

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Port Gardner Landing Building

2. Name of applicant:

Port of Everett

3. Address and phone number of applicant and contact person:

Brandon Whitaker
Port of Everett
P.O. Box 538
Everett, WA 98206
(425) 508-6627

4. Date checklist prepared:

October 2021

5. Agency requesting checklist:

Port of Everett (Port)

6. Proposed timing or schedule (including phasing, if applicable):

The Port's proposed timing of this project will occur during the calendar years of 2021 and 2022. This time period includes finishing design, performing environmental analysis and determinations, acquiring local permits, and constructing the project. Construction is anticipated to take place in 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not at this time

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A geotechnical report for this parcel has been prepared. It provides information on subsurface soil conditions, the preferred ground improvement measures to protect against earthquake induced liquefaction, and foundation design for the proposed building at this site.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no other applications pending for governmental approval directly affecting this proposal.

10. List any government approvals or permits that will be needed for your proposal, if known.

- City of Everett – Shoreline Substantial Development Permit
- City of Everett – requisite permits (Building, Public Works)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Port of Everett will be constructing two separate buildings on one parcel, totaling 5,000 square feet of commercial space for operations by two to three leased tenants. Construction is located at 1710 West Marine View Drive, Everett, WA 98201.

Construction will revitalize this parcel back into productive use after the historic Weyerhaeuser Building was relocated in July 2016.

The scope of this project includes, but is not limited to the following:

- Demolition, clearing, and grading for new building site;
- Relocating pertinent underground utilities to make way for new infrastructure including water, sewer, power, and natural gas;
- New ground improvements (augered, unreinforced concrete piles) installed to stiffen underground soils, with building foundations poured on top of these piles;
- Construct 2,000 square foot building to a finished exterior structure;
- Construct 3,000 square foot building to a finished exterior structure;
 - Provide utility stub outs for future connections by the tenants at the buildings.
 - Tenants for both buildings will furnish the interior construction improvements for their businesses;

Grade, and install new asphalt parking lot and drive-thru aisle, with cast-in-place concrete curbs, gutters, and sidewalks; Crosswalks, striping, and signage

- Install new landscaping and irrigation system.

Upon completion of these tasks, these buildings will be turned over to the future leaseholds to construct their interior improvements (tenant improvements, or TIs).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Port Gardner Landing (PGL) Building is located at 1710 West Marine View Drive, Everett, WA 98201. The parcel is located in Section 18, Township 29N, Range 05E, W.M., and in tax parcel number 29051800400500.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The project site is essentially flat. General slope of the finished proposal will range from 0.5% to 2.5%, to allow for proper stormwater conveyance and drainage from the site to treatment.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Parcel sits on general historical fill material. The site is composed of entirely dredge fill material. There is no history of agricultural use.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The proposed buildings are being placed on land comprised of historic fill material.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

In order to meet desired grades and leveling the site, new fill will be imported. The net fill for the project will be approximately 840 cubic yards of material.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

There is a slight chance for erosion to occur on the project during certain phases of work. In order to prevent this from happening, the contractor will employ temporary erosion and sediment control measures, as stated in their required plan to prevent runoff from the project site into the nearby stormwater drainage system.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Impervious surfaces of the project will encompass approximately 77% of the total project area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion control measures such as catch basin sediment inlet traps and straw wattles will be utilized when it is beneficial for their use. The straw wattles, if necessary, will be placed in areas of highest slope during construction.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Air emissions during construction will be typical for a construction project of this size. Emissions will come from cranes, work and dump trucks, excavators, generators, and other typical equipment. The quantities are unknown, but will be minor and temporary in nature. When the site is fully built out, tenants will be operating kitchens to help support their businesses – this will be typical for the location, as there are multiple other bistro-style, quick-food, and sit-down restaurants. Quantities are unknown, but are anticipated to be roughly equal, or less when compared to local uses.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions or odor that will affect this proposal. Existing sources of emissions are vehicles that utilize State Highway 529 and railroad traffic from the nearby BNSF railroad tracks. The project is somewhat adjacent to the Port's South Marina where combustion engine powered boats (diesel and gasoline) are moored.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The contractor will be required to comply with applicable air regulations and permit requirements during the project. Future tenants will be responsible for meeting any emission control standards associated with their respective uses, if any.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The Port of Everett's South Marina, located at the mouth of the Snohomish River into Port Gardner Bay, is in the general vicinity of the project (approximately 215 feet away from the proposed northern building).

