

**2006 SEPA CHECKLIST PREPARED FOR JELD-WEN AND THE PORT OF EVERETT**

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# ENVIRONMENTAL CHECKLIST

## *Purpose of Checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## *Instructions for Applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

## *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". In addition, complete the Supplemental Sheet for Nonproject actions (part D).

For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

A. Background

1. Name of proposed project, if applicable:

*Jeld-Wen Waterfront Redevelopment Comprehensive Plan Map Change, Planned Development Overlay Rezone and Shoreline Designation Change.*

2. Name of applicant:

*Applicant and Owner  
Jeld-Wen, Inc, and Eagle Crest*

*Co-Applicant and Owner  
Port of Everett*

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

*Jeld-Wen, Inc  
P.O. Box 1329  
Klamath Falls, OR 97601*

*Port of Everett  
P.O. Box 538  
Everett, WA 98206*

*Contact Person: Stuart Woolley  
Executive V.P.  
541.923.0807*

*Contact Person: John Mohr  
Executive Director  
425.259.3164*

*Local Contact: Randy Blair  
W & H Pacific  
3350 Monte Villa Parkway  
Bothell, WA 98021  
425.951.4815*

4. Date checklist prepared: *June 26, 2006*

5. Agency requesting checklist:

**CITY OF EVERETT**

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

*Considering that this is a non-project action following approval of the requested land use, zoning and shoreline designation and approval of the submitted Redevelopment Concept the applicant will subsequently prepare more detailed site investigations, technical and environmental evaluations, design guidelines and site plans to be submitted with a more specific development application. This subsequent development application will also be subject to SEPA review.*

*Regarding phasing, the project will be developed in multiple phases. The timing of development at this time is unknown.*

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

*Yes, as described in item 6.*

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

- *Project Level SEPA environmental review.*
- *Environmental evaluation of existing buildings*
- *Environmental and geotechnical explanation of soils.*
- *Stormwater Management Plan*
- *Project Level evaluation regarding Compliance with the Federal Endangered Species Act.*
- *Technical and environmental analysis associated with the Marina*

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.

*Not aware of any.*

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

**City of Everett**

- *Comprehensive Plan Amendment and Zoning Change*
- *Shoreline Master Program Amendments*
- *Official Site Plan Approval to comply with Planned Development Zoning Overlay requirements*
- *Shoreline Substantial Development Permit*
- *Binding Site Plan*
- *Grading Permit*
- *Demolition Permits for existing structures*
- *Building Permits*
- *Utility Extensions*
- *Right-of-Way Use Permits*
- *Sign Permits*

### State of Washington

- *401 Water Quality Certification Nationwide Permits*
- *Approval to Allow Temporary Exceedance of Water Quality Standards*
- *Hydraulic Project Approval*
- *Individual Stormwater Discharge Permit*

### Federal

- *Army Corps of Engineers Nationwide Permit 3 – Bulkhead Maintenance and Repair\**
- *Army Corps of Engineers Section 404 Permit – Work in Navigable Waters – In –water marina and new boat haul-out\**
- *Army Corps of Engineers Section 10 Permit – New Dredging*
- *Endangered Species Act (ESA) Compliance – Biological Evaluation/Biological Assessments (BE/BA)*

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.

*This proposal is to change the City of Everett Comprehensive Plan Map of the Jeld-Wen and Port of Everett properties from Maritime Services with shoreline designations of Maritime Interim Aquatic Conservancy and Aquatic to the designation of waterfront commercial with a Shoreline Urban Multi-Use overlay. The zoning of the properties would be changed from Maritime Services (M-S) and Heavy Manufacturing (M-2) to Waterfront Commercial with a Planned Development Overlay. Following approval of these initial land use, zoning and shoreline re-designations, more detailed environmental and technical evaluations will be performed, a detailed site plan prepared and design guidelines. These documents will subsequently be submitted to the City for site plan approval. Following the site plan approval more detailed design and construction documents will be submitted to the City and other applicable agencies to obtain permits for construction.*

*Regarding site area, the gross acres of the Jeld-Wen property is 52.63 acres, of which approximately 36 acres is uplands. The gross acres of the Port Property is 41.32 acres, of which approximately 17 acres is uplands.*

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 proposal is located in Section 7, T29N, R5E. Two of the street addresses associated with the properties are 200 West Marine View Drive and 200 West Marine View Drive, Everett, WA 98201. A vicinity map and color aerial photo are attached (Attachment "A"). A copy of the development concept is included in Attachment "B".*

B. Environmental Elements

1. Earth

- 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)?

