

**WATERFRONT PLACE CENTRAL
SEPA – MITIGATION MEASURES MATRIX**

Plan Set Title:	Click here to enter text.	Date Applicant Prepared:	Click here to enter text.
Applicant:	Click here to enter text.	Date POE Reviewed:	Click here to enter text.
Design Firm:	Click here to enter text.	Date COE Reviewed:	Click here to enter text.
Contact Name:	Click here to enter text.		
PLAN SET-SPECIFIC INFORMATION			
Project Parcel Location / Address:	Click here to enter text.	Parcel Land Use:	Click here to enter text.
Project WPC District:	Click here to enter text.	WPC Phase of Work:	Click here to enter text.
Project is within Shoreline Jurisdiction:	YES <input type="checkbox"/> NO <input type="checkbox"/>		

<i>Item No.</i>	Element of the Environment And Mitigation Measure	MDNS Item No. ¹	SEPA Checklist Section/page	Applicant Response	Port Apprv'l.	City Apprv'l.
1. EARTH RESOURCES:			B.1.			
1.a	Development of comprehensive temporary erosion and control plan (TESCP) for master planned redevelopment of the site in compliance with City of Everett and Ecology requirements.	2	B.1.h. / 13	Click here to enter text.	Click here to enter text.	Click here to enter text.
1.b	Port BMPs to control erosion and sedimentation, potentially including but not	3	B.1.h. / 13-14	Click here to enter text.	Click here to enter	Click here to enter

¹ All applicable elements with a referenced MDNS item number are REQUIRED.

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	limited to clearing limits, cover measures, perimeter protections, traffic area stabilization, sediment ponds, portable filter system, surface water collection, and dust control.				text.	text.
1.c	Installation of a coordinated set of ground improvements on all required portions of the redeveloped site prior to construction of infrastructure and new buildings to minimize potential damage from a major seismic event.	4	B.1.h. / 14	Click here to enter text.	Click here to enter text.	Click here to enter text.
1.d	Inclusion of structural design components in all new buildings, consistent with City of Everett building code requirements, to minimize damage from a major seismic event.	5	B.1.h. / 14	Click here to enter text.	Click here to enter text.	Click here to enter text.
1.e	Preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to meet NPDES requirements.	22	B.1.h. / 13	Click here to enter text.	Click here to enter text.	Click here to enter text.
2. AIR QUALITY:			B.2.			
	<i>Required Short-Term (Construction) Impact Mitigation Measures:</i>		B.2.c.	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.a	Comply with PSCAA recommendations for managing construction dust and US EPA and PSCAA regulations for handling potential airborne hazardous substances.	6	B.2.c. / 18	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.b	Requiring all contractors to develop and implement air quality control plans that will include BMPs to control fugitive dust and	-	B.2.c / 18	Click here to enter text.	Click here to enter	Click here to enter

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	odors emitted by diesel powered construction equipment.				text.	text.
2.c	Pave construction access roads; pave or use gravel on staging areas. <i>(Note: MDNS specifies paving only, not gravel; checklist includes gravel)</i>	7	B.2.c. / 19	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.d	Use emission reducing equipment/practices for construction.	8	B.2.c. / 18	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.e	Use carpooling or other trip reduction strategies for construction workers.	9	B.2.c. / 18	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.f	Route and schedule construction trucks to reduce delays to traffic.	10	B.2.c. / 19	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.g	Provide on-site transit access, enhanced pedestrian and bicycle circulation system and transportation management program (TMP) for project employees to reduce single occupant vehicle trips within and to the site.	11	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.h	Use Port BMPs for control of dust, painting, sand blasting, and fuels/solvents in the new boatyard.	12	B.2.c. / 19	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.i	Limit boatyard spray painting to licensed operators.	12	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.j	Use of proposal's compact transit and pedestrian oriented, mixed use site design to	13	-	Click here to enter text.	Click here	Click here

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	promote non-personal vehicle forms of transportation to reduce greenhouse gas (GHG) and other air emissions.				to enter text.	to enter text.
2.k	Low impact, sustainable design of the proposal to meet the equivalent of one of the recognized levels of LEED certification to reduce energy consumption and resulting GHG and other air emissions.	14	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.l	Use of a menu of coordinated transportation and non-transportation mitigation strategies to reduce air and GHG emissions.	15	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.m MENU²	Proposed Short-term (construction) impact Mitigation Measures could include:		B.2.c.	<i>Please provide a response for each measure below indicating which you intend to implement, and if not, why.</i>		
2.m(1)	Require all off-road equipment to be retrofitted with emission reduction equipment (i.e., require participation in Puget Sound region Diesel Solutions by project sponsors and contractors).	-	B.2.c./18	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.m(2)	Use only equipment and trucks that are maintained in optimal operational condition.	-	B.2.c./18	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.m(3)	Use bio-diesel or other lower-emission fuels for construction-related vehicles and equipment.	-	B.2.c. / 18	Click here to enter text.	Click here to enter text.	Click here to enter text.

