

CHAPTER 7 DESCRIPTION OF APPENDICES

CONCEPTUAL ENHANCEMENT RESTORATION PROGRAM, THE WATERSHED GROUP, 2005

Description

The Watershed Company was retained by the City of Everett to prepare a *Conceptual Enhancement Program* for parcels covered by the Project Proposal. The Watershed Company was guided in the work by the City, the Tulalip Tribes and a Citizens Advisory Board comprised of representatives of the Pilchuck Audubon Society, Everett neighborhoods, Public Employees for Environmental Responsibility, and Everett Area Chamber of Commerce. The study was prepared to comply with conditions of a 2003 settlement agreement between the City and Tulalip Tribes and a 2004 settlement agreement between the City and Pilchuck Audubon Society and Public Employees for Environmental Responsibility.

The Program entails seven discrete elements each of which target a particular habitat, educational or recreational function. This Program is being used as a conceptual plan for activities within the Project area.

EVERETT RIVERFRONT DRAFT MASTER MIXED USE DEVELOPMENT DESIGN GUIDELINES

Description

The draft guidelines discuss urban character, architectural features and other aspects of the design of the proposed project. They are intended to be general in nature and be balanced with other goals of the development plan.

The design of all of the components of the Everett Riverfront promotes a sense of place. A primary feature is the pedestrian connectivity - a circulation system that supports and promotes pedestrian oriented design, emergency response, efficient routes of travel, and neighborhood interaction. The quality and coherence of the architecture, including massing, forms, and material, will contribute to a distinctive design that creates the overall identity for the project. Landscaping, site amenities, lighting, and signage will be unified throughout the site and support the project's identity. Tenants will be required to adhere to sophisticated and thoughtful guidelines governing glazing, materials, canopies, awnings, lighting and signage – elements that create visual texture and variety for the visitor and resident. Public art will be incorporated into the project.

PRELIMINARY REPORT GEOTECHNICAL ENGINEERING SERVICES, EVERETT RIVERFRONT REDEVELOPMENT PROJECT, SIMPSON PAD, EVERETT, WASHINGTON, GEOENGINEERS, INC., JUNE, 7, 2007

Description

This report contains the results of preliminary geotechnical engineering services for use in preliminary design of the proposed development at the Simpson Pad site, which is a part of the Everett Riverfront Redevelopment project. The report demonstrates and concludes that the site may be developed as planned, provided the recommendations contained in the report are included in the design of the project.

The Simpson Pad is underlain by 10 to 20 feet of fill overlying highly compressible fine-grained flood deposits and liquefiable soils. Mitigation of settlement due to consolidation of the compressible fine-grained deposits will be required at the site. In addition, settlement due to potential seismic liquefaction may need to be mitigated depending on the project design requirements. Following mitigation of potential settlement, lightly loaded buildings may be founded on conventional shallow spread footings bearing on a zone of compacted structural fill. Preloading of the site may be used to mitigate potential consolidation

settlement at the site. Ground improvement, such as stone columns, may be used to mitigate consolidation settlement and liquefaction settlement concerns at the site. Heavily loaded structures may need to be supported on pile foundations.

REVISED FLOOD HAZARD ANALYSIS, CHANNEL MIGRATION, POTENTIAL, AND SLOPE STABILITY EVALUATION REPORT, GEOENGINEERS, INC., NOVEMBER 16, 2007

Description

The primary purpose of the study was threefold. A geomorphic characterization was completed to evaluate the potential for lateral migration of the Snohomish River within the vicinity of the planned Everett Riverfront Plan and Development Project. The Migration Potential Assessment was conducted in general accordance with the recommended approach provided in the preliminary draft of the Snohomish County Critical Areas Regulation 30.62B Geologically Hazardous Areas (CAR), dated June 2005; and is consistent with the 2006 updated CAR (released for public review in July 2006), which utilizes the Forest Practices Board Manual, Section 2, Standard Methods for Identifying Bankfull Features and Channel Migration Zones, p. M2-20, 1994. The City of Everett has adopted an updated Critical Areas Ordinance (City of Everett, Ordinance 2909-06, 2006a) but has not yet codified the ordinance into Title 19 of the Everett Municipal Code. Geologically hazardous areas include erosion hazards, landslide hazards and seismic (liquefaction) hazards. Channel Migration Zones are not currently regulated by the City of Everett.