*With the exception of rip rap and retainment at the shoreland edges the properties predominately have a 1%- 3% slope.*

- 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 prime farmland.

*According to the Snohomish County Soil Conservation Service soil survey, the properties soils are classified as "Urban Land". This is predominately due to the historic filling of this area in the early 1900's. Based on the previous use of the Jeld-Wen property for manufacturing purposes, the property appears suitable for urban development.*

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

*There has been no past history or evidence of unstable soils on the site. With the future development plan application a geotechnical evaluation will be performed to provide technical data on the design criteria for structures, foundations, pavement, retaining walls, utility bedding and pier/piles, and shoreline protection, etc.*

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

*Due to the relatively flat nature of the properties, upland site grading will be less than many other properties in the City. The dredging to expand the waterfront and accommodate the marina and upland site development grading will be addressed with subsequent development applications at the time of permit application with the City and other applicable agencies.*

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

*As is the case with all earthwork, erosions could occur on the site if soils were left exposed during heavy or lengthy rain storms. Measures used to manage erosions will be described in the future project level environmental review.*

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

*Approximately 95% of the Jeld-Wen uplands is currently paved or covered with "impervious structures. The Port of Everett property currently has little impervious surface, however the existing zoning on the Port property would permit up to 90% or more impervious surface.*

*The proposal will likely reduce the impervious service by 10% or more due to the provision of both public and private open space features.*

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

*The measures to reduce or control erosion will be addressed with the future redevelopment projects level review.*

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.'

*No emissions will occur as a result of this land use zoning and shoreline re-designation request. Subsequent applications will address this item.*

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

*Not aware of any.*

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

*None proposed at this time due to the action requested. Following approval of the land use, zoning and shoreline designation more detailed evaluation will be performed and this item will be addressed in a subsequent SEPA review.*

### 3. Water

- a. Surface:

- 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.

*Yes. The Snohomish River Navigation Channel, adjacent shorelands and the Maulsby Wetlands which is located east of the West Marine View Drive.*

- 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.

*Yes, the proposal and associated Development Concept proposes a Marina (public and private), pedestrian access (public and private) and expanded water access (dredging) which is both public and private. This is illustrated on the Development Concept contained in Attachment "B".*

- 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 materials.

*The amount of fill or dredge material is not known at this time. The areas projected for fill and dredge activities associated with the Marina uses are shown on Attachment "B".*

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

*No. Domestic and fire protection water service is provided by the City.*

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

*No.*



- 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.

*No. Sanitary Sewer Service is provided by the City.*

b. Ground

- 1) Will ground water be withdrawn, or will water be discharge to ground water? Give general description, purpose, and approximate quantities, if known.

*No. Existing domestic and fire protection lines will serve the project from the City of Everett water system*

- 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.

*No waste materials will be discharged from the project.*

c. Water Runoff (including storm water):

- 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.

*The principal source of runoff on the property will be rainwater and snowmelt from impervious surfaces such as roof tops, parking areas and other paved areas.*

*There will also be the potential for runoff of petrochemicals from parking areas and boat storage. The project level environmental review will include a stormwater management plan addressing the best management practices to be utilized to minimize the influence of stormwater runoff from entering the ground or surface waters. Stormwater will be detained and discharged to the Port Gardner Channel.*

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

*Yes, however on the Jeld-Wen property which is over 90% impervious it will be less since the majority of this site has an outdated stormwater system. With the exception of the western 6 acres, this site has no stormwater detention or*

*water quality treatment facilities. The Port property which is undeveloped has less storm water runoff in its current state. The project level environmental review as previously discussed in item C.1 will include a stormwater management plan addressing the best management practices to be utilized.*

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

*The project level environmental review will include a stormwater management plan which will describe the best management practice and measures that will be used to reduce or control surface, ground and runoff water. In addition, future construction will be performed in accordance with applicable City, State and Federal permit conditions and standards.*

#### 4. Plants

- a. Check or circle 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

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other various aquatic plants (TBD)

other types of vegetation

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

*There are very few trees on either the Jeld-Wen or Port properties. The exception is the approximately 2 acre uplands at the south end of the Jeld-Wen property. Approximately 25% or more of the trees are proposed to be retained on this 2 acre parcel. The Port property is predominately wild grasses and invasive shrub species. All of this vegetation is proposed to be removed with future construction.*

