ADDENDUM NO. 6 TO THE EVERETT RIVERFRONT REDEVELOPMENT FINAL ENVIRONMENTAL IMPACT STATEMENT (EIS)

Date February 8, 2019
Revised March 7, 2019

I. Original Proposal. The Everett Riverfront redevelopment plan approved under the Planned Development Overlay zone master plan process included development of three adjacent properties for residential use (Simpson and Eclipse Mill properties) and commercial/mixed use (Landfill/Tire Fire property). The project also includes shoreline and habitat restoration in stream and wetland areas located within the three parcels. The original conceptual development plan for the Landfill/Tire Fire parcel calls for a “lifestyle entertainment center” with up to 900,000 square feet of mixed commercial use, and 200,000 square feet of hotel space.

The original proposal included a rezone in 2009 to Waterfront Commercial, and approval of a Planned Development Overlay (PDO) Zone and Development Agreement for the overall proposed project on all three parcels. The approved plan also includes development of public amenities, including a park, trails, and wetland/habitat enhancements.

The original master plan allows up to 1,400 residential units for all three parcels. In 2014, the City Council amended the PDO master plan to accommodate revised site plans for the Simpson and Eclipse Mill sites. The City has approved plans and permits for development of a combined 425 units on the Simpson (235 single family detached homes) and Eclipse Mill (190 townhouse units) sites. Construction on these two sites started in 2015, and continues, with many of the residential dwellings sold and occupied on both sites.

The original DEIS and FEIS documents can be viewed at the following website:

Original approved conceptual master plan for Riverfront Redevelopment

II. Phased Review/Prior Environmental Review. The current 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 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 November 24, 2008. Revised Addendum No. 2 was issued on February 24, 2010. Addendum 3 was issued on March 4, 2010. Addendum No. 4 was issued on October 3, 2013. Addendum No. 5 was issued on January 2, 2014.

III. Purpose of this Addendum / New Information. Riverfront Commercial Investment, LLC is the owner of the Landfill / Tire Fire site and proposes several amendments to the overall master plan and development agreement, which require this Addendum to the FEIS. The existing master plan for the Landfill property provides for the following amount of development:

- Retail space up to 780,000 square feet
- Office space up to 100,000 square feet
- Hotel up to 250 rooms
- Residential up to 400 dwelling units (townhouse and multiple family)

The proposed amendment to the master plan for the Landfill property would allow development of the following in six phases:

- Multi-family residential up to 1,250 multiple family dwelling units (increase of 850)
- Commercial / retail including theater, grocery, restaurants and shops
  up to 230,000 square feet (decrease of 550,000 square feet)
- Medical office building up to 25,000 square feet (increase of 25,000 square feet)
- Office building up to 100,000 square feet (no change)
- Hotel up to 250 rooms (no change)

IV. Proposed Amendments to Master Plan for Landfill Site. The following is a summary of the changes proposed to the Master Plan, Development Agreement, and Attachments to the Development Agreement:

A. Site Plan. The site plan for the Landfill site will change, which will require a change for the overall site plan for the three properties in the Riverfront District. The following are the major changes proposed for the Landfill site.

1. The currently approved site plan is for an entirely non-residential development that includes large footprint retail buildings, a movie theater complex, offices, hotel and smaller shop and restaurant spaces. The proposed site plan will change the concept to a mixed-use development of five stories of multiple family residential apartments over a ground floor of retail / office / restaurant spaces. Development will consist of the following:

a. Multi-family residential - up to 1,250 dwelling units
b. Commercial / retail including theater, grocery, restaurants and shops - up to 230,000 square feet
c. Medical office building - up to 25,000 square feet
d. Office building  - up to 100,000 square feet
e. Hotel  - up to 250 rooms
2. The site will be developed in six phases and a separate graphic of a phasing plan will be added to the exhibits attached to the Development Agreement
3. The main north-south street (Riverfront Boulevard) will be slightly realigned
4. The plan retains a public plaza near the theater and west of Riverfront Boulevard
5. The plan retains a central gathering space east of Riverfront Boulevard
6. The west road (Snohomish Shores Road) will be reconfigured to be a private drive aisle on the development site