A flood hazard analysis was completed to determine the extent of potential flooding the site may experience under the 10-, 50-, 100-, and 500-year peak floods. The site was evaluated for flooding based on current conditions. Additional studies may be required to predict any impact that site modification may have on flood inundation areas. The primary factor that determines the extent of flooding across the site is the height and condition of the flood control levees. GeoEngineers completed a qualitative stability evaluation of all embankments and slopes in the vicinity of the riverfront properties, including those of the levee systems, access road embankments, BNSF railroad embankments, fill pads, and banks of adjacent streams (including Bigelow Creek). These slopes and embankments were assessed for their potential to fail or erode based on their overall geometry and character.

BIOLOGICAL ASSESSMENT & HABITAT MANAGEMENT PLAN, GEOENGINEERS, INC., NOVEMBER 19, 2007

Description

This report represents the Biological Assessment (BA) and Habitat Management Plan (HMP) for the Everett Riverfront Redevelopment project focusing on impacts from the development activities proposed by OliverMcMillan. This report has been completed to assess potential impacts of the project on species and critical habitats listed or proposed for listing under the Endangered Species Act (ESA) as well as avoidance and minimization measures that will be in-place during construction and occupation of the development. Listed species use of the project area is described, and the potential effect that this project may have on each species and their habitat is evaluated. This report has also been completed to address and analyze habitat management opportunities in conjunction with potential impacts to fish and wildlife habitat conservation areas within the project boundaries and affected species resultant of the "Preferred Alternative" (Alternative 1) for the proposed project. Fish and wildlife conservation areas and affected species within the project area is described, and the potential effect the project may have on each conservation area and affected species is evaluated. In addition, several conservation and mitigation measures, such as low impact stormwater Best Management Practices (BMPs), are identified to reduce and compensate for planned and potential impacts to fish and wildlife conservation areas and each

affected species. This BA/HMP report addresses the responsibilities of OliverMcMillan set forth in the City of Everett's (the City) Shoreline Master Program (SMP), City of Everett Municipal Code, Title 19, Chapter 33D Shoreline Overlay District, Chapter 37 Critical Areas (EMC 19.33D and 19.37) and is part of the informal consultation process that OliverMcMillan is expected to consult with the U.S. Army Corps of Engineers (USACE) and the Services (U.S. Fish and Wildlife Service [USFWS] and National Oceanic and Atmospheric Administration [NOAA] Fisheries).

WETLANDS & STREAM COMPILATION REPORT, GEOENGINEERS, INC., SEPTEMBER 26, 2007

Description

This compilation report provides current preliminary wetland and stream delineations, ratings and buffers as set forth in the City of Everett Shoreline Master Program, EMC, Title 19, Chapter 33D Shoreline Overlay District (EMC 19.33D), Chapter 37 Critical Areas Ordinance and Ecology Wetlands Rating System for Western Washington. In order for OliverMcMillan to determine mitigation responsibilities for impacts associated with development, it was necessary to compile previous wetland and stream delineation and classification efforts and to categorize and rate all according to the Washington Department of Ecology (Ecology) Wetlands Rating System for Western Washington and the City of Everett Municipal Code (EMC). In addition, wetland boundaries were originally delineated in 1994 and only select areas were verified in 2006. Given the time elapsed since the last delineation, an update or re-verification was requested by local and state regulatory agencies. The City of Everett hired ESA Adolfson (Adolfson) to re-delineate and categorize onsite wetlands not verified in 2006 according to Ecology rating system. Information provided from Adolfson's efforts, previous wetland reports and an analysis of wetlands and streams based on EMC were incorporated into this compilation report. This information was used to determine wetland and stream buffers to be addressed in the GeoEngineers (2007a) report entitled *Biological Assessment and Habitat Management Plan, Everett Riverfront Redevelopment*.

