

ADDENDUM NO. 3 TO THE EVERETT RIVERFRONT REDEVELOPMENT FINAL ENVIRONMENTAL IMPACT STATEMENT March 4, 2010

Original Proposal. The Everett Riverfront redevelopment will include construction of a mixed-use commercial/residential development, shoreline and habitat restoration, and rehabilitation of a former, mostly industrial site. The project 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 proposal also included a rezone to Waterfront Commercial, and approval of a Planned Development Overlay Zone and Development Agreement (the Development Agreement) for the proposed project by the Planning Commission and City Council. The rezone, Planned Development Overlay Zone and Development Agreement were approved by City Council in March 2009. The proposal also includes: (1) the issuance of shoreline substantial development and other local, state and federal permits for construction of the project; (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.

Phased Review/Prior Environmental Review. The 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 of Everett 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 on November 24, 2008. Revised Addendum No. 2 was issued on February 24, 2010.

Purpose of this Addendum / New Information. Appendix E to the DEIS was a Wetland and Stream Compilation and Review Report. Figures in the Appendix show wetland and stream locations on the Everett Riverfront Redevelopment site. The Appendix also includes Wetland Rating forms for the wetlands. Addendum 2 to the FEIS also included a map of wetlands within the study area (attached as Figure 1 to this Addendum) and a wetland summary table showing wetland names, size, ratings and required buffers.

Wetlands J and K were not completely delineated and more recent delineations completed as part of Shoreline Substantial Development Permit application (SMA 09-001) show them extending further to the north. In addition, two new wetlands S and Z are identified. (See Figure 2).

The City's Planning Director has determined that Wetlands J, S, Z and portions of Wetlands M and K are not wetlands under the City and State wetland definitions, since they are ditches on previously developed portions of the site. The definition states:

Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street or highway.

Figures 3 and 4 are 1938 aerial photographs that show the wetlands and their relationship to development at that time. Additional historic photos in the DEIS (Figures 2.1-4 through 2.1-9) show development where the existing wetlands are located. The portions of the wetlands in green on Figure 4 will be regulated by the City and wetland compensation for fill is required. This determination was made in consultation with the City's consulting wetland biologist (ESA Adolfson). This is consistent with a 2002 wetland report prepared for a portion of the property located to the west of the access road, which found the adjacent ditch was constructed in non-native soils and was not a regulated wetland (SEPA #04-067 addressing preload of properties west of Eclipse Mill Road).

All of the areas are likely to be wetlands under federal wetland definitions, and therefore regulated by the US Army Corps of Engineers. The Shoreline Substantial Development permit application (SMA09-001) that shows the new wetland areas proposes two alternative areas for compensating for wetland impacts to meet Army Corps of Engineers requirements. Those compensation areas would also compensate for the portions of Wetlands M and K regulated by the City.

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. The proposed redevelopment area entails approximately 211 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 the City or OliverMcMillan, LLC (the owner/developer and applicant for the majority of redevelopment of the site) for redevelopment or the City but may be added later.

Proponent

OliverMcMillan Everett LLC Bob Mueller 733 8th Avenue San Diego, CA 92101

Lead Agency

City of Everett, Washington

Contact Persons

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Location of review copies of the EIS, Addenda No. 1 and 2, and Background Information Review copies of the DEIS, FEIS, Addenda, and the Riverfront Development Public Amenities Master Plan are available at the two City of Everett Public Libraries: Main Library at 2702 Hoyt Avenue and Evergreen Branch Library at 9512 Evergreen Way

Review copies of the EIS and the background documents are also available for review or purchase from 8AM to 5 PM Monday through Friday at:
City of Everett, Planning and Community Development Department
2930 Wetmore Avenue, Suite 8A
Everett, WA 98201

The EIS and Addendum No. 3 may also be viewed on-line at http://www.everettwa.org/default.aspx?ID=1075

Responsible Official: Allan Giffen Phone: 425-257-8725

Title: Planning and Community Development Director

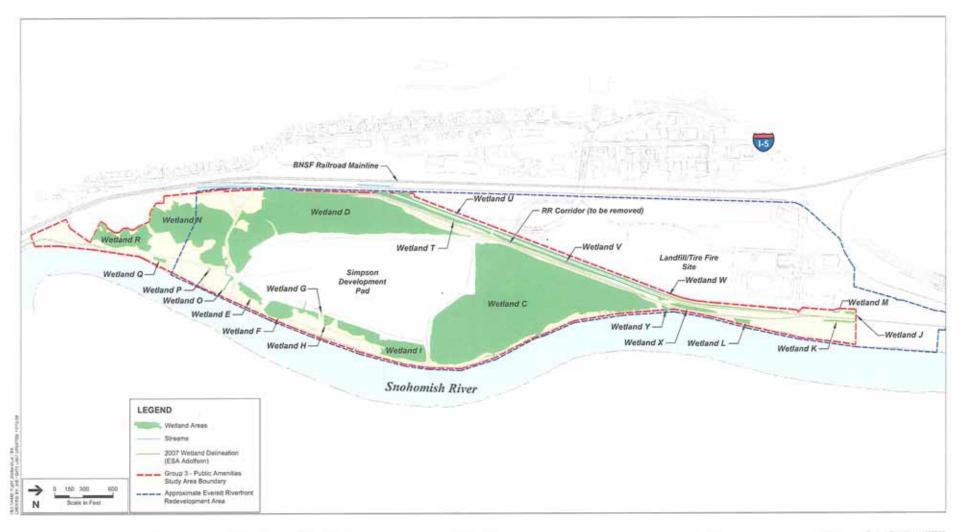
Address: 2930 Wetmore, Suite 8A, Everett, WA 98201