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

*No aware of any.*

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

*Redevelopment of the site will include multiple landscape treatments which will include native and ornamental plant species of trees, shrubs and ground covers.*

***These include the potential 2 acres waterfront park at the south end of the Jeld-Wen property, the proposed linear park at West Marine View Drive, the public and private trail network along the shoreline and other open space features.***

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: bald eagles, gulls, kingfishers, turns and sea ducks will likely be found on or in the vicinity of the project site  
mammals: deer, bear, elks, beaver, other: Harbor seals, sea lions and others  
otters  
utilize the waters near the site  
fish: bass, salmon, trout, herring, shellfish, other:

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

***Chinook Salmon, bull trout, and bald eagles are likely near the site. To our knowledge there are no known bald eagle nests on the site. The project level environmental review will include a plant and animal evaluation and assessment.***

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

***Yes. Migrating adult and juvenile salmonid species use the Snohomish River channel as a migration route. The project level environmental review will include an evaluation and assessment regarding any potential impact and applicable mitigation measures.***

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

***The project level environmental review will include an evaluation and assessment of various methods to preserve or enhance wildlife as an element of redeveloping the site.***

6. Energy and Natural Resources

- 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.

***Future redevelopment will require electrical power and natural gas for heating, lighting, appliance, space and water heating and other typical urban energy requirements.***

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

*No.*

- c. 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:

*Future site development will be designed to conform to applicable state and local energy code criteria.*

## 7. Environmental Health

- 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.

*The potential for environmental health hazards on the Jeld-Wen site will be less than the previous door manufacturing uses on the site. Specific aspects of the environmental health hazards will be addressed in the subsequent project level environmental review.*

- 1) Describe special emergency services that might be required.

*With the exception of the marina uses, standard police, fire, and medical emergency services will be required in the event of accident, fire, environmental spill or unusual emergency event on the property. Police, fire, and emergency medical services will be provided by the City of Everett. The City of Everett has mutual aid agreements with adjacent jurisdictions.*

- 2) Proposed measures to reduce or control environmental health hazards, if any:

*Redevelopment of the Jeld-Wen site will result in replacing the old structures, buildings and inadequate infrastructure which was not designed and constructed to current environmental health standards. Future development will be subject to current environmental health standards. The project level review will address any needed special measures.*

- b. Noise

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

*Predominately the noise is related to vehicular traffic along West Marine View Drive and the railroad on the east side of this roadway.*

- 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 short term construction noise associated with demolition of existing structures and new construction activity associated with the proposed uses. Future demolition and construction activities will occur within the established hours and days of the week permitted by the City. Long term noise will be typical of other residential, marina, and commercial uses.*

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

*Construction activity will be limited to the City permitted construction hours and others which maybe required as conditions associated with State or Federal permits.*

## 8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

*The Jeld-Wen site is currently used by Rinker to transport gravel which has been barged to the property. The previous door manufacturing facility on the remainder of the site is no longer in operation. The Port property is undeveloped. The properties immediately adjacent to the site are undeveloped. More specifically,; 1) North – undeveloped, 2) South – mudflats/tidelands, 3) West – water channel and 4) West Marine View Drive, Railroad and Maulsby Wetland*

- b. Has the site been used for agriculture? If so, describe.

*No.*

- c. Describe any structures on the site.

*The Jeld-Wen property contains numerous structures and buildings associated with the previous door manufacturing facility. There is also a barge dock at the west end of the site. In addition a new gravel processing building exists on the portion of site leased to Rinker. No structures exist on the Port Property.*

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

*It is anticipated that most all of the existing structures will be demolished. The project level environmental review will provide a description of all structures which will be demolished.*

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

***M-S Maritime Services and M-2 Heavy Manufacturing.***

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

***Maritime Services with a shoreline overlay of Urban Maritime Interim, Aquatic, and Aquatic Conservancy.***

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

***The Everett Shoreline Master Program designates the adjacent shoreline as Urban Maritime Interim, Aquatic and Aquatic Conservancy.***

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

***None of the uplands portions of the site are classified as environmentally sensitive. The City notes in the Shoreline Plan that the Maulsby Mudflats is subject to special area planning to be conducted by the City and multiple property owners.***