SITE PLAN

Proposed conceptual site plan and phasing for Landfill property

B. Second Amendment to Development Agreement. This will be the second amendment to the Development Agreement, and will amend only those elements of the agreement that relate to development of the Landfill site. The amendment will generally update the project description, to match the proposed conceptual site development plan. Changes to the development agreement include:
1. Updated recitals to reflect more current conditions
2. Revised project description to reflect proposed site plan for Landfill site
3. Revised Table 2.2-1 showing overall amount of development proposed
4. Development elements in Section 3.1 revised to reflect proposed development
5. New description of project phasing
6. Revises Permitted Uses to be consistent with new development plan
7. Mentions, without specifically listing, changes to land use regulations and design standards (these changes are specifically stated in the attachments to the Development Agreement - see below)
8. Makes reference to development occurring in phases
9. States that the landfill site will be an area eligible for the multi-family property tax exemption as permitted by EMC 3.78 for the duration of the Development Agreement.
10. References revised environmental mitigation requirements in Attachment 1.
11. Adds sections changing responsibility for development of the upland portion of the 3 acre park from the City to developer.
12. Adds section requiring developer to complete certain trail restoration work.
15. Revises the vesting provisions so that Development Agreement shall apply to and govern development on the landfill site for a period of twenty years from the date of the second amendment to the Development Agreement.

C. Attachments to Second Amendment to the Development Agreement

1. Attachment E (Preliminary Development Plan) proposed to be amended to show:
   a. the proposed revised site plan for the Landfill site in context with the other two development sites in the Riverfront District, and a separate, larger scale new site plan for the Landfill site.
   b. Revisions to the permitted overall building height map, increasing the height in the area of the Landfill site currently allowed to be 65 feet up to 70 feet; and reducing the height in the area of the Landfill site currently allowed to be 100 feet down to 70 feet. See attached View Impact Analysis.
   c. A new exhibit map showing the proposed phasing for the Landfill site.

2. Attachment F (Zoning and Land Division Standards) proposed to be amended as follows:
   a. Section B.4 – minor revision to required orientation of ground floor uses
   b. Section B.5 – minor revision to façade treatment standards for building entrances
   c. Section D.5 – minor revision to standards for facades of large buildings
   d. Off-street parking for residential units with two or more bedrooms changed from 1.5 to 1.2 spaces
   e. Applicant proposes use of landscape buffers to satisfy some of the required or-site open space requirements
   f. Applicant proposes removing from the list of prohibited signs the following: “signs with luminous plastic letters”; and “roof-mounted and temporary type signage”
   g. Applicant proposes changes to landscape requirements to reflect revised landscaping concept graphics, and replacing Figure 1 and Figure 2.

3. Attachment G (Mixed Use Development Design Guidelines) proposed to be amended as follows:
   a. Replaces graphic of overall site plan for Landfill
   b. Revises Introduction to describe the current proposal
c. Revises general design text related to outdoor dining and pedestrian circulation
d. Replaces graphic of street cross-section for 36th Street with graphic of Snohomish Shores (Snohomish Shores Road is no longer proposed on west side of Landfill site)
e. Revises text to change “Riverside Drive” to “Riverside Boulevard”.
f. Changes graphic cross section of Riverside Boulevard to show building form of 2 stories of housing above ground floor non-residential uses

g. Changes to “Massing and Scale” to provide more detail relative to the addition of residential floors above the ground floor uses.
h. Changes to “Entries” to include text about ground floor entries to residential uses being distinct from storefront spaces

i. Minor changes to “Materials” related to veneers, lighter and heavier exterior building materials

j. Changes title from “Public Plaza / Town Green” to “Public Plaza / Central Gathering Space” and minor edits to text

k. Change related to storage of grocery carts for proposed specialty grocer

l. Minor revisions to text of Landscape guidelines

m. Additional text to introduce proposed design concept for the first phase of development

4. Attachment I – Everett Riverfront Redevelopment FEIS Mitigation Required. The matrix is proposed to be modified to clarify mitigation based on:

a. changes to the proposed project;
b. changes proposed by the applicant based on project impacts;
c. changes resulting from amendments to the Property Disposition Agreement;
d. changes based on already constructed trails, wetland enhancements and mitigation
e. timing of impacts based on phasing of development on Landfill site;
f. stormwater improvements already constructed, or proposed to be constructed;
g. mitigation required through compliance with Ecology Consent Decree for landfill site.

5. Attachment J – Mitigation Agreement with Everett School District for Landfill Pad. This agreement will be deleted from the Development Agreement. School impact fees will be collected as required by applicable law.