² Elements listed in colored "MENU" Items are considered a list of options. The Developer may choose from this list a combination of measures or put forth additional or alternative options for City and Port consideration.

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2.m(4)	Minimize vehicle speeds while traveling on unpaved surfaces.	-	B.2.c. / 18	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.m(5)	Stage construction to minimize overall transportation system congestion and delays to reduce regional emissions of pollutants during construction.	-	B.2.c. / 19	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.m(6)	Implement construction curbs on hot days and other temperature inversion days when the region is at risk for exceeding ozone National Ambient Air Quality Standards (NAAQS), and work at night instead.	-	B.2.c./19	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.m(7)	Implement restrictions on construction equipment idling (e.g., limit idling to a maximum of five minutes for less).	-	B.2.c./19	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.m(8)	Locate construction equipment away from sensitive receptors such as fresh air intakes to buildings, air conditions, heat pumps, and sensitive populations.	-	B.2.c./19	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.m(9)	Locate construction staging zones where diesel emissions won't be noticeable to the public or near sensitive populations such as the elderly, the sick, and the young.	-	B.2.c./19	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.m(10)	Spray exposed soil with water or other approved suppressant to reduce emissions of PM10 and deposition of particulate matter.	-	B.2.c. / 19	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.m(11)	Cover all trucks transporting materials or use wetting materials to provide adequate freeboard space (from the top of the truck bed) as appropriate to reduce PM10	-	B.2.c./19	Click here to enter text.	Click here to enter text.	Click here to enter text.

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	emissions and deposition during transport to and from the site.					
2.m(12)	Provide wheel washers to remove particulate matter deposited that would otherwise be carried off-site by vehicles to decrease deposition of particulate matter on surrounding area roadways.	-	B.2.c./18	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.m(13)	Remove particulate matter deposited paved, public roads, sidewalks, and bicycle and pedestrian paths, to reduce mud and dust; sweep and wash streets continuously to reduce dust and wind-blown debris.	-	B.2.c./18	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.m(14)	Other measures proposed by applicant. Please provide detailed supporting explanation of how the proposed measures meet mitigation goals.	-	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n MENU	<i>Potential Long-Term (Operation) Impact Mitigation Measures <u>could</u> include:</i>		B.2.c. / 20	<i>Please provide a response for each measure below indicating which you intend to implement, and if not, why.</i>		
2.n(1)	Establishment of a commute trip reduction program for project employees to reduce single-occupant vehicle trips.	-	B2..c. / 19	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(2)	Use of trees and vegetation to shade buildings to assist in reducing heating and cooling energy requirements.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(3)	Orientations of buildings to take advantage of natural light.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.

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2.n(4)	Use of Energy Star rated equipment and appliances.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(5)	Use high-efficiency lighting systems incorporating automatic sensor and actuator controls.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(6)	Use of water-efficient and low-maintenance landscaping.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(7)	Use of alternative and renewable forms of energy for building and facilities operations.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(8)	Use of low carbon intensity building materials.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(9)	Use of locally sourced and reused building materials.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(10)	Use of water recycling or gray water systems.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(11)	Recycling of construction and demolition waste.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.

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2.n(12)	On-site collection and storage of recycled materials.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(13)	Use sustainably harvested wood products.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(14)	Use low volatile organic compound (VOC) adhesives, sealants. Paints, carpets and wood stain.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(15)	Install green roofs and green walls.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(16)	Install solar-thermal and/or solar electric systems on buildings which meet minimum location criteria.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.n(17)	Other measures proposed by applicant. Please provide detailed supporting explanation of how the proposed measures meet mitigation goals.	-	B.2.c / 20	Click here to enter text.	Click here to enter text.	Click here to enter text.
	<i>Required Climate change induced potential flooding - mitigation measures:</i>		B.2.c			
2.o	Set higher elevations (+18.5 feet MLLW) of first floors of all significant buildings in the proposal and other related design measures that provide additional protection from future increases in 100-year flood elevations that could impact the site.	16	B.2.c / 21	Click here to enter text.	Click here to enter text.	Click here to enter text.