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

***Unknown at this time. The project level environmental review will provide information on the projected number of people who will work and or reside at the site.***

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

***No people currently reside on the property. The existing Rinker gravel operation will need to relocate. The number of on-site Rinker employees and truck drivers varies based on the economy and construction activity.***

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

***The time period necessary to obtain permits for redevelopment of the property should be sufficient for Rinker to relocate its operation.***

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

***The proposed redevelopment will require the requested Comprehensive plan amendment, rezone and Shoreline Designation change to waterfront commercial with planned development overlay and an urban multi-use shoreline designation.***

*The proposal also includes a pedestrian trail and open space network consistent with the adopted Shoreline Public Access Plan (2003).*

## 9. Housing

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

*At this stage a specific development proposal has not been prepared. This is a non-project action initially requesting a change in the land use and zoning designations.*

*A copy of an initial development concept is enclosed (Attachment "B"). The residential uses will likely contain waterfront live/work units, low-rise, mid-rise and residential tower flats. Residential units will predominantly be for middle to upper income.*

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

*Not applicable. No residential units exist on the property.*

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

*During the future project level environmental review, the project will include a set of design guidelines for buildings, public and private open spaces, the Marina, waterfront, and a linear park along West Marine View Drive. At this time a historic Maritime Everett Waterfront theme is proposed.*

## 10. Aesthetics

- 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 of any proposed structure is projected to be approximately eighty (80) feet. These are labeled residential tower flats on the Conceptual Plan (Attachment "B"). Exterior building materials would likely include wood, glass, metal, masonry block, and other contemporary finishes. As previously discussed in this checklist a set of architectural design guidelines will be prepared with the future development application. These guidelines will be established as binding conditions, covenants, and restrictions (CC & R's) for all development on the property. More detailed information on the varied building heights site plan and building materials will be provided during the project level environmental review.*

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

*Views in the immediate vicinity along West Marine View Drive will be altered. The alterations associated with both the Jeld-Wen and Port Property include the open space linear Park along the roadway. Regarding the Jeld-Wen property, the new buildings will be set back further from West Marine View Drive. The residences on the bluff east of the site along Alverson Blvd. are setback approximately 700 feet from the Jeld-Wen frontage along West Marine View Drive and setback 600-700 feet from the Port property. Some views from the residences on the bluff will likely be altered, however no ones total view will be obstructed. Prior to the public hearings on this proposal the applicant intends to prepare and submit cross-sections and graphic simulations which illustrate the development and the potential view alterations. Also, more detailed information on this element will be proved during the project level environmental review.*

- c. Proposed measure to reduce or control aesthetic impacts, if any:

*As discussed in item 10.b. the linear park, water feature, setback of buildings from West Marine View Drive and provision of architectural design guidelines and CC & R's will reduce the aesthetic impacts. In addition the building height variation will assist for the residential element. It is also proposed that the building heights will be highest at the center of the Jeld-Wen site and tapering down in height toward the edges of the site. In addition, it is anticipated there will be a tapering down in height toward the water to reduce the alteration of views from the residences on the bluff.*

## 11. Light and Glare

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

*Redevelopment and new development will produce exterior and interior lighting, automobile headlights, street and parking lighting, grounds lighting and business sign lighting. Information on sources of light and glare will be provided during the project level environmental review.*

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

*The future redevelopment will change the type and location of lighting on the Jeld-Wen site and provide new lighting sources on the Port site. It is not anticipated that these sources will produce a safety hazard. These sources will alter the current condition along West Marine View Drive and from the residences on the bluff. Further review of these factors will be addressed in the project level environmental review.*



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

*Not aware of any which may affect the proposal.*

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

*The need for any special provisions to reduce or control light and glare will be identified during the project level environmental review and site plan review process.*

## 12. Recreation

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

*North View Park is located along West Marine View Drive approximately 900 linear feet south of the Jeld-Wen property. There is also a public park on the bluff along Alverson Blvd. The City's Legion Golf Course is located within approximately one mile northeast of the property.*

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

*No.*

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

*The future redevelopment will improve active and informal recreation. These improvements include the potential 2 acre public waterfront park, linear park along West Marine View Drive, increased public shoreline access on the Port property with view points and increased shoreline access to the residents on the Jeld-Wen property. These improvements are consistent with the City of Everett Shoreline Public Access Plan.*

## 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

*No.*

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

*Not aware of any.*

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

*Not applicable.*

#### 14. Transportation

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

*West Marine View Drive provides primary access to the Jeld-Wen and Port Property.*

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

*The site is not currently serviced by public transit. It appears Everett Transit may have at one time served the Jeld-Wen site when the manufacturing facility was in operation. This opinion is based on the fact that a Transit Shelter exists along the frontage with West Marine View Drive. Currently Everett Transits closest bus stop is approximately one mile south of the site. With future development it is anticipated enough potential ridership would warrant Everett Transit extending transit service to the site.*

- c. How many parking spaces would the completed project have? How many would the project eliminate?

