



ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT and ADDENDUM
BULKHEAD SEGMENT E REPLACEMENT AND PEDESTRIAN ACCESS IMPROVEMENTS
FOR PORT OF EVERETT
SEPA No. 2022-07

ADOPTION FOR (check appropriate box): DNS MDNS EIS Other

The Port of Everett has prepared this document to adopt previously prepared environmental review documents under the State Environmental Policy Act (SEPA) WAC 197-11-600 and to addend these documents with additional information about the proposal. The additional information does not change the analysis of alternatives or environmental impacts identified in the original documents.

DESCRIPTION OF CURRENT PROPOSAL:

The Bulkhead Segment E Replacement and Pedestrian Access Improvements (“Segment E”) project was previously considered under prior SEPA documents in 2016 and earlier. Since then, the design of the project has progressed and more information is now know. The project still includes demolition and reconstruction of the existing bulkhead and wharf. This addendum addresses specific design changes that are different from the originally considered Segment E project. The current project also includes a small wharf extension of approximately 1,460 square feet in overwater coverage area, and modifications to the existing gangway at the north end of the wharf to improve pedestrian access. Segment E is located along the southeast edge of Waterfront Place Central (WPC) and north of the Port’s ADA accessible Guest Dock 2 float and marina pumpout facility. Bulkhead Segment E parallels and supports the structural integrity of the adjacent State Route 529 (West Marine View Drive). The current proposal includes minor additional elements of in-water work; information is provided in the attached addendum. Bulkhead Segment E also supports the continuous perimeter public walkways of the WPC project. WPC was formerly known as the North Marina Redevelopment Project (NMRP) and previously known as Port Gardner Wharf.

PROPONENT AND LEAD AGENCY:

Port of Everett
1205 Craftsman Way, Suite 200
Everett, WA 98201

LOCATION OF CURRENT PROPOSAL:

The project location is in the City of Everett, to the north of 1600 West Marine View Drive. It parallels West Marine View Drive immediately adjacent to the Port’s Accessible Guest Dock 2 and marina pumpout facility.

TITLE OF DOCUMENTS BEING ADOPTED:

1. Mitigated Determination of Non-Significance Adoption and Addendum for Seiner Wharf Terminal- Repair and Reconstruction, issued February 16, 2016.
2. SEPA Checklist, prepared June 27, 2014, and Mitigated Determination of Non-Significance for WPC, issued September 26, 2014.
3. Final Environmental Impact Statement for NMRP, issued May 27, 2005.

DESCRIPTION OF DOCUMENTS BEING ADOPTED:

The 2016 MDNS Adoption and Addendum for Seiner Wharf Terminal analyzed and addended the 2014 SEPA Checklist and MDNS for WPC. The addendum allowed for the repair and replacement of existing bulkhead segments D and E and associated wharves along the south edge of the original PDO area to be implemented in a manner consistent with the original PDO objectives.

The 2014 SEPA Checklist and MDNS for WPC analyzed and amended the North Marina Planned Development Overlay (PDO) rezone Development Agreement and the NMRP site plan that was included in the 2005 Final Environmental Impact Statement (FEIS) prepared by the Port (described below). That amendment allowed the master planned redevelopment of the project area to be implemented in a manner consistent with the original PDO Development Agreement’s objectives while addressing changing real estate market requirements including a site plan that can respond with greater flexibility to rapid shifts in these market demands. The amendment provided for additional public open space on larger parcels and achieved a more balanced integration between the redeveloped site’s landscape and built environments with stronger prominence of the landscape design and incorporation of the site’s maritime and industrial history.

TITLE OF DOCUMENTS BEING ADDED:

1. MDNS Adoption and Addendum for Seiner Wharf Terminal, issued February 16, 2016.
2. MDNS for WPC, issued September 26, 2014.
3. SEPA Checklist prepared by Port of Everett dated June 27, 2014.
4. FEIS for NMRP, issued May 27, 2005.

