PARK DISTRICT DEVELOPMENT PROJECT
Determination of Significance and Request for Comments on Scope of Environmental Impact Statement (EIS)

Invitation to Comment and Notice for the Park District Project EIS Scoping Period February 1, 2023, to February 22, 2023

Date of Issuance: February 1, 2023
Deadline for Comments: February 22, 2023
Lead Agency: City of Everett
Project Email: jgregerson@everettwa.gov
More Information/Project webpage:
https://www.everettwa.gov/2941/Parks-District-Project

Park District Development EIS Scoping Public Meeting:
February 16, 2023 Virtual Meeting, 6:30-8:30 PM
Zoom Link Available at http://bit.ly/parkdistricteis

Si desea esta información en español, llame al 425.257.8731
如果您需要中文信息服务，请致电425.257.8731。
Если вы хотите получить эту информацию на русском языке, пожалуйста, позвоните по телефону 425.257.8731.
SCOPING NOTICE

Project
Park District Development

Proponent
Everett Housing Authority

Location of Proposal
1401 Poplar St, Everett, WA 98201

Lead Agency
City of Everett, Everett Washington

EIS Required
The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared.

The lead agency has identified the following areas for discussion in the EIS:

- Earth
- Water Resources
- Air Quality/Greenhouse Gas Emissions
- Noise
- Biological Resources
- Land Use/Plans and Policies
- Housing
- Aesthetics/Light and Glare
- Historic/Cultural Resources
- Transportation
- Public Services
- Utilities
- Socioeconomics and Environmental Justice

Proposed alternatives under consideration include the proposed action, a design alternative and a no action alternative.

Members of the public, agencies, Tribes, businesses, and organizations are invited to comment on the scope of the Environmental Impact Statement. Comments are encouraged to focus on:

- Alternatives
- Mitigation measures
- Probable significant adverse impacts
- Licenses or other approvals that may be required

Comment period:
February 1, 2023 – February 22, 2023

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For more information on this process, and to submit comments, please consider attending the upcoming public meeting listed on the Scoping Notice cover sheet or visit https://www.everettwa.gov/2941/Parks-District-Project

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INTRODUCTION
The Everett Housing Authority is planning a development to transform its Baker Heights site in North Everett into the Park District, a 15-acre planned development with up to 1,500 mixed-income housing units, new community-centered retail, open spaces, and neighborhood amenities near public transit.

Located in Everett approximately between Pine & Poplar Streets and 12th & 15th Streets, The Park District will replace 244 units of currently vacant wartime housing. EHA is focused on offering new housing at a range of incomes; providing equitable investment into the diverse and underserved Delta neighborhood; and supporting the city's desire for walkable communities and decarbonization.

In addition, there is a separate land use process occurring for demolition of the site, expected to occur in the next 6-12 months.

THE SCOPING PROCESS
Scoping provides an opportunity for the public to learn about the proposed redevelopment of the Baker Heights property into the Park District development and to provide comments on the scope of the Environmental Impact Statement (EIS) that will be prepared on the project. Scoping supports the project’s overall planning, public involvement, and approach to environmental analysis. Input on the potential design alternatives, topics of emphasis, and elements of the environment to study are particularly important and will inform the analysis in the EIS.

The city has concluded that the Park District project has the potential to result in significant adverse environmental impacts and that an EIS is appropriate under the State Environmental Policy Act (SEPA). Public notice of scoping is being
published in the city’s website, the Everett Herald, and the Washington Ecology SEPA register.

Comment Period & Community Meeting
The City of Everett seeks comments from members of the public, agencies, Tribes, businesses, and organizations. During the comment period, city will hold a virtual public Scoping meeting.

We strive to provide special accommodations for individuals with disabilities. Please contact our office three business days before the meeting for accommodations. The City of Everett complies with Title VI of the Civil Rights Action of 1964 and Restoration Act of 1987 and related statutes and regulations.

How to Comment
During the scoping process, comments can be provided in the following ways:

- Virtual meeting held on February 16, 2023, from 6:30 pm -8:30 pm: Zoom Link Available at http://bit.ly/parkdistrictegis
- Online comment form: available at https://parkdistrict.infocommunity.org/
- Email: jgregerson@everettwa.gov
- Mail: Jennifer Gregerson Special Projects Manager City of Everett Planning Dept. 2930 Wetmore Ave., Suite 8A Everett, WA 98201

How are Comments Used?
After the close of the comment period on February 22, 2023, the city will collect, review, and summarize comments received and prepare and publish a scoping summary report. Comments received during the scoping period will inform the scope of the environmental impact statement, including alternatives, elements of the environment to study, and potential mitigation measures. Scoping comments will also be made available to the planning commission and city council as part of regular reporting on comments received.

Topics of Study
The following have been identified for assessment in the environmental review of this project:

- Earth
- Water Resources
- Air Quality/Greenhouse Gas Emissions
- Noise
- Biological Resources
- Land Use/Plans and Policies
- Housing
- Aesthetics/Light and Glare
- Historic/Cultural Resources
- Transportation
- Public Services
- Utilities
- Socioeconomics and Environmental Justice
ALTERNATIVES

What is an Alternative?
Alternatives are different ways of achieving the project’s objective/purpose and need at a lower environmental cost than the proposal, and are the basis for environmental analysis, which is the process of studying each alternative and forecasting impacts to different elements of the environment such as water quality, noise, or historic resources. Analyzing different alternatives, and especially the differences between them, allows decision-makers and the public to compare the effects of different options and ultimately to select a preferred alternative.

EISs must include an alternative that represents no action, even if that is not a viable choice. No action represents what could occur onsite if the proposal does not move forward. Action alternatives allow the city to evaluate a range of development scenarios and test ideas, implications, benefits, and impacts.

Potential Alternative 1 – Design Alternative
The site plan for proposed development of the Park District could be modified to reduce impacts on some elements in the environment.