*With the future development proposal once a specific site plan is prepared and the mix of uses determined a projection of the number of parking spaces will be able to be identified. The existing parking spaces for the previous Jeld-Wen manufacturing facility will be redeveloped and replaced.*

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

*New vehicular and pedestrian circulation improvements will be required for redevelopment. It is anticipated the vehicular circulation (streets/drives) will be private and maintained by a Property Owners Association (POA) and or a Home Owners Association (HOA). The specific location of these facilities will be shown on the future site plan. The site plan will be subject to City approval.*

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

*The project concept includes both a private and public marina with boat slips intended to with improvements and dredging use the adjacent water channel.*

*These water uses are at this time projected to be primarily for recreational boat purposes. If the market warrants there is the possibility of tour boats, charter boats, and passenger boats. Further review of these factors will be addressed during the project level environmental review.*

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

*Redevelopment of the site will increase vehicular trips per day. At this time the number, type and peak hour are not known. The project level environmental review will include a traffic analysis in accordance with the City traffic analysis criteria.*

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

*The future project level environmental review will include measures to reduce or control transportation impacts. At a minimum those measures will include complying with the City Traffic Mitigation requirements.*

#### 15. Public Services

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

*Yes. There will be an increased demand for public services over the current use of the property. These increases will predominantly relate to police and fire protection. It is not anticipated that the residential uses will attract a significant number of families or single parents with school age children. The project level environmental review will provide more information on the increased need for public services.*

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

*The removal of the vacant existing buildings will remove a potential fire hazard. With redevelopment the provision of a comprehensive vehicular circulation network, along with updated fire protection devices and new structures built to code will reduce the impact on fire and police protection. The need for any special measures to reduce or control impacts on public services will be addressed as a part of the project level environmental review.*

#### 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse, service, telephone service, sanitary sewer, septic system, other.

- 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.

*Extensions and some upgrades of the utilities noted in item 16.a. will be required to serve the future redevelopment of the property. The specifics regarding extensions and upgrades will be provided as a part of the project level environmental review.*

C. Signature

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: Randy Blair - W # Paapi

Date Submitted: June 30, 2009

D. Supplemental sheet for nonproject actions

(do not 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?

*Redevelopment of the site for commercial, recreation and residential oriented mixed-use under the proposed comprehensive plan map change and rezone could potentially result in some increased discharge to water, emissions to air, and production of noise. The previously completed sections of this Environmental Checklist provide additional information regarding the potential for increased emissions, releases and discharges in each of these categories. However, it should also be noted that incremental redevelopment and use of the site that*

*would otherwise occur under its current comprehensive plan designation and zoning would potentially create equal or greater levels of these same types of discharges, emissions and releases. This is because the current comprehensive plan and zoning allow and promote use of the site for a wide range of more industrial and heavy manufacturing oriented uses. These uses typically produce proportionally more water, air, noise and toxic or hazardous emissions and substances than do the mix of uses allowed under the requested plan and zone change.*

Proposed measures to avoid or reduce such increases are:

*(1) Full compliance of the proposed mixed-use oriented site redevelopment with all applicable City of Everett Comprehensive plan provisions and related development regulations as they would be emended by the requested map change and PDO rezone; (2) Removal of nearly all the site's older structures and large industrial uses and replacement with lower polluting uses and structures that fully comply with the most current building, fire/safety and environmental codes; and (3) Implementation of any needed special emission/discharge reduction controls or requirements as part of the project level, site plan approval and environmental review process.*

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

*The proposal is not anticipated to have more adverse affects on plants, animals, fish or marine life than would the types of uses and intensity of development allowed under the current comprehensive plan designation and zoning. This is because the portions of the proposed site redevelopment described in the proposed concept for redevelopment now being evaluated that are most likely to have any significant affect on plants, animals, fish or marine life are already allowed by the current comprehensive plan and zoning. The one exception is the portion of the shoreline currently designated Aquatic Conservancy. The procedure to evaluate and change the shoreline use on the portions designated Urban Maritime Interim are similar for the existing and proposed land use designation and zoning.*

