Park District Development Project

Draft Environmental Impact Statement

Prepared by

EVERETT WASHINGTON
Community, Planning, and Economic Development

October 25, 2023
The Draft EIS (DEIS) for the Park District Development Project has been prepared in compliance with the State Environmental Policy Act of 1971 (Chapter 43.21C, Revised Code of Washington) and the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code), and the City of Everett SEPA procedures (EMC 15.02.120). Preparation of this DEIS is the responsibility of the City of Everett. The City has determined that this document has been prepared in a responsible manner using appropriate methods and has directed the areas of research and analysis that were undertaken in preparation of this DEIS. This document is not an authorization for an action, nor does it constitute a decision or a recommendation for an action; in its final form, it will accompany the Proposed Actions and will be considered in making the final decisions on the proposal.

Date of DEIS Issuance ................................................................. October 25, 2023

Date Comments are due on the DEIS .............................................. November 27, 2023
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analyses possible future development in accordance with existing zoning.

**Lead Agency**
City of Everett

**SEPA Responsible Official**
Yorik Stevens-Wajda, AICP, Planning Director

**EIS Contact Person**
Yorik Stevens-Wajda, AICP, Planning Director
(425) 257-8725
ystevens@everttwa.gov

**Required Approvals and/or Permits**

Preliminary analysis indicates that the following approvals and/or permits may be required from agencies with jurisdiction\(^1\) for development of either of the EIS Action Alternatives; where the permit applies to only one of the alternatives, it is so noted. Additional permits/approvals may be identified during the review process associated with specific development projects.

- **State of Washington**
  Dept. of Ecology
  - Construction Stormwater General Permit

- **City of Everett**
  Everett City Council
  - Comprehensive Plan Text Amendment Approval (*Alternative 1 only*)
  - Street Vacation and Dedication Approvals
  - Planned Development Overlay Approval
  - Development Agreement Approval

Department of Planning and Development

Permits/approvals associated with implementation of individual projects, including:
- Grading Permits
- Shoring Permits
- Building Permits
- Electrical Permits

\(^1\) An agency with jurisdiction is “an agency with authority to approve, veto or finance all or part of a nonexempt proposal (or part of a proposal)” (WAC 197-11-714(3)). Typically, this refers to a local, state or federal agency with licensing or permitting approval responsibility concerning a project.
EIS Authors and Principal Contributors

EA Engineering, Science and Technology, Inc., PBC
- SEIS Project Manager, Primary Author: Summary, Project Description, Air Quality / Greenhouse Gas Emissions, Housing, Land Use / Relationship to Plans and Policies, Aesthetics / Light and Glare, Public Services, Socioeconomics and Environmental Justice).

MIG
- Civil Engineering, Water Resources, Utilities (Sewer, Water)

Landau
- Noise

GeoEngineers
- Critical Areas (Wetlands, Plants and Animals)

Historic Research Associates
- Historic and Cultural Resources

Heffron Transportation
- Transportation

GGLO
- Project Architect – Architectural Design and Modeling

Framework
- Project Architect - View Simulations, Shadow Diagrams, Massing Diagrams, Graphics

Makers
- Project Planner
Berger Associates
- Project Landscape Architect

Location of Background Information
Background material and supporting documents are available at the offices of:

EA Engineering, Science and Technology, Inc., PBC
2200 Sixth Avenue, Suite 707
Seattle, WA 98121

City of Everett
2930 Wetmore Ave., Suite 8A,
Everett, WA 98201

Date of Issuance of this DEIS
October 25, 2023

Date DEIS Comments Are Due
November 27, 2023

Written comments should be submitted to:
Via Mail:
Yorik Stevens-Wajda, AICP, Planning Director
City of Everett Planning Dept.
2930 Wetmore Ave., Suite 8A
Everett, WA 98201

Via Email:
ystevens@everttwa.gov

Opportunities for Public Comment / Date of DEIS: Public Meeting
The City has identified an opportunity to allow agencies, organizations, and individuals to provide verbal comments on the Park District DEIS.

An in-person public meeting concerning this DEIS is scheduled for:
November 16, 2023, from 6:00 to 8:00 PM
Baker Community Center Large Hall
1401 Poplar Street, Everett, WA 98201
**Availability of this DEIS**

Notices of Availability of the DEIS have been distributed to agencies, organizations, and individuals noted on the Distribution List in Chapter 6. The EIS can also be reviewed and downloaded from the City’s website by following this link: [http://www.everettwa.gov/2941/Everett-Housing-Authority-Park-District](http://www.everettwa.gov/2941/Everett-Housing-Authority-Park-District)

Printed versions of the DEIS can be reviewed at:

- **City of Everett Community, Planning, and Economic Development**
  2930 Wetmore Ave., Suite 8A
  Everett, WA 98201

- **Everett Public Library**
  2702 Hoyt Avenue
  Everett, WA

USB drives may be purchased at City of Everett Community, Planning, and Economic Development for $7.00 per thumb drive, plus tax and postage (if mailed). Printed copies can be ordered for the cost of printing, which is estimated at $70, plus tax and postage (if mailed).
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