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Over 95% of the project will be performed beyond 200 feet from the nearest shoreline. A small portion (approximately 5%) of the future parking lot will be conducted within the 200 foot Shoreline zone designation. Parking lot work will include earthwork (fill and grading), concrete curbs and gutters, asphalt paving, underground utilities, and landscaping and irrigation. There is no in or over-water work proposed.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

There will be no fill and dredge material used in this project; it will be performed entirely upland.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

The proposal will not require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The proposal does not lie within the 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Waste materials will not be discharged to surface waters in this proposal.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

Groundwater will not be withdrawn from a well for drinking water or other purposes.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Waste material will not be discharged into the ground with this proposal.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater from the project will come from roof drains and the adjacent parking lot and will be conveyed into the drainage system. Stormwater will go through treatment media inside an underground modular wetland vault before discharging to the Port's South Marina. The modular wetland treatment system meets Ecology's General Use Level Designation (GULD) treatment standards.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

During construction there is a slight chance that fuels/oils from equipment could leak due to an accident or malfunction. In light of this, the contractor will have spill response equipment on site accompanied by their spill response plan. These will both be requirements of the project contract.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The proposal does not alter or affect drainage patterns in the vicinity of the site. This proposal will drain to the existing stormwater infrastructure, now improved with stormwater treatment as described above.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The Port's contractor will be required to follow contract conditions and permit requirements throughout the project. Best Management Practices (BMPs) will be implemented – these include, but are not limited to:

- Construction related debris will be cleaned up on a daily basis.
- Placing sediment filter fabric in adjacent catch basins around project site.
- Daily inspections of the site and equipment shall be performed by the contractor.
- A Spill Prevention, Control and Countermeasures Plan (SPCC Plan) shall be prepared as a project requirement.
 - The SPCC Plan shall be in accordance to WSDOT guidance and WAC 173-182 (State of Washington Oil Spill Contingency Plan).
 - Spill prevention equipment will be stored on site.
- Straw wattles shall be placed in pertinent locations to control or prevent possible runoff from contractor operations.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The project site currently consists mostly of gravel and asphalt. Additional landscaping will be added to complement existing landscaping beds to east, bordering West Marine View Drive. To the south, there is a raised parking lot landscaped island with shrubs, a deciduous tree, and grass that will be removed for the project. Additional landscaping to compensate for these removals will be installed on the project site.

c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species on the project site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The proposal will utilize species from a pre-selected list of plants and shrubs as part of the Waterfront Place Central redevelopment project. The plants and shrubs in this palette include species native to the area and those that can withstand a maritime environment.

e. List all noxious weeds and invasive species known to be on or near the site.

There are no known noxious weeds and invasive species on or near the site.

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: osprey, gulls, crows, ducks

mammals: deer, bear, elk, beaver, other:

fish: bass, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

The project site is upland, with no in-water components. Given this fact, the following species of in-water animals on the Endangered Species Act listings have been known to be within the general region of the project site, specifically in the marine waters and

Snohomish River. None of these species will be affected by the proposed work. They include:

Mammals:

- Humpback whale (Endangered)
- Southern Resident Killer Whale (Endangered)

Fish:

- Puget Sound Steelhead trout (Threatened)
- Puget Sound/Coastal Bull trout (Threatened)
- Puget Sound Chinook Salmon (Threatened)
- Puget Sound/Georgia Basin Bocaccio (Endangered)
- Puget Sound/Georgia Basin Yelloweye Rockfish (Threatened)

c. Is the site part of a migration route? If so, explain.