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

*(1) Removal of older existing structures and redevelopment with new stormwater management facilities will reduce impacts on aquatic plants, fish, and marine life; and (2) Implementation of any special measures determined to be needed to protect or conserve plants animals, fish or marine life near the site as part of the project level, site plan approval and environmental review process.*

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

*Master planned, mixed – use redevelopment of the site as would be allowed by the proposed comprehensive plan map change and PDO rezone is likely to result in the consumption of additional energy or natural resources. However it should also be noted that incremental redevelopment and intensified use of the site what would otherwise occur under its current comprehensive plan designation and zoning is likely to eventually consume equal or greater amounts of energy or other natural resources. This is because the current comprehensive plan and zoning allow and promote use of the site for a wide range of more industrial and heavy manufacturing oriented uses. These uses typically require substantial amounts of energy and other natural resources for their manufacturing and fabrication processes.*

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

*(1) Redevelopment related replacement of the site’s older structures with new buildings and improvements that comply with all of the most current building and energy conservation codes; and (2) Use of a pedestrian oriented, master planned redevelopment typically requires less energy per square foot of building space and will promote greater use of future public transit and reduce the number of peak hour auto trips to and from the site.*

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?

*Refer to response in item 2. The proposal is not anticipated to have any substantial greater impact than the uses which are permitted under the current land use and zoning designations.*

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

*(1) Removal of older existing structures, and redevelopment with new stormwater management facilities will reduce impacts on aquatic plants, fish and marine life; and (2) Implementation of any special mitigation measures identified during the project level, site plan approval and environmental review process as being needed to protect or conserve environmentally sensitive areas, fish resources or other government protected areas near the site.*

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?

*The Jeld-Wen Corporation and the Port of Everett are requesting that the City of Everett approve an amendment to the Everett Comprehensive Plan Map and associated Zone Map affecting their respective properties.*

*The proposal is to change the comprehensive plan designation for the subject property from Maritime Service to Waterfront Commercial. The zone district would be changed from Maritime Services (M-S) and Heavy Manufacturing (M-2) to Waterfront Commercial with a Planned Development Overlay Zone allowing for a mix of residential, recreation and commercial uses. The future development application would include project specific design guidelines. This proposal would require the Shoreline Master Program be amended for the site from Urban Maritime Interim, Aquatic and Aquatic Conservancy to Urban Multi-Use. The purpose of the above map amendments is to allow for the redevelopment of this urban shoreline site for optimum land uses while restoring and improving some of the aquatic/biological functions associated within and near the site.*

*As shown on the conceptual diagram (Attachment 'B') the project will include a mix of residential and recreational uses with local commercial uses to support them. The residential uses will mainly be located on the Jeld-Wen portion of the site with recreational uses (public/private marina and public walk/bike ways), commercial and some residential uses on the Port portion of the site. The Jeld-Wen portion of the site would include residential low rise, mid rise and tower flats as illustrated in the Everett Comprehensive Plan. The dwelling units would be connected by a loop road and pedestrian trails. A private marina will be provided at the northwest end of this portion of the site. The structures will be oriented to allow for optimal view opportunities from the dwelling units to the water with building heights being highest at the center of the site and tapering down in height toward the northeast and southwest and toward the northwest end of the site. The tapering of height toward the north end of the site will also mitigate obstruction of views of Puget Sound from existing dwellings east of the site, on top of the bluff. The majority of the vehicular parking will be provided underneath the various housing structures to provide appropriate spacing between the buildings to include pedestrian friendly plazas and landscaping, thus enhancing the livability of that part of the site. The 2 acre wooded area at the southern end of the Jeld-Wen site will include a trail spur from the west Marine View Drive Trail to the western end of the site where a public viewpoint will be provided. This wooded area also provides the potential for another public waterfront park. In addition, a lineal park with water frontage is proposed along West Marine View Drive. Pedestrian access to the more public and commercial Port property would be provided by way of two bridges spanning an enhanced water body between the two ownerships. These proposed public access provisions exceed those recommended in the City of Everett Shoreline Public Access Plan.*

