accordance with Appendix D of the City of Everett Fire Code.	Buildings on Simpson Pad	DEIS 5.5.13.7 and FEIS	OM	PDO, Issuance of Building Permits
Transportation E: Transportation mitigation fees per EMC 18.40.	All Development	DEIS 5.5.18.11	OM	Issuance of Building Permits
Public Services and Utilities A: Construct a well-designed internal street system that provides fast and efficient police, fire and emergency vehicle access to all areas of the project site.	All Development	DEIS 5.6.5.1	OM	PDO, Subdivisions and/or Binding Site Plan approvals
Public Services and Utilities B: Develop streets, sidewalks, walkways, bicycle and pedestrian paths and public spaces designed to promote public safety and visibility for residents, employees, site visitors and police.	All Development	DEIS 5.6.5.1	OM	PDO, Subdivisions and/or Binding Site Plan approvals
Public Services and Utilities C: Design all parking areas and public spaces with specially designed non-glare security lighting to provide for security.	All Development	DEIS 5.6.5.1	OM	PDO, Subdivisions and/or Binding Site Plan approvals
Public Services and Utilities D: Use sustainable building and development practices such as LEED program. Programs like LEED provide guidance on	All Development	DEIS 5.6.5.1	OM	PDA Compliance

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measures intended to reduce impacts on utility systems and providers, including, but not limited to: a) Design and construction of green buildings; b) Energy efficiency in buildings; c) Water efficiency in buildings to “reduce environmental impacts of water consumption;” d) Heat island reduction to reduce impacts to the natural environment and reduce required energy for cooling; e) Infrastructure energy efficiency, reducing energy consumption of common public amenities such as street lighting, lift stations, etc.; f) Storm water management to reduce loss of soil, sedimentation of storm water, and prevent air pollution from dust and particulate matter; g) Construction waste management, recycling construction waste where feasible; and h) Incorporation of neighborhood standards.				
<i>Public Services and Utilities E:</i> Provide a looped water distribution system and fire hydrants throughout the project site to provide adequate fire flow, and provide adequate fire flow for each development phase as the project is built out.	All Development	DEIS 5.6.5.1	OM	Land Division, Building Permits
<i>Public Services and Utilities F:</i> Provide a storm water conveyance system with adequate capacity throughout the project site, and as part of each phase of site redevelopment	All Development	DEIS 5.6.5.1	OM	PDO, Subdivisions and/or Binding Site Plan approvals
<i>Public Services and Utilities G:</i> Coordinate with the PUD to provide needed electrical system upgrades and new facilities adequate to serve each phase of the project, and to maintain existing electrical service to the area.	All Development	DEIS 5.6.5.1	OM	Prior to construction of buildings
<i>Public Services and Utilities H:</i> Coordinate with all utility service providers regarding the location of proposed structures, utilities and site grading during the construction of each phase of redevelopment.	All Development	DEIS 5.6.5.1	OM	Prior to construction of buildings
<i>Public Services and Utilities I:</i> Comply with requirements of the Consent Decree for all activities on the Landfill/Tire Fire site, including methods for installation of all utilities and services.	Development on Landfill	DEIS 5.6.5.1	OM	Prior to construction
<i>Public Services and Utilities I:</i> Use best management practices to mitigate water quality impacts during construction.	All Development	DEIS 5.6.5.1	OM	Prior to and during construction
<i>Public Services and Utilities J:</i> Comply with the City’s Land Use Code and related development regulations	All Development	DEIS 5.6.6	OM	Shoreline Permits, Building Permits, Land Division. Prior to

