DRAFT ENVIRONMENTAL IMPACT STATEMENT
FOR THE
EVERETT RIVERFRONT REDEVELOPMENT PLAN

CITY OF EVERETT
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
2930 WETMORE AVENUE, SUITE 8A
EVERETT, WA

Prepared for the review and comment of citizens
and government agencies

In compliance with

The State Environmental Policy Act (SEPA)
The Revised Code of Washington, Chapter 43.21C
SEPA Rules
Chapter 197-11 of the Washington Administrative Code
City of Everett Ordinance #406-76, as amended
PROJECT FACT SHEET

PROJECT TITLE

Everett Riverfront Redevelopment Project

DESCRIPTION OF PROPOSAL

The proposed redevelopment will include construction of a mixed-use commercial/residential development, shoreline and habitat restoration, and rehabilitation of a former, mostly industrial site. The proposed Master Plan 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 Master Plan may be amended over time in response to market demand for the proposed uses. The Preferred Alternative is shown in Figure FS-1, Preferred Alternative. Alternative site plans have been developed and will be addressed within this Draft Environmental Impact Statement (EIS).

The current zoning for the site is Heavy Commercial (C-2), Light Industrial (M-1), Office and Industrial Park and Aquatic, with some portions of the site having an Urban Flood Fringe District zoning overlay. Present zoning designations for the Project area are not consistent with the SMP or the Comprehensive Plan. The proposed redevelopment plan will include the adoption of appropriate zoning amendments, and approval of a Planned Development Overlay Zone and Development Agreement (the Development Agreement) for the proposed Master Plan by the Planning Commission and City Council that will be consistent with the SMP and the Comprehensive Plan. The Development Agreement will include a conceptual master plan, development footprint, permitted uses, zoning and design standards, required improvements, mitigation conditions, and other development requirements such as required timing/phasing of public and private improvements. The Development Agreement will also include processes for amending the conceptual site plan, including criteria for what constitutes major and minor amendments. The proposal includes: (1) the issuance of shoreline substantial development and other local, state and federal permits for construction of the Master Plan; (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.

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 (see Figure FS-2, Vicinity Map). The proposed redevelopment area entails approximately 221 acres. The geographic scope of the project site is broadly defined such that it includes properties in the description that are not presently controlled by OliverMcMillan LLC (the Proponent) but may be added later, so the impacts of adding those areas is considered in the scope of analysis (see Figure FS-3, Site Boundary/Layout).

PROPOSEN

OliverMcMillan Everett, LLC
2907 Hewitt Avenue
Everett, Washington 98201

OliverMcMillan Development, Inc.
733 8th Avenue
San Diego, California 92101
Notes:
1. The locations of all features shown are approximate.
2. This drawing is for information purposes, it is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and context of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Reference: Image provided by Gensler.
Legend

- Site Boundary
DATE OF IMPLEMENTATION

Initial grading and earth moving activities are anticipated to begin by spring of 2008 with final build out estimated to be complete by 2015.

LEAD AGENCY
City of Everett, Washington

RESPONSIBLE OFFICIAL
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POTENTIAL PERMITS AND LICENSES

City of Everett Reviews, Permits and Approvals

- Planned development overlay (PDO) and related zoning approvals;
- Associated reviews for this and other City approvals include:
  - Environmental Impact Statement review pursuant to State Environmental Policy Act
  - Environmentally Sensitive Areas (Critical Areas) review (EMC 19.37)
  - Environmentally Sensitive Areas (Critical Areas) review per Shoreline Master Program standards (per EMC 19.33 for areas within jurisdiction of the Shoreline Master Plan)
  - Review of Landfill Site development plans per landfill Consent Decree
- Development Agreement
- Shoreline substantial development permit(s)
- Subdivision and binding site plan approval(s)
- Floodplain development permit(s)
- Determination of completeness of applications (e.g., PDO, shoreline permits, and subdivision/binding site plan)
- Construction permits (e.g., clearing/grading, building, electrical)
- Possible street vacations

Washington State Permits and Approvals

- Department of Fish and Wildlife – Hydraulics Project Approval(s)
• Department of Ecology – Section 401 water quality certification and CZMA consistency determination; associated review for this and other approvals includes:
  ▪ Review of Landfill Site development plans per landfill Consent Decree
• Department of Ecology – general or individual NPDES stormwater permit(s)
• Department of Natural Resources – possible aquatic approvals

Federal Government Permits and Approval

• U.S. Army Corps of Engineers – Section 404 permit for placement of fill material into waters of the U.S. including wetlands and streams, and/or Nationwide Permit 27 for stream and wetland restoration activities
• U.S. Army Corps of Engineers – possible Section 10 permit for in-water construction
• Reviews required for any federal permits include:
  ▪ Review under the National Environmental Policy Act
  ▪ National Marine Fisheries Service; and U.S. Fish and Wildlife Service – Endangered Species Act review
  ▪ Review under Section 106 of the National Historic Preservation Act

AUTHORS AND PRINCIPLE CONTRIBUTORS TO THE DRAFT EIS

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  Main Contributor and Sections Coordinator
  Introduction
  Alternatives
  Permits
  Earth Resources
  Water resources – Surface Water and Channel Migration
  Plants and Animals Resources
  Energy and Natural Resources
  Environmental Health
  Environmental Justice
  Relocations

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Transportation
Water Resources - Stormwater

DATE OF ISSUE OF DRAFT EIS
December 21, 2007

SUBMITTING COMMENTS ON DRAFT EIS

Written

Written comments on the DEIS are encouraged. Comments may address the range of alternatives, and/or specific impacts and mitigation measures. Comments may be submitted in writing to

Dave Koenig
City of Everett Planning and Community Development
2930 Wetmore, Suite 8A
Everett, Washington 98201

or emailed to mcunningham@ci.everett.wa.us

Comments must be submitted during the 45 day period ending February 4, 2008

Public Hearing DEIS

Public testimony will be taken on the DEIS during the Planning Commission meeting as follows:

Date: Tuesday, January 22, 2008
Time: 6:30 p.m.
Place: Weyerhaeuser Room at Everett Station, 4th Floor, 3201 Smith St., Everett

DATE COMMENTS ARE DUE FOR DEIS

February 4, 2008. Please note that comments on the proposal will continue until final approval by City Council.
LOCATION OF REVIEW COPIES OF THE DEIS AND BACKGROUND INFORMATION

Review copies of the DEIS are available at the two City of Everett Public Libraries:

Main Library at 2702 Hoyt Avenue
Evergreen Branch Library at 9512 Evergreen Way

Review copies of the DEIS and the background documents are also available from 8AM to 5 PM Monday through Friday at:

City of Everett, Planning and Community Development Department
2930 Wetmore Avenue, Suite 8A
Everett, Washington 98201

The DEIS may also be viewed on-line:

http://www.ci.everett.wa.us

COST TO PUBLIC FOR A COPY OF DRAFT EIS

DEIS copies may be purchased at the City of Everett Planning and Community Development Department at 2930 Wetmore, Suite 8A, 425-257-8731

Printed copies of the DEIS cost $50.00 + postage

Copies of the Appendices cost $50.00 + postage

Individual Appendices may be purchased for cost

CD copies are free.