ORDINARY HIGH WATER MARK DELINEATION LETTER REPORT, GEOENGINEERS, INC., JANUARY 12, 2007

Description

GeoEngineers conducted site visits on November 3, 2006, and on December 12 and 21, 2006, to determine the location of OHWM along the project corridor. Site maps, available reports, tide predictions and United States Geological Survey gauge data was examined prior to the field reconnaissance. The river shoreline was traversed and stream channels, culverts, wetlands and/or levee breaches that may have occurred along the river, adjacent to the project area were investigated. Conditions characteristic of the OHWM such as sediment lines, topographic breaks, drift lines, watermarks and changes in vegetation communities along the river channel were also observed. The Mean Higher High Water (MHHW) line was determined as reference to the OHWM with tidal influence as defined below for high energy environments. GeoEngineers based the determination of the OHWM upon the methods and techniques described for tidal systems in the Washington State Department of Ecology's manual entitled "How to Determine Ordinary High Water Mark" (2003), as well as the guidelines set forth in Chapter 173-22 of the Washington Administrative Code (WAC).

TRANSPORTATION IMPACTS DATA, PERTEET, INC., 2007

Description

This information is the data resulting from the analysis of the proposed Everett Riverfront development alternatives to the City of Everett's transportation system. For purposes of the transportation analysis, existing conditions are defined as the 2007 scenario. The No Action Alternative is defined as the 2030

Baseline Scenario. The existing conditions scenario, No Action Alternative, and the two Build (Action) alternatives were modeled and compared in terms of daily travel demand and mode choice, P.M. peak hour vehicular traffic and level of service

The analysis of impacts to transportation facilities both within and outside of the project study area was conducted for existing conditions, and future (year 2030) conditions for the three alternatives. Existing (Year 2007) traffic conditions (volumes, turning movements, and channelization) were collected for 16 intersections during April 2007. These traffic counts were conducted while the single-point urban interchange (SPUI) at 41st Street was under construction, but were post-processed to reflect a completed SPUI (which was estimated to be completed by September 2007). The Level of Service (LOS) analysis calculations were conducted for existing conditions utilizing the methodology outlined in the *Highway Capacity Manual 2000 Update*, Special Report 209, Transportation Research Board and Synchro 6.0 support software developed by the Trafficware Corporation. For future conditions, traffic forecasts were developed for the three alternatives using the Puget Sound Regional Council (PSRC) EMME/2 model. Once the forecasts were complete, the LOS calculations were determined using the methodology as identified for existing conditions. The data resulting from those analyses is available for review.

OLIVERMCMILLAN EIS DRAINAGE REPORT, PERTEET, INC., 2007

Description

The objective of this study is to develop a stormwater management plan for the EIS Alternatives, in conformance with the applicable state and City of Everett Standards.

A wetland hydroperiod analysis was performed using the goals put forth by the Washington State Department of Ecology (WDOE) “Wetlands and Stormwater management Guidelines” which are found in Appendix D of Volume 1 of the WDOE Manual. The specific criteria for the hydroperiod analysis are summarized as follows:

1. Determine the existing hydroperiod baseline hydrologic characterization of wetlands: This was done through continuous simulation modeling using the MGS Flood computer software. This software is accepted by the WDOE.
2. Forecast future hydroperiod impacts on the wetland through continuous simulation modeling using MGS Flood. These results are given in terms of stage excursions, both mean annual, and specifically during the amphibian breeding period as well as a dry period analysis.
3. A description of the potential impacts from the project on the receiving waters for both stormwater quantity and quality with a description of how these potential impacts will be mitigated, using both temporary construction measures and permanent control measures, often referred to as Best Management Practices (BMP's).

Stormwater concept plans have been prepared for each of the build alternatives. Included in this report are plans which show the on-site drainage basins, collection points, major storm conveyance routes, stormwater treatment and detention locations, and outfall locations. Two concept plans have been prepared for each of the build alternatives. The stormwater treatment and detention alternatives for each of the build alternatives have been sized using the MGS Flood software, a continuous simulation modeling program. The treatment measures have been selected from the presumptive Best Management Practices (BMPs) alternatives identified in the Washington Department of Ecology 2005 “Stormwater Management Manual for Western Washington.” In an effort to reduce paper use, only the “Drainage Calculations” data from the Perteet 2007 Drainage Report were used as an appendix to this EIS report.