DESCRIPTION OF DOCUMENTS BEING ADDED:

1. MDNS Adoption and Addendum for Seiner Wharf Terminal is described above.
2. SEPA Checklist and MDNS for WPC is described above.
3. The FEIS included three alternatives analyzed for environmental impacts of development of the NMRP. It is a 65-acre, pedestrian oriented, mixed-use waterfront redevelopment project located between the Port of Everett’s Central and North Dock marinas. It is intended to create a new consolidated boat repair and services area to

accommodate existing businesses and future growth. The project includes demolition of existing structures, environmental cleanup, construction of multiple mixed use buildings including retail, restaurant, residential, and marina support services, parking, infrastructure and public access amenities including public walkways as well as installation of a coordinated set of ground improvements on all required portions of the redeveloped site prior to construction of infrastructure and new buildings to minimize potential damage from a major seismic event. The redevelopment project is currently underway.

AGENCY THAT PREPARED DECISION DOCUMENTS REFERENCED ABOVE:

1. City of Everett
2. Port of Everett

DATE ADOPTED DOCUMENTS WERE PREPARED:

Issue dates are provided above.

IF DOCUMENTS BEING ADOPTED or ADDENDED HAVE BEEN CHALLENGED (WAC 197-11-630), PLEASE DESCRIBE:

No challenges were filed against either document.

THESE DOCUMENTS ARE AVAILABLE TO BE READ AT (PLACE/TIME):

These documents and related project information are available at the Port of Everett Administrative Offices at 1205 Craftsman Way, Suite 200, Everett, Washington from 8:00 a.m. to 5:00 p.m., Monday through Friday.

Port of Everett adopts the SEPA Checklist prepared by the Port and the MDNS prepared by the City of Everett. The attached addendum provides additional project and mitigation measures that will be implemented relative to the current Segment E proposal. Analysis of the current proposal does not substantially change the analysis of significant impacts in the existing environmental documents. The current proposal remains subject to securing the necessary permits from other agencies with jurisdiction and compliance with those permit conditions.

NAME OF AGENCY ADOPTING THE DOCUMENTS:

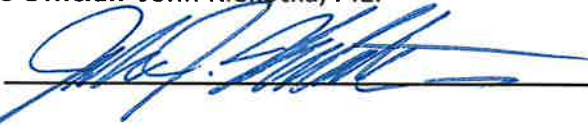
Port of Everett

Contact Person: Laura Gurley, Director of Planning

Phone: (425) 388-0720

Copies of this Notice of Adoption and Addendum are being sent to agencies with jurisdiction in accordance with WAC 197.11.630.

Responsible Official: John Klekotka, P.E.

Signature: 

Date Issued: 11/30/22

Position/Title: Chief of Engineering & Planning

Phone: (425) 388-0715

Address: 1205 Craftsman Way, Suite 200, Everett, WA 98201

Appeals: There is no public comment or appeal period for this Port of Everett SEPA addendum.

**SEPA Addendum
Waterfront Place Central
Bulkhead Segment E Replacement and Pedestrian Access Improvements**

As described in the attached Notice of Adoption and Addendum, the SEPA Responsible Official for the Port of Everett is adopting environmental documents prepared by the Port of Everett and City of Everett. This addendum has been prepared in accordance with WAC 197-11-625 to add information to the existing documents related to the Segment E project. This information does not substantially change the previous analysis of significant impacts in the existing FEIS, MDNS, and/or MDNS Addendum. The Segment E project will meet all requirements, restrictions and mitigation measures as dictated through the review processes with the various permit issuing agencies, including U.S. Army Corps of Engineers, Washington Departments of Fish and Wildlife and Ecology, and the City of Everett.

The existing environmental review documents are revised with the information included below and referenced by section numbers in the SEPA Checklist.

A.10. Government approvals or permits:

- Hydraulic Project Approval, WA Department of Fish and Wildlife
- Section 10 and Section 404 Authorizations, US Army Corps of Engineers
- Section 401 Water Quality Certification, WA Department of Ecology
- Shoreline Substantial Development Permit, City of Everett

A.11. Project Description:

The primary purpose of this project is to replace existing, deteriorating bulkhead with new, safer, and more environmentally sustainable infrastructure. Given the location of the bulkhead adjacent to a State highway system, failure of this critical infrastructure could damage the integrity of one or both southbound lanes of SR529 which provides direct access to Naval Station Everett and the Port of Everett Seaport and Marina.

A secondary purpose of this project is to improve public safety and access by replacing and extending the existing wharf. A 2014 condition assessment found that almost half the pilings have between “some defect” to “major defect”. Bulkhead and wharf replacement meets this purpose by allowing the replacement of the site utility corridor and by providing safe public access that will not conflict with future site redevelopment.