The site lies along the Pacific Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:

This project proposal consists of building two structures on an existing asphalt and gravel lot, which was formerly the site of the Port's historic Weyerhaeuser Building. Landscaping will include some native plants which may provide forage or refuge for certain wildlife. Proposed outdoor lighting will be shielded and directed downward to avoid nighttime impacts to migrating birds.

e. List any invasive animal species known to be on or near the site.

No known invasive animal species are known to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Equipment used for construction will be gasoline, electricity, and diesel engines to help construct the project. The finished buildings will have electrical, and natural gas connections available for future tenant use. Future tenants will make these connections and build their respective heating and cooking systems – natural gas and electric will be the predominant uses. Future tenants may include a coffee shop and other restaurant, retail uses.

d. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

This project will not affect the potential use of solar energy by adjacent properties. The adjacent properties are already established and operating.

e. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

This proposal includes building two buildings that will then be completed on the inside by the tenants, including fixtures, furnishings and other tenant improvements after the Port's construction concludes. Energy conservation features that may be installed include:

- Skylights to allow natural daylight into the business spaces, in turn lowering energy costs (potential tenant install).
- Steel mesh used in the parking lot concrete will contain 95.5% recycled steel.
- Roof and wall insulation values will exceed ASHRAE Standard 90 to provide superior insulation.

7. **Environmental Health** [\[help\]](#)

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

There are no known environmental health hazards on site. The contractor will have a Spill Prevention, Containment, and Countermeasures Plan (SPCC) Plan and spill response equipment on site should there be equipment malfunctions, spills, or if suspect subsurface soils are encountered.

1) **Describe any known or possible contamination at the site from present or past uses.**

There is no known contamination on the site from present or past use. Given the industrial history of the Everett waterfront, should subsurface soils of a suspect nature be encountered, the contractor will notify the Port. Appropriate soil monitoring and management, as necessary, may take place for remediation.

2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are no known hazardous chemicals/conditions on the project site.

3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Pertinent construction equipment for the work will remain on site. This includes trucks, cranes, backhoes, and more that all have engines requiring fuels to operate.

The project will not produce hazardous chemicals associated with this work.

4) **Describe special emergency services that might be required.**

Special emergency services are not expected to be required.

5) **Proposed measures to reduce or control environmental health hazards, if any:**

The contractor will be required to follow project specifications and permit requirements related to environmental health through the entire project. This includes daily inspections, best management practices, erosion control, and implementing project permit requirements.

Contractor will be required to follow the City of Everett Noise Ordinance guidelines. These requirements apply to noise created on the work site. Unless specifically approved by the Port and City prior, weekend work will not take place during the project.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noises that exist in the general area include vehicular traffic, railroad operations, marine vessels, and occasional aircraft will not affect this proposal. The nearby Navy base's daily operations, including reveille, loudspeaker announcements, and practice exercises are known to occur, but will not impact the proposed project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical levels of noise will take place during construction with mechanical equipment, construction crews, concrete trucks, cranes and more working during the day. Noise associated with construction is anticipated to take place during the workweek's typical hours, and in alignment with the City's noise ordinance. Special exceptions if needed, such as weekend work must be approved by the Port prior to occurring. If necessary, a Noise Variance will be obtained from the City of Everett.

3) Proposed measures to reduce or control noise impacts, if any:

The construction project's defined timeline will minimize the potential of noise. Contractor will take care to minimize backup alarms and equipment will be fitted with standard mufflers.