6. School impact fees will be collected by applicable law.

D. Attachment I to the Development Agreement (Element of the Environment and Mitigation Measures) will be amended to reflect the changes to the site plan and project phasing; updates related to wetland and stream buffer requirements; updates to transportation impacts and mitigation, and other clarifying edits. The major changes to Attachment I are listed below:
**Water Resources G:** For the landfill, all discharge up to the 6-month storm event will be routed through the City wastewater treatment facility **treated through developer installed stormwater treatment facilities prior to discharge to the Snohomish River through the City-constructed outfalls.** Overflow in excess of the 6-month storm will be discharged to the Snohomish River in accordance with Ecology regulations without treatment.

**Plants and Animals C:** Buffer enhancement along the Snohomish River shoreline from the area north of Wetland C to the north edge of the Newland Construction property (except the City park property). Shoreline buffer enhancement proposed for this project will entail removal of non-native vegetation and planting of native vegetation within a 50-foot wide buffer. Soil augmentation may be necessary and will be determined at the time of plant installation. HMF/BA Table 12 identifies potential native buffer species that will be utilized for buffer enhancement. Native vegetation will also be established along areas where the buffer is currently absent. In-water work, including removal of concrete rubble, debris, large rip rap, sheet piling, and miscellaneous waste along the shoreline and within the buffer boundary is not proposed for development of the landfill site. Such removal and restoration work may occur in a future phase of park development at select locations (where shoreline integrity can withstand the alteration) to help to restore the buffer to a more natural state when in-water work is required, or when any buffer restoration work takes place in the vicinity of existing rubble, rip rap, sheet piling, and miscellaneous waste. Buffer enhancement will occur when development of any phase of the landfill site located adjacent to a required wetland buffer occurs. This means that buffer enhancement will be required during Phases 2, 3, and 5.

**Plants and Animals D:** Buffer enhancement along the western 60-foot margin of Wetlands C and 65-foot of wetland W to include: a) Removal of invasive vegetative species, b) Removal of historical rail-lines buried along the western edge of the wetland, c) Creation of a planting berm with the placement of approximately four feet of amended organic soil on top of the railroad grade following removal of the existing rail-lines to ensure an adequate growth medium for that plant species with a minimum rooting depth of no more than 36 inches. d) Installation of approximately two feet of amended soil throughout the enhanced Wetland W buffer (due to the underlying land fill cap) e) Establishment of a native vegetation community consisting of native coniferous and deciduous tree species and commonly associated shrub vegetation within the proposed Wetland C (Western Edge) buffer that will improve buffer function; f) Establishment of a native vegetation community consisting of shallow rooting native shrub species in the Wetland W buffer while maintaining the integrity of the underlying land fill cap; g) placement (short-term recruitment) of LWD along the upland-wetland interface of Wetland C; f) Installation (long-term recruitment) of native coniferous and deciduous tree species within the Wetland C (Western Edge) buffer that will increase the potential for continued LWD recruitment into Wetland C. g) Buffers shall be provided as shown in Attachment X, Y (Figures 14-14C in FEIS). The average 40 foot slope along the east edge of the landfill site must be vegetated with native herb and shrub buffer vegetation. *See Planning Director’s December 1, 2017 “Clarification of Status of Wetland W fill and mitigation east of the Landfill Site” for applicability to Wetland “W”. The work under Plants and Animals D will be phased as described in revised Attachment I.*
Energy and Natural Resources D: To the extent set forth in the PDA or the Development Agreement as amended, use sustainable building and development practices.

Parks and Recreation A: A new “Central Gathering Place” of at least 1½ acres would be integrated into the mixed-use commercial development on the Landfill/Tire Fire site. Amenities in the Central Gathering Place will include lighting, seating, drinking fountains, weather shelters, a water feature and way-finding signage. Restrooms will be provided for the public space of the Central Gathering Place or in businesses abutting the Central Gathering Place. The Central Gathering Place will be built as part of Phase 3 of the development on the Landfill/Tire Fire site, as set forth in the PDA.

Transportation B: Pacific Avenue at I-5 Northbound Off-ramp. It would be feasible to install a signal at this intersection. Approximately 50 percent of the 2030 traffic volumes through the intersection could be attributable to the Project. OM-RC shall pay a 50 percent proportionate share of this improvement. This condition may be modified by the City’s Planning Director through an Addendum to the EIS if a revised traffic study approved by the City’s Traffic Engineer documents that the reduced number of residential units results in a smaller proportionate share of traffic volumes attributable to this project.

Transportation C: 52nd Street at 2nd Avenue. The installation of a signal would improve the intersection to an acceptable LOS. Eleven percent of the traffic’s pm peak hour trips going through the signal could be attributable to the Project. OM RC shall pay eleven percent of the cost of this signal. This condition may be modified by the City’s Planning Director through an Addendum to the EIS if a revised traffic study approved by the City’s Traffic Engineer documents that a reduced number of residential units results in a smaller proportionate share of traffic volumes attributable to this project.