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2.p MENU	<i>Proposed Climate change induced potential flooding – MENU of proposed mitigation measures include:</i>		B.2.c	<i>Please provide a response for each measure below indicating which you intend to implement, and if not, why.</i>		
2.p(1)	Below ground-level spaces in buildings and structures will be limited to parking, utilities, basic storage, and other similar uses not susceptible to major flood damage.	-	B.2.c / 21	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.p(2)	Below ground-level in buildings and structures will be designed to prevent or minimize entry of and/or major damage from flooding wherever feasible.	-	B.2.c / 21	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.p(3)	Essential site and building electrical power, utility, heating/cooling, and other vital infrastructure support systems will be designed and located to avoid and/or minimize serious damage and service interruptions caused by flooding and major storms.	-	B.2.c / 21	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.p(4)	Other measures proposed by applicant. Please provide detailed supporting explanation of how the proposed measures meet mitigation goals.	-	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
2.q	Proposed measures to reduce or control air emissions or other impacts to air will be refined during the project level environmental review.	-	B.2.c. / 21	Click here to enter text.	Click here to enter text.	Click here to enter text.
3. WATER RESOURCES:			B.3.			
	General:		B.3.d.			

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3.a.	Installation of a new, fully integrated stormwater system for the entire site.	-	B.3.d. / 24	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.b.	Require use of appropriate environmental management practices BMPs.	-	B.3.d. / 24	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.c.	For site areas that will be covered by a Construction Stormwater General Permit issued by Ecology, the design and construction will be in accordance with the standards used by the City of Everett. The stormwater control facilities for any site areas not covered by a Stormwater Permit will also meet or exceed City standards.	-	B.3.d. / 24	Click here to enter text.	Click here to enter text.	Click here to enter text.
	<i>Short-Term Construction Phase:</i>		B.3.d.			
3.d.	Each project level environmental review will also include a detailed description of the measures that will be used to reduce or control surface, ground, and runoff water impacts.	-	B.3.d. / 25	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.e.	Ecology Stormwater Permit and controls for sites greater than 5 acres.	17	B.3.d. / 24	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.f.	Construction BMPs such as silt fencing, plastic covering for exposed ground, straw mulch, hydroseeding, sediment traps, rock lined channels, check dams and temporary detention basins.	18	B.3.d. / 25	Click here to enter text.	Click here to enter text.	Click here to enter text.

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3.g.	Cleaning construction equipment and vehicles before they leave the site.	19	B.3.d. / 25	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.h.	Regular preventative maintenance of vehicles would be conducted to prevent leaks of fuel or other potentially contaminating fluids and hydrocarbons during construction.	-	B.3.d / 25	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.i.	Implementation of a City of Everett approved Temporary Erosion and Control Plan.	20	B.3.d. / 25	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.j.	Project operation runoff would be collected and treated for 100 percent of the site. A spill response program would be developed and implemented.	21	B.3.d. / 25	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.k.	A stormwater pollution prevention plan would be developed and implemented.	22	B.3.d. / 25	Click here to enter text.	Click here to enter text.	Click here to enter text.
	<i>Long-Term Operations Phase:</i>		B.3.d.			
3.l.	Obtain coverage under a Stormwater General Permit and use of operational BMPs to meet required water quality standards.	24	B.3.d. / 25	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.m.	Energy dissipating armoring around new and expanded stormwater outfalls would be provided.	23	B.3.d. / 25	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.n.	Stormwater management facilities that would safely route runoff to receiving waters	-	B.3.d. / 25	Click here to enter text.	Click here	Click here

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	without creating additional erosion or sedimentation.				to enter text.	to enter text.
3.o.	Oil/water separators to trap potential pollutants.	-	B.3.d./25	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.p.	Regular equipment inspection and maintenance, and facility worker training would be conducted to ensure effectiveness of the operation BMPs.	-	B.3.d. / 25	Click here to enter text.	Click here to enter text.	Click here to enter text.
3.q.	A spill response program tailored to the specific needs of the redeveloped site.	-	B.3.d./25	Click here to enter text.	Click here to enter text.	Click here to enter text.
4. PLANTS AND ANIMALS:			B.4. and B.5.			
	Plants		B.4.d.			
4.a.	All portions of the redevelopment site are not covered by buildings, paved areas or other improvements will be landscaped with appropriate materials that meet or exceed all City of Everett landscaping requirements.		B.4.d. / 26	Click here to enter text.	Click here to enter text.	Click here to enter text.
4.b.	Prepare a landscaping master plan for the entire site to guide and coordinate design and installation of landscaping improvements for all individual redevelopment project elements.	-	B.4.d. / 26	Click here to enter text.	Click here to enter text.	Click here to enter text.
	Animals		B.5.d.			