The Port has a Noise Complaint Hotline at (425) 388-0269 for the public to reach out to in the event of concerns. This number will receive calls 24 hours per day, seven days a week. The phone number directs callers to leave a message – these messages are monitored and responded to by Port staff.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is a gravel lot that is occasionally used for overflow parking. Previously, the site hosted the historic Weyerhaeuser building which used to house the Everett Chamber of Commerce office. The current proposal for commercial use on this site will help complement, and not adversely affect the neighboring uses. Those neighboring uses include Lombardi's Restaurant, The Inn at Port Gardner (hotel), and West Marine (maritime supply store). An engineering firm leases office space above Lombardi's, and an architecture firm leases office space above West Marine.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No, the project site has not been used as working farmlands or working forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No, the project will not affect, or be affected by surrounding working farm or forest land business operations.

c. Describe any structures on the site.

There are no structures on the site; it is currently a gravel lot. The site used to be home to the Port's Weyerhaeuser Building – this structure was relocated in July 2016 approximately 0.6 miles northwest to the Port's Waterfront Place development. The gravel lot has remained in place since that time. There is an electrical transformer currently on site that will be relocated as part of the proposal.

d. Will any structures be demolished? If so, what?

There are no structures on the project site; it is currently a gravel lot. An electrical transformer is scheduled to be relocated to make way for the future project.

e. What is the current zoning classification of the site?

MU: Mixed Urban

f. What is the current comprehensive plan designation of the site?

Commercial Mixed-Use

g. If applicable, what is the current shoreline master program designation of the site?

Urban Maritime

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The site has been designated to be in a liquefaction zone. The Port has conducted a geotechnical study that took this into account towards specifying the appropriate type of foundation and ground improvements to safely secure and protect the future buildings.

i. Approximately how many people would reside or work in the completed project?

The finished product may yield about twenty-five individuals who work here total, but likely not occurring all at once. The project will not result in people residing on the project site.

j. Approximately how many people would the completed project displace?

As part of this project, no one will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed project is in compliance with existing zoning land uses and plans. The proposal will bring this current gravel lot back into commercial and beneficial use for the public.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

This project will not impact agricultural and forest lands of long term commercial significance.

9. *Housing* [\[help\]](#)

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None. Housing is not part of this project.

- f. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None. This project will not produce housing.

- c. **Proposed measures to reduce or control housing impacts, if any:**

None. This proposal will not reduce or control housing.

10. *Aesthetics* [\[help\]](#)

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The tallest height on the proposed structure is approximately 35 feet above the adjacent ground surface. The buildings will have wood siding combined with parapet panels that will hide roof-top HVAC units.

- b. **What views in the immediate vicinity would be altered or obstructed?**

Residential views on the adjacent bluff will not be altered or obstructed during or after construction as these residential neighbors are atop a bluff, well above the proposed project site. Views from Highway 529 will be enhanced with new landscaping and buildings in use compared to the empty gravel lot that exists currently.

- g. **Proposed measures to reduce or control aesthetic impacts, if any:**

Building materials have been chosen that reduce sunglare to adjacent traffic and neighboring uses. The exterior color palette has been chosen to compliment the surrounding area and buildings.

11. *Light and Glare* [\[help\]](#)

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The proposal will not impact or alter existing light and glare on the project site. Construction will take place during the day. The contractor will be directed to keep lighting (if needed) pointed toward the project site, as the work may take place during the darker months of the year. The proposal will produce building lighting for the structures, and site lighting for the drive-thru lanes, menus, and parking lot. This lighting will all be directed downward, to not impact adjacent commercial and residential uses.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Light or glare from the finished project will not be a safety hazard or interfere with views. The proposal's design will be compliant with local regulations governing building lighting and zoning for applicable building height.

c. What existing off-site sources of light or glare may affect your proposal?

No existing off-site sources of light or glare will affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

If additional site lighting is necessary to safely perform the work, the contractor will ensure lighting is pointed onto the project site and not towards adjacent commercial and residential uses. Upon completion, exterior building-mounted lighting will be shielded and directed downward. Any lighted signage will comply with local regulations.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

The immediate vicinity of the project site includes:

- South and Central Marinas: The Port's two marinas, along with the North Marina combine to represent the largest public marina on the U.S. West Coast.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

There are no proposed measures to reduce or control impacts on recreation.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are no known local, state, or federal listed historic or cultural buildings, structures, or sites or structures over 45 years old, near the project location. The historic Weyerhaeuser Building which previously inhabited the site was relocated in 2016.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known landmarks, features, or other evidence of Native American or historic use or occupation at the project site. Additionally, there are no known material evidence, artifacts, or areas of cultural importance on or near the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Based on geotechnical analysis, it is not anticipated that we would encounter any cultural and historic resources on the project site.