For Environmental Health and Hazardous Waste E through K, the following language is amended in the column “Action Mitigation is tied to.”

Any work where there is contaminated material. For development on the Landfill, this mitigation measure is satisfied through compliance with the Consent Decree and other applicable laws.

V. Transportation Impacts. A transportation mitigation assessment for the revised proposal has been prepared by TenW, a transportation engineering consultant. The findings of the assessment state, in part:

The weekday PM peak hour trip generation associated with the existing and proposed land uses on the Everett Riverfront site totals 1,302 net new PM peak hour trips. This is approximately 60 percent of the trip generation documented in the approved Everett Riverfront EIS for the Preferred Alternative (2,216 PM peak hour trips). Therefore, the mitigation measures outlined in the EIS and Development Agreement will adequately address the impacts of the current land use proposal.
Based on the current proposed land uses, the preliminary total transportation mitigation estimate for full buildout of the Everett Riverfront Commercial project is $2,750,800 (traffic signal fees and impact fees). The actual impact fees will be calculated at the time of building permit issuance for each phase of the project. A summary of the preliminary mitigation fees by phase is included in Table 1.

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<th>Table 1</th>
<th>Everett Riverfront Commercial Preliminary Transportation Mitigation Fee Summary</th>
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<td>TOTAL MITIGATION FEE</td>
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This assessment has been reviewed by the City’s Traffic Engineer, who concurs with this conclusion.

VI. **Conclusion.** The impacts of the proposed amendments to the Landfill site plan and Development Agreement are within the range of impacts analyzed in the original EIS, and mitigation of impacts under SEPA will be in accordance with the revised Attachment I to the Development Agreement.

VII. **Project Location.** The Landfill / Tire Fire site within the Everett Riverfront Redevelopment

VIII. **Proponent.** Riverfront Commercial Investment LLC (Shelter Holdings)

IX. **Lead Agency.** City of Everett Planning Department

X. **Contact Persons.** Allan Giffen, SEPA Responsible Official; Steve Ingalsbe, Land Use Manager
XI. Location of review copies of the SEIS and this Addendum and additional background information. City of Everett Planning Department, 2930 Wetmore Avenue, Suite 8A, Everett

XII. Comment period. There is no comment period is provided for this Addendum. However, comments on this addendum may be provided to the Planning Commission and/or City Council as part of the public review process for the amendment to the Planned Development Overlay (PDO) zone master plan and related exhibits. The Planning Commission is scheduled to hold a Public Workshop on February 26, 2019, and a Public Hearing on March 26, 2019 concerning the proposed amendments to the PDO master plan. Both Planning Commission meetings will be held at 6:30 pm in the City Council Chambers located in the William E. Moore Historic City Hall building, 3002 Wetmore Avenue.

Responsible Official: Allan Giffen Phone: 425 257-8731

Title: Director of Planning and Community Development

Address: 2930 Wetmore Avenue, Suite 8A, Everett, WA 98201

Date: February 8, 2019, Revised March 7, 2019

Signature: [Signature]

We strive to provide special accommodations for individuals with disabilities. Please contact Steve Ingalsbe at 425 257-8731 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.
View Impact Analysis for Landfill Site

Top: Currently permitted building heights for Riverfront Redevelopment

Bottom: Proposed permitted building heights for Riverfront Redevelopment

Changes in permitted height on the Landfill Site:

a) reducing the area that allows 100 feet maximum permitted building height to 75 feet
b) increasing the 65 feet plus 10 feet for building appurtenances, to 75 feet plus 10 feet allowed for building appurtenances

No changes are proposed on Simpson site or Eclipse Mill site.
Top Photo: Currently permitted building height view impact

Source: DEIS for Riverfront Redevelopment, View Analysis

Bottom Photo: Proposed maximum permitted building height view impact
Top Photo: Currently permitted building height view impact
Source: DEIS for Riverfront Redevelopment, View Analysis

Bottom Photo: Proposed maximum permitted building height view Impact
Top Photo: Currently permitted building height view impact

Source: DEIS for Riverfront Redevelopment, View Analysis

Bottom Photo: Proposed maximum permitted building height view impact
Top Photo: Currently permitted building height view impact
Source: DEIS for Riverfront Redevelopment, View Analysis

Bottom Photo: Proposed maximum permitted building height view impact