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<i>Public Services and Utilities K:</i> Provide a Master Plan, PDO Zone and Development Agreement consistent with the policies of the Comprehensive Plan and provisions of the Land Use Code.	All Development	DEIS 5.6.6	OM	construction Prior to construction
<i>Public Services and Utilities L:</i> Meet or exceed open space and recreation requirements of the Multiple Family Zone and design guideline section of the City's Land Use code, and meet or exceed the open space requirements of the City's Land Division Ordinance for any proposed land division. Design concepts will be included in the proposed PDO.	All Development	DEIS 5.6.6	OM	Building Permits and PDO adoption
<i>Public Services and Utilities M:</i> Coordinate school mitigation fees with the Everett School District.	Residential Development	DEIS 5.6.6	OM	Building Permits, PDO
<i>Public Services and Utilities N:</i> Meet or exceed the City's multi-family residence design guidelines and standards. The project will meet the neighborhood design standards' emphasis on crime prevention through design.	Multi-Family Residential Development	DEIS 5.6.6	OM	PDO. Building Permits
<i>Public Services and Utilities O:</i> Use sustainable building and development practices such as the LEED system intended to provide high-quality design for a livable environment, including but not limited to: a) Compact development promoting livability and pedestrian traffic; b) Design of buildings to shape walk able streets; c) Pedestrian-oriented streets; and d) Open Community, ensuring that streets, sidewalks and public spaces are available for public use and not enclosed within a gated enclave.	All Development	DEIS 5.6.6	OM	Building Permits and PDO adoption
<i>Public Services and Utilities P:</i> Comply with City of Everett Building and Fire Codes	All Development	DEIS 5.6.6	OM	Building Permits
<i>Public Services and Utilities Q:</i> Comply with City of Everett Utility system standards and applicable connection fees.	All Development	DEIS 5.6.6	OM	Prior to construction
<i>Public Services and Utilities R:</i> Obtain Ecology Section 401 Water Quality Certification and general or individual National Pollutant Discharge Elimination System (NPDES) storm water construction permit(s).	All Development	DEIS 5.6.6	OM	Prior to construction
<i>Public Services and Utilities S:</i> During construction, implement security measures such as site lighting, fencing, on-site surveillance, etc. to reduce potential criminal activity.	All Development	DEIS 5.6.7	OM	During construction
• <i>Environmental Health and Hazardous Waste A:</i> Follow Provisions of	Development on Landfill	DEIS 5.7.2.1,	Responsible	Reviewed by and

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Consent Decree and Cleanup Action Plan (CAP) with approval by the Department of Ecology and the City of Everett.		5.7.3.1	party doing the work / project	approved by the Washington State Department of Ecology
<i>Environmental Health and Hazardous Waste B:</i> Small areas of contamination, such as the hydrocarbons in soil at the north end of project area (Newland and Stuchell properties) shall be removed and disposed of prior to construction, thereby eliminating further development concerns	Development on Stuchell Parcel	DEIS 5.7.4.1	Responsible party doing the work / project	Prior to building construction.
<i>Environmental Health and Hazardous Waste C:</i> Work plans to address issues identified with the Drywall site need to be developed and implemented prior to issuance of building permits.	Use of Drywall	DEIS 5.7.4.1	Responsible party doing the work / project	Prior to use
<i>Environmental Health and Hazardous Waste D:</i> Work plans shall be generated to address potential hazardous materials in existing structures that will be demolished. The plans should include instructions on proper handling and disposition of hazardous materials, dust control and spill prevention in accordance with federal, state and local requirements.	Demolition of structures (applies to Landfill, Port, Newland)	DEIS 5.7.4.1	Responsible party doing the work / project	Prior to demolition permits
<i>Environmental Health and Hazardous Waste E:</i> Storm water controls may be needed to prevent spreading potentially contaminated soils, as well as to minimize sediment from entering surface waters. A Storm water Pollution Prevention Plan shall address, as necessary, the specific areas that contain known contaminants	Any work where there is contaminated material	DEIS 5.7.4.1	Responsible party doing the work / project	Prior to development permits
<i>Environmental Health and Hazardous Waste F:</i> Soil work impacts can be minimized by following a site-specific soil management plan. The plan shall describe soil handling in areas that are known or suspected to contain contaminants. The plan shall include instructions for minimizing dust, capturing liquid runoff, and establishing appropriate health and safety monitoring to ensure worker protection. Alternatives for disposition of contaminated media shall also be incorporated into the plan.	Any work where there is contaminated material	DEIS 5.7.4.1	Responsible party doing the work / project	Prior to development permits
<i>Environmental Health and Hazardous Waste G:</i> Work in areas with known contamination shall be conducted under the guidelines of a site-specific health and safety plan that describes specific precautions and monitoring requirements.	Any work where there is contaminated material	DEIS 5.7.4.1	Responsible party doing the work / project	Prior to development permits