*Two vehicular access points from west Marine View Drive would be provided to the site.*

*A public walkway, vista lookouts, plazas for outdoor public events and the marina with public restroom facilities will be oriented to the north shore of the Port property. These outdoor recreation opportunities will attract the general public to a village-like esplanade where necessary local commercial goods and services will be provided to support those activities, as well as provide for incidental needs of the development residents. This recreation and commercial hub of the development will help to create a waterfront public esplanade where local residents and the general public converge to create a lively, village-square atmosphere.*

*One road running through the center of the Port site provides access to dwelling units and commercial facilities with a turnaround at its northern end. Low-rise residential and waterfront live-work townhomes will also be located at the Port property. The low-rise multiple-family structures are located at the entry of the site and the live-work townhome units are west of the main road. Mixed use residential and ground floor commercial buildings are provided east of the main road and will be oriented toward the river mouth and the proposed marina to the north. The marina front commercial services and the live-work units will be readily accessible from pedestrian walkways and the main street, thus having ample exposure to pedestrian and vehicular traffic.*

*The marina will provide a mix of private and public boat slips for the residents of the Jeld-Wen/ Port neighborhood and the public. A parking lot for the general public will be located at the northeast corner of the site, just off of West Marine View Drive. This parking area will not only serve those who may be renting a boat slip at the marina, but also anyone interested in renting a small boat or walking along the waterfront commercial esplanade at the northern boundary of the site. One road running through the center of the Port site would provide access to dwelling units and commercial facilities with a turn-around at its northern end. Specific land uses planned along the northern boundary of the site will be commercial and residential mixed use with public restroom and natural/cultural interpretive facilities to support boat owners and those using the public pedestrian walkways.*

*Three public vista locations will be provided along the trail running along the north boundary of the site adjoining the public/private marina. Commercial uses at the ground floor of the mixed use buildings facing the marina could have retail and commercial service uses such as restaurant/sandwich shop, grocery sales, boat/bike rental service and fitness club. Commercial uses in the work-home units could include professional offices (i.e. lawyer, architect, accountant, real estate sales, caterer) as well as artists and craftsman.*



*In addition to the aforementioned a detailed explanation of how the requested plan map change area rezone will assist in implementing Comprehensive Plan policies is contained in the Narrative Statement portion of the “Comprehensive Plan Change and Rezone Application” for this proposal.*

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

*(1) To obtain the requested comprehensive plan amendment and PDO rezone to ensure that redevelopment will be fully consistent with these changes and related development regulations; (2) Use of the City’s discretionary site plan approval process to create a high quality, site redevelopment plan. (3) Provide improved public pedestrian access, (4) Provide linear park along West Marine View Drive (5) Provide potential 2 acres public waterfront park and (6) implement applicable elements of the City Shoreline Public Access Plan.*

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

*Redevelopment of the site for masterplanned, residential, recreation and commercial purposes will produce an increase in daily vehicular trips. This form of mixed-use development will also produce an increased demand for most types of public services (with the exception of schools because the type of residential units being proposed are not expected to attract a significant number of single parents or families with children) and it is anticipated utilities will need to be extended and potentially upgraded.*

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

*(1) The proposed form of compact, pedestrian oriented, mixed-use site redevelopment will significantly reduce both the capital expense and ongoing operational costs of satisfying its demands for additional transportation, public services and urban utilities compared to the same amount of development carried out in a more conventional manner on either this site or on scattered sites throughout the City, (2) Compact, pedestrian oriented development of the site will also provide the opportunity to create a neighborhood with opportunities to live, work, obtain convenience services and recreate on-site. (3) Redevelopment of the site will also result in removal of the older, non-conforming buildings and replacement with new buildings and improvements that will comply with the most recent building, fire and other safety codes. The site will also be provided with a fully looped water system with adequate fire flow and new fire hydrants; and (4) the proposed site redevelopment will comply with all standard City transportation, public services and utility system impact mitigation requirements as well as any special requirements imposed as part of the site plan approval and project level environmental review process.*

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

*The future site plan and development applications will be required to demonstrate that it is capable of complying with applicable local, state, or federal laws and requirements for the protection of the environment before it can proceed to the final approval and construction permits. A more detailed project level environmental review will be conducted with a specific development application. The final design and construction documents will be modified as necessary to avoid conflicts with applicable environmental protection requirements as a result of this more detailed environmental review effort and site plan review process.*