Construction will include demolition and reconstruction of the existing Segment E bulkhead and wharf. In addition, a small section of the wharf will be extended, and the existing gangway at the north end will be adjusted to accommodate the change in the wharf footprint.

The existing bulkhead will be replaced with 165 linear feet of new vertical steel sheet pile bulkhead. The sheet piles will be installed waterward of the existing bulkhead and backfilled with borrow to bury the existing timber bulkhead in place. In addition, 32 lineal feet of vertical

steel sheet piles will be installed at the south end of the new wharf. This cutoff wall will extend waterward from the bulkhead in an east-west direction and is required for slope stability.

The existing timber wharf (piles and deck) will be removed in its entirety. This includes demolition of 75 wharf and fender piles (68, 12-inch dia. treated timber and 10, 12-inch dia. steel). The existing wharf will be replaced with 13, 24-inch dia. steel pipe piles supporting steel pile caps, timber stringers, and a timber deck. In addition, 17, 12-inch dia. fender (steel pipe) piles will be installed.

The construction of the new bulkhead will occur 10 feet waterward of the existing bulkhead and will result in 820 cubic yards of fill and a net loss of 2,770 square feet of waters of the United States. The project will also increase overwater coverage by 1,460 square feet. In addition, there will be a net loss of nine (9) square feet of benthic habitat from the new sheet pile and pipe pile installation.

The project includes replacement of the Segment E bulkhead and associated wharf structures, and expansion of the Segment E wharf. It is anticipated the work will occur over the course of one agency allowed in-water work window.

B. 1.e. Earthwork Quantities:

Landward and in-water excavation and fill activities are necessary for the Segment E project. Segment E bulkhead replacement requires no in-water excavation, as the new bulkhead will be installed waterward of the existing bulkhead face. Once the new bulkhead is installed, approximately 820 cubic yards of structural fill material will be placed behind the bulkhead resulting in a fill of waters of the state. Some upland excavation may be required to ensure that connection of existing outfall utilities are maintained.

Further discussion of fill of waters of the state, conservation measures and best management practices (BMPs) are included in the following sections. All material will be procured by the contractor from a Port-approved source. Additional material volumes associated with Segment E total remain within the project's total volumes as described in the existing FEIS and DNS documents.

B.3.a.2) Work Over, In or Adjacent to Water:

In addition to in-water work on the stormwater outfalls completed in previous projects, the Segment E project still includes in- and over-water work on the bulkhead and wharf structures. In-water work includes demolition, pile driving, fill placement. Overwater work includes wharf reconstruction and expansion.

Project activities will include encapsulating the Segment E bulkhead and removal and replacement of the wharf. This work may require a combination of both barge- and land-based cranes with impact and vibratory pile drivers, land-based excavators, and other associated equipment. Conservation measures and best management practices will be implemented to

minimize impacts to listed and sensitive fish and wildlife species and their habitats. See attached Biological Evaluation for conservation measures and BMPs.

Central Dock L Gangway

The Central Dock L grated aluminum gangway will be reconfigured to accommodate the small increase in the wharf footprint. No increase in the gangway footprint is proposed.

B.3.a.3) In-water Fill and Excavation:

Bulkhead Segment E project includes some in-water fill activities. Construction of the new bulkhead will result in 820 cubic yards of fill and a net loss of 2,770 square feet of waters of the United States. The project will also increase overwater coverage by 1,460 square feet. In addition, there will be a net loss of 9 square feet of benthic habitat from the new sheet pile and pipe pile installation

B.5.d. Proposed Measures to Preserve or Enhance Wildlife:

Specific mitigation measures will be discussed in the mitigation plan, to be submitted and reviewed by the agencies with jurisdiction. Mitigation opportunities may include such things as derelict creosote pile removal from the Snohomish River estuary, nearby habitat restoration, or purchase of mitigation bank credits.

Additional Documents:

A copy of the Biological Evaluation (BE) prepared by Haley & Aldrich (formerly Hart Crowser) dated September 19, 2022 which describes specific mitigation measures and BMPs for the Segment E Project is available upon request.

Responsible Official: John Klekotka, P.E.

Signature:  **Date Issued:** 11/30/22

Position/Title: Chief of Engineering & Planning **Phone:** (425) 388-0715

Address: 1205 Craftsman Way, Suite 200, Everett, WA 98201

Appeals: There is no public comment or appeal period for this Port of Everett SEPA addendum.

