



**ADDENDUM NO. 5 TO THE EVERETT RIVERFRONT REDEVELOPMENT
FINAL ENVIRONMENTAL IMPACT STATEMENT
JANUARY 2, 2014**

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. Revised Addendum No. 2 was issued on February 24, 2010. Addendum No. 3 was issued on March 4, 2010. Addendum No. 4 was issued on October 3, 2013.

Purpose of this Addendum / New Information. PNW Riverfront, LLC (the Developer) recently purchased the Riverfront development, and is proposing a variety of amendments to the approved plan / EIS, and Addendum No. 1. Up to 650 units are permitted on the Simpson Pad, including single family, townhouse and multiple family condominiums. The current proposal is to construct approximately 233 single family residential units with a maximum height of 30 feet on the Simpson Pad. Up to 350 townhouse and multiple family units are permitted on the Eclipse Mill portion of the site. Approximately 175 townhouse units are currently proposed.

The Developer is proposing amendments to the development agreement for the property, including the Residential Design Guidelines addressed in Addendum No. 1 to the FEIS. The revisions address access and street standards, lot widths, lot frontage, and open space location. The primary changes include:

- The original proposal included a neighborhood green running through the center of the site. The current proposal includes a central drive with adjacent landscaping and distributed open spaces, with a larger community park with connections to the trail system along the River. More private yard areas will be provided than in the original proposal.
- Alley-loaded lots are not proposed. Required lot widths for front-loaded lots would be reduced from 50' to 40' – 45'. A few panhandle lots are also proposed. Up to six units would be allowed off of private lanes.

DEIS Section 5.2.12.3 included analysis of the Visual Quality on the Simpson Pad. It is revised as follows:

The Preferred Alternative (Alternative 1) for the site addressed in the EIS is a neighborhood residential development that incorporates a number of strategies that will greatly improve the existing site's visual character and mitigate potential negative impacts to the site's visual quality.

Alternative 1 has been designed to create a walkable neighborhood that has a pedestrian scale and incorporates open spaces at street intersections and at the termination of streets. The east-west street grid is laid out to create views to the riverfront. Open spaces are also placed to maximize views from within the development to the riverfront and longer vistas to the Cascade Mountains. A major public park is a focal point of the development and creates an axial open space and a visual break in the overall neighborhood planning. It allows longer views from within the neighborhood to the Snohomish River and beyond.

The street grid is made up of small blocks, facilitating walking and shortening the distance between intersections, making more opportunities for views down the streets. 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. A grand tree lined boulevard runs the length of the site in a north-south direction; opening up the center of the site for views in and out. The boulevard is punctuated by roundabouts at either end which once again provide open green space within the neighborhood and broaden the opportunities for views. ,

PNW Riverfront, LLC purchased the property and developed a revised proposed alternative design for a single family plat on the Simpson site. This alternative has been designed to create a walkable neighborhood that has a pedestrian scale and incorporates open spaces at street intersections and street ends. A community park and smaller pocket parks are provided, as well as private yards for all of the residences.

Tree-lined residential streets will include sidewalks on both sides with landscaping between the sidewalk and the curb. In addition, the equivalent of at least one tree per lot will be provided in front setbacks. Many of the homes will take access off of private lanes.

Under either alternative, A unified lighting, landscape, and signage, and public art plan will be incorporated into the development. Consistency of these features will support wayfinding through the neighborhood. There will be numerous opportunities for east-west pedestrian and bicycle connections through the site which would ultimately will lead to the network of pedestrian and bicycle paths along the Snohomish River, within the associated wetland complex and connect to Rotary Park to the south.

The architectural character of the development will be of high quality and will include diverse styles of homes. Although the majority of the residences in the development will be two stories in height, 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. A wide variety of material and colors is encouraged. Colors should be appropriate to the architectural style of the home. A range of hues, including colors in the medium and dark range, is encouraged. Light beiges and grays should not predominate.

Alternative 1 would result in a more dense urban neighborhood comprised of a variety of housing types, while the PNW Riverfront, LLC revised proposal would result in a more suburban front-loaded single family residential development. Neither Alternative 1 or the PNW Riverfront, LLC revised proposal will result in significant adverse impacts to visual quality.

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.

Proponent

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Location of review copies of the EIS, Addenda, and Background Information

Review copies of the Addendum and new information may be viewed on-line at <http://www.everettwa.org/default.aspx?ID=1075> and are available at the City of Everett Public Libraries:
Main Library at 2702 Hoyt Avenue and
Evergreen Branch Library at 9512 Evergreen Way.

Review copies of the EIS, Addenda 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

Comment Period

This Addendum has been revised in response to comments submitted by December 30, 2013.

Responsible Official: Allan Giffen **Phone:** 425-257-8725
Title: Planning and Community Development Director
Address: 2930 Wetmore, Suite 8A, Everett, WA 98201
Date: January 2, 2014

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.

