

DETERMINATION OF SIGNIFICANCE

AND REQUEST FOR COMMENTS ON SCOPE OF DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

PROPOSED PORT OF EVERETT NORTH MARINA REDEVELOPMENT

Notice: This notice announces that the Port of Everett has issued a Determination of Significance (DS) under the State Environmental Policy Act (SEPA) Rules Chapter 197-11 WAC and will prepare an Environmental Impact Statement (EIS) pursuant to the requirements of RCW 43.21C.

Description of proposal: The North Marina Redevelopment project is a multi-district, multi-phased master planned effort to create a totally new mixed-use development on the upland 65-acre portion of the North Marina in the City of Everett. This proposal covers upland redevelopment work. The intent of this project is to create a distinct, new mixed-use commercial, recreation and residential project that is pedestrian-oriented and takes full advantage of its attractive, waterfront setting. It is also intended to create a new, consolidated boat repair and services area to accommodate existing marina support business needs and future growth. Redevelopment will include a mix of marina support, retail, restaurant, hotel, office, residential and public recreational uses.

The Port will analyze three master plan alternatives that include a mix of uses in a different design and proportional arrangement. Each alternative will utilize the same set of six distinct districts to accommodate its version of the proposed new combination of mixed-uses. The six proposed districts are: a Craftsmen District, an Esplanade District, a West End District, a Captain's Walk District, a Wharf's Edge District and a Gateway District. A No Action alternative is also under consideration.

The total new building area for each of the five major land uses that would be developed under the three action alternatives would be within the following ranges:

<u>Marine Sales & Service*</u>	98,600 s.f. to 117,900 s.f.
<u>Office</u>	339,500 s.f. to 385,000 s.f.
<u>Housing</u>	467,500 s.f. (430 units) to 726,000 s.f. (660 units)
<u>Retail & Professional Offices</u>	163,400 s.f. to 255,000 s.f.
<u>Inn & Restaurant</u>	75,000 s.f.
<u>TOTAL BUILDING AREA</u>	1,187,800 s.f. to 1,539,600 s.f.*
<u>TOTAL ON-SITE PARKING SPACES</u>	up to 4,054 spaces

* Not including boat yard or storage

No Action Alternative

Under the No Action Alternative, no new major construction activities described in the proposed action would occur. Short-term minor construction necessary for continued operation of existing uses and facilities could be carried out as required. Port of Everett capital improvement projects to provide for improved public shoreline access and recreational marina enhancement would also continue to be implemented in accordance with its adopted capital improvements program (CIP).

Mitigation measures will be integrated into the proposal for all alternatives.

Proponent: Port of Everett, Washington

Location of proposal: The North Marina Redevelopment project area consists of approximately 65 acres of uplands, situated between 16th Street and the 10th Street Boat Launch area, extending west of West Marine View Drive to the Snohomish River. The project area is located in Section 18, Township 29 North, Range 5 East.

Lead agency:

- **State Environmental Policy Act (SEPA):** Port of Everett, Washington for the Environmental Impact Statement (EIS).

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. Documents indicating likely environmental impacts can be reviewed at The Port Administrative Office.

The lead agency has identified the following elements of the environment, as described in WAC 197-11-444, for discussion in the EIS:

Geology/Soils

- Soil stability and seismic safety design

Air

- Air quality impacts and potential mitigation measures

Water

- Surface water (stormwater)/ water quantity and quality and mitigation measures

Environmental Health

- Hazardous materials – cleanup of existing site hazardous materials
- Potential noise impacts during and post construction, and potential mitigation measures

Land and Shoreline Use

- Consistency with existing plans and policies
- Aesthetics – visual, light and glare impacts and potential mitigation measures
- Public access and recreation opportunities
- Relationship to land uses on adjacent properties

Transportation

- Vehicular traffic and parking

Public Services and Utilities

- Adequacy of utilities
- Fire and police services
- Parks and recreation

Scoping. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

Materials indicating likely environmental impacts are available for public review at:

Port of Everett
2911 Bond Street, Ste 202
Everett, WA 98201

Comments on the scope of the EIS should be written and sent to:

Graham E. Anderson, Senior Planner
Port of Everett
2911 Bond Street, Ste 202
Everett, WA 98201
(425) 388-0703

Comments may also be provided at a public scoping meeting to be held:

Tuesday, March 9, 2004, 6:00 pm – 8:00 pm (Open House starts at 5:30pm)
Marine View Conference Center (The former Everett Yacht Club Building)
14th Street Marina (404 14th Street)
Everett, WA 98201

This public meeting is wheelchair accessible, and reasonable accommodations for individuals with disabilities are available upon request by calling Graham Anderson at (425) 388-0703 at least 48 hours before the meeting.

ALL COMMENTS MUST BE SUBMITTED BY 5:00 PM, March 29, 2004

SEPA Responsible official: Ed Paskovskis, Deputy Executive Director
Port of Everett
PO Box 538
Everett, WA 98206

Date: February 27, 2004 Signature: Original Signature On File

There is no agency appeal.

DISTRIBUTION LIST

Federal Agencies

- US Army Corps of Engineers
- National Marine Fisheries Service
- US Natural Resource Conservation
- US Environmental Protection Agency
- US Fish and Wildlife Service
- US Coast Guard
- Naval Station Everett

State Agencies

- Energy Facility Site Evaluation Council (EFSEC)
- WS Dept. of Agriculture
- WS Dept. of Community Development
- WS Dept. of Ecology
- WS Dept. of Fish and Wildlife
- WS Dept. of Health
- WS Dept. of Natural Resources
- WS Dept. of Social and Health Services
- WS Dept. of Transportation
- WS Governor's Office
- WS Office of Archaeology and Historic Preservation
- WS Parks and Recreation Commission

Tribes

- The Tulalip Tribes
- Suquamish Tribes

Regional Agencies and Interest Groups

- Puget Sound Water Quality Action Team
- Puget Sound Clean Air Agency
- The Boeing Company
- Burlington Northern Santa Fe Railroad
- Regional Transit Authority: Sound Transit
- Community Transit
- Everett Transit
- Northwest Everett Neighborhood Association
- Port Gardner Neighborhood Association
- Bayside Neighborhood Organization

- Seiner's Association
- Milltown Sailing Association
- Everett Yacht Club
- Navy Yacht Club
- ILWU
- Pacific Northwest Council of Carpenters
- WA State Assoc/U A – Plumbers and Steamfitters
- Puget Soundkeeper Alliance
- Pilchuck Audubon Society
- Everett Shorelines Coalition
- Economic Development Council of Snohomish County
- Everett Area Chamber of Commerce
- Private companies and other parties

City and County Agencies and Utilities

- City of Everett – Planning and Community Development Dept.
- City of Everett – Office of Neighborhoods
- City of Marysville
- City of Mukilteo
- Snohomish County Planning and Development Services Dept.
- Snohomish County PUD No. 1
- Snohomish County Dept of Public Works
- Snohomish Health District
- Snohomish County Parks and Recreation Department
- Puget Sound Energy
- Verizon

Newspapers

- The Herald
- Snohomish County Tribune
- Seattle Times – North Bureau
- Seattle PI
- Daily Journal of Commerce
- Snohomish County Business Journal
- The Mukilteo Beacon

Libraries

- Everett Public Library