If discovery of these resources does occur, Port contract specifications will require the contractor to stop work and notify the Port immediately of any potential evidence of cultural or historic discoveries. From there the Port will notify the City of Everett, the Tulalip, Suquamish, Lummi, and Swinomish Tribes, Washington State DAHP, and the Corps of Engineers of such a discovery.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

There are no potential adverse effects on historic or cultural resources anticipated. The project site sits on land that was infilled within the last 100 years, lending to a low likelihood of discovery. Regardless, measures will be in place in case potential artifacts are discovered.

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project site is accessed by State Highway 529 (West Marine View Drive) and 18th Street.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Currently the closest public transit stop is on 13th Street and West Marine View Drive, approximately 0.5 miles away from the project site at 1710 West Marine View Drive. The #6 bus line from Everett Transit serves this route.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The existing site, including the gravel lot, provides about 28 parking stalls. The proposed site plan includes 44 parking stalls that will replace the earlier stalls.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project will not require alterations or improvements to existing roads, streets, bicycle, or state transportation facilities. Improvements include a new, larger parking stall layout, parking lot pedestrian crosswalks, and signage for conveyance and safety purposes.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project is near the main railroad lines for Burlington Northern Santa Fe Railway Co. (along the east side of State Route 529), however there are no stations or stops nearby. It is also in general proximity to the Port's South Marina. The proposal will not use or impact air, rail, or water transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

While an exact number of vehicular trips per day is not known, the project is intended to utilize the existing daily traffic for commercial purposes – including Naval Station Everett, the existing residential apartments less than a mile away, and other Everett businesses.

Anticipated peak volumes to be in the morning with commuter traffic in the afternoon. Traffic shall be passenger vehicles. Commercial trucks for deliveries associated with commercial uses will arrive early in the morning or in evening, outside of peak operating hours.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

The proposal will not interfere, affect, or be affected by the movement of agricultural or forest products on roads or streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any:**

The site will be connected to the existing sidewalk system that connects to both Naval Station Everett to the south and west, and Waterfront Place Central to the north, and is within 500 feet of the City's new pedestrian overpass that crosses West Marine View Drive from Grand Avenue Park. The site's location and connectivity to these areas will encourage pedestrian traffic to the site and is anticipated to reduce, to some degree, the level of vehicular traffic coming to the site. Additionally, pedestrian crosswalks will be striped for conveyance and safety of pedestrians.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The project will not result in an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

Proposed measures to reduce and control any direct impacts on public services will include ensuring that construction activity will be performed in compliance with local guidelines, applicable permit requirements, fire and safety codes, and the Port's BMPs for safety and environmental protection.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:**

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other Communications

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Utilities on site will continue to be used, but will be realigned with new stub outs provided for the proposed buildings. These utilities include:

- Water: service provided by City of Everett

- Sanitary Sewer: service provided by City of Everett
- Electricity: service provided by Snohomish County PUD
- Natural Gas: service provided by Puget Sound Energy
- Storm Drainage: service provided by the Port of Everett
- Communications: specific company to be determined by future tenants

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Brandon M. Whitaker
Signed with OnTask.io -- 0242ac120002

Name of signee **Brandon M. Whitaker**

Position and Agency/Organization **Project Manager**

Date Submitted: December 07, 2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

ONTASK

SIGNATURE CERTIFICATE

Workflow Reference: b2dcc8e0-5795-11ec-9899-0242ac120002

PARTICIPANT

DETAILS

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