Date: March 4, 2010

Signature:

We strive to provide special accommodations for individuals with disabilities. Please contact Mary Cunningham at 425-257-7131 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.



SOURCE Pertent, 2006.

Everett Riverfroot , 207255 Figure 15 Wetlands within the Study Area Everett, Washington

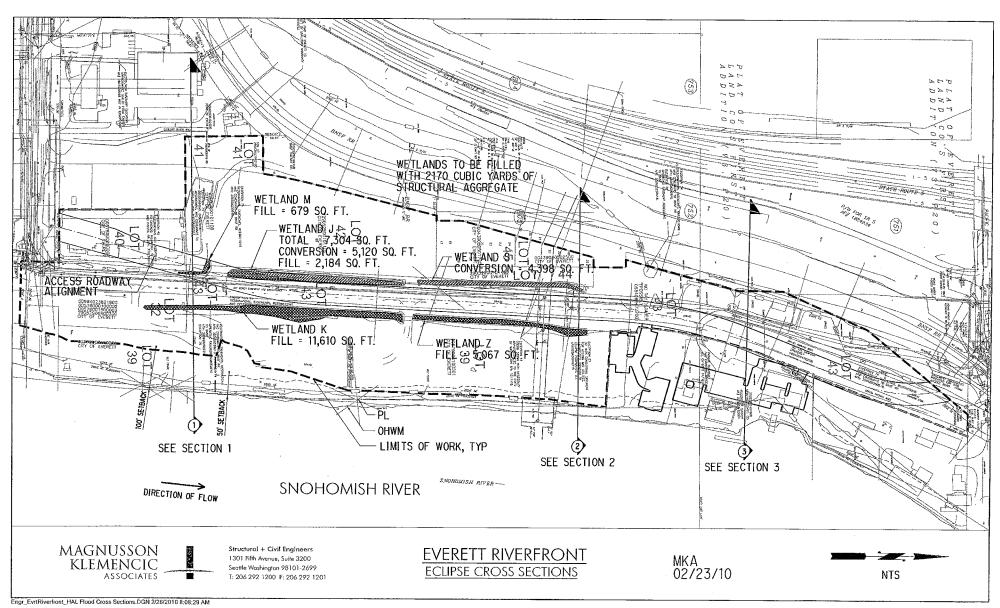


Figure 2



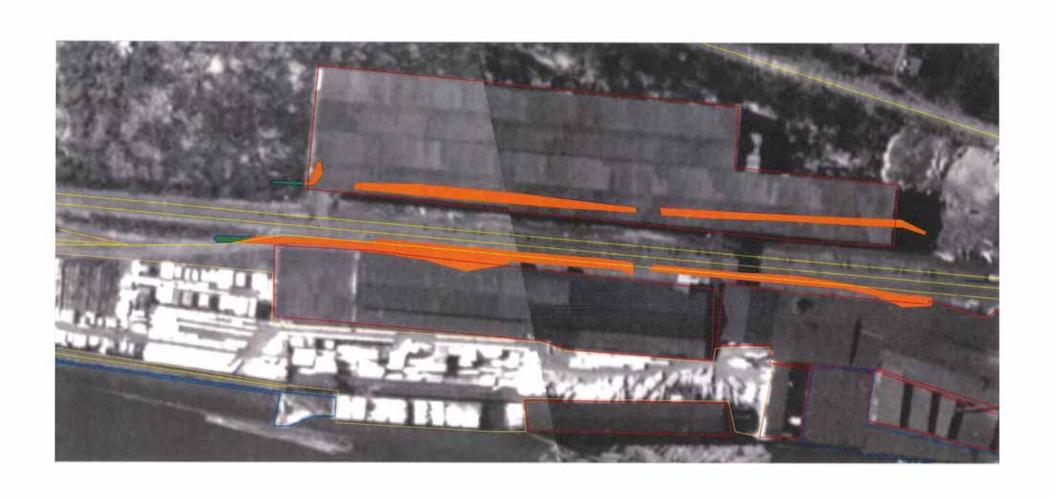


Figure 4