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<i>Environmental Health and Hazardous Waste H:</i> Clean up contaminated areas prior to full construction, or minimize or eliminate exposure pathways in contaminated areas through designs such as building slabs or other covers to reduce potential exposures and cross contamination.	Any work where there is contaminated material	DEIS 5.7.4.1	Responsible party doing the work / project	Prior to development permits
<i>Environmental Health and Hazardous Waste I:</i> Implement health and safety monitoring, dust control and storm water controls as outlined in the associated plans.	Any work where there is contaminated material	DEIS 5.7.4.1	Responsible party doing the work / project	Prior to development permits
<i>Environmental Health and Hazardous Waste J:</i> Provide sufficient training and oversight so potential unknown hazards are recognized in the field during construction.	Any work where there is contaminated material	DEIS 5.7.4.1	Responsible party doing the work / project	Prior to development permits
<i>Environmental Health and Hazardous Waste J:</i> Implement measures spelled out in the soil management plan if suspect material is encountered.	Any work where there is contaminated material	DEIS 5.7.4.1	Responsible party doing the work / project	Prior to development permits
<i>Noise AA:</i> All construction activities must be in compliance with Chapter 20.08 EMC - Noise Control. Noise Measures A to G shall be implemented as necessary to ensure compliance with the standards.				
<i>Noise A:</i> Minimize construction noise with properly sized and maintained mufflers, engine intake silencers, engine enclosures, and turning off equipment when not in use	Any Construction	DEIS 5.8.2.3	Responsible party doing the work / project	During construction
<i>Noise B:</i> Stationary construction equipment should be located away from sensitive receiving properties where possible. Where this is infeasible, or where noise impacts would still be likely to occur, portable noise barriers should be placed around equipment with the opening directed away from any sensitive receiving property. These measures are especially effective for engines used in pumps, compressors, welding machines, etc., that operate continuously and contribute to high, steady background noise levels.	Any Construction	DEIS 5.8.2.3	Responsible party doing the work / project	During construction
<i>Noise D:</i> Minimize backing during construction (to minimize back-up alarms)	Any Construction	DEIS 5.8.2.3	Responsible party doing the work / project	During construction
<i>Noise E:</i> Substituting hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers would also reduce construction noise where feasible. Electric pumps could be specified if pumps are required.	Any Construction	DEIS 5.8.2.3	Responsible party doing the work / project	During construction
<i>Noise F:</i> Pile driving will likely be the most intrusive and annoying source of	Any pile driving activity	DEIS 5.8.2.3	Responsible	During

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<p>construction noise at the affected receivers. If possible, impact pile-driving should be minimized in favor of less noisy pile installation methods. If impact pile driving is required, the potential for noise impacts should be minimized by strict adherence to daytime only (or more stringent limits), especially when pile driving is within 500 feet of sensitive receivers. Pile driving noise may also be reduced using sound-absorbing barriers or other means.</p>			party doing the work / project	construction
<p>Noise G: A noise control “hotline” could be established to allow neighbors affected by noise to contact the City or the construction contractor to ask questions or to complain about particularly noisy activities.</p>	All development	DEIS 5.8.2.3	Responsible party doing the work / project	During construction
<p>Noise F: For those residential units where outdoor noise levels would exceed 65-Ldn and no mitigation is feasible to reduce the exterior sound levels, noise reduction for the interior space would be required to comply with the City’s noise policy for residential developments. A study by an acoustical engineer must show the building construction techniques necessary to ensure that interior noise levels will not exceed 45 Ldn. All necessary techniques must be incorporated into the building permit applications. Noise levels in required outdoor recreation spaces shall not exceed 65 Ldn.</p>	Residential Construction on south end of landfill and on Eclipse Mill site if commercial buildings are not located between the railroad and the residential buildings.	DEIS 5.8.2.3	OM	Building Permits