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4.c.	Project operation runoff would be collected and treated for 100 percent of the site.	-	B.5.d. / 25	Click here to enter text.	Click here to enter text.	Click here to enter text.
4.d.	Add project landscaping to existing un-vegetated shoreline edges of the site.	25	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
4.e.	Wherever feasible, remove all remaining creosote wood piling and bulkheads and replace with non-contaminating materials.	26	B.5.d. / 27	Click here to enter text.	Click here to enter text.	Click here to enter text.
4.f.	Control erosion and limit runoff from the site during construction. Erosion controls such as interceptor swales, rock-lined channels, filter fabric fences, straw mulch, plastic covering, and hydro seeding will be employed as needed to prevent silt-laden runoff from leaving the site.	-	B.5.d. / 27	Click here to enter text.	Click here to enter text.	Click here to enter text.
4.g.	Potential impacts to listed species will be addressed through avoidance and minimization measures such as; seasonal timing restrictions; special sound and glare abatement controls on certain types of site construction activities, and enhanced stormwater treatment.	-	B.5.d. / 28	Click here to enter text.	Click here to enter text.	Click here to enter text.
5. ENERGY AND NATURAL RESOURCES:			B.6			
5.a.	New structures and uses included as part of site redevelopment will conform to the most current state and local energy code requirements.	-	B.6.c. / 28	Click here to enter text.	Click here to enter text.	Click here to enter text.

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5.b.	Inclusion of significant on-site recreation opportunities and convenience type goods and services to serve new project residents and employees.	-	B.6.c. / 28	Click here to enter text.	Click here to enter text.	Click here to enter text.
5.c.	Various types of "built green" or low impact design features will be used in new buildings and site improvements wherever feasible, to reduce the demand for energy and make greater use of recycled materials.	30	B.6.c. / 28	Click here to enter text.	Click here to enter text.	Click here to enter text.
5.d.	Adopt City, State and Federal energy conservation guidelines.	27	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
5.e.	City of Everett building code energy conservation measures.	28	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
5.f.	Port of Everett energy conservation BMPs.	29		Click here to enter text.	Click here to enter text.	Click here to enter text.
5.g.	Use of low-impact, sustainable design features in new buildings and site improvements.	30	B.6.c. / 28	Click here to enter text.	Click here to enter text.	Click here to enter text.
5.h.	Use of pedestrian and transit-oriented design in the project to reduce auto use.	31	B.6.c. / 28	Click here to enter text.	Click here to enter text.	Click here to enter text.
6. ENVIRONMENTAL HEALTH AND NOISE:			B.7.			
	Environmental Health Mitigation Measures:		<i>B.7.a.</i>			

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6.a.	All elements of the redeveloped site will be designed to meet the most current provisions of city, state, and federal codes for fire, life safety, and environmental hazard protection.	-	B.7.a.5. / 30-31	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.b.	BMPs to be followed by all future proposal contractors and tenants will also be developed and implemented to ensure proper handling, management, containment, application and storage of all potentially toxic or hazardous chemicals used during the development and operating life of the proposal.	-	B.7.a.5. / 31	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.c.	Ecology approved cleanup plan under its Voluntary Cleanup Program implementation for entire site.	32	B.7.a.5 / 30	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.d.	Use of approved abatement plan for removal of hazardous materials from demolished buildings.	33	B.7.a. / 29	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.e.	Health and safety procedures to protect workers from exposed contaminated soils during construction.	34	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.f.	Use of appropriate contaminated soil management practices.	35	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.g.	Deed restrictions on areas of the redeveloped site with permanently contained hazardous substances.	36	-	Click here to enter text.	Click here to enter text.	Click here to enter text.

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6.h.	Conduct groundwater compliance monitoring, as needed.	37	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
	Noise Mitigation Measures:		<i>B.7.b.</i>			
6.i.	More analysis of these potential noise impacts and effective measures to mitigate them in the redevelopment project design will be included in the project level environmental review.	-	B.7.b.1 / 32	Click here to enter text.	Click here to enter text.	Click here to enter text.
	Required Short-Term (Construction) Noise Mitigation Measures:		B.7.b.3. / 32			
6.h.	Substitute hydraulic or electric versions for impact tools such as jack hammers, rock drills, and pavement breakers.	39	B.7.b.3. / 33	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.i.	Use standard construction site noise reduction techniques including use of electric or hydraulic impact tools.	39	B.7.b.3. / 33	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.j.	Use of alternatives to impact pile driving where feasible.	40	B.7.b.3. / 33	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.k.	Use of pile driving sound absorbing barriers and/or other sound reducing measures.	41	-	Click here to enter text.	Click here to enter text.	Click here to enter text.

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6.l.	Adhere to City noise ordinance hours and other applicable requirements.	42	B.7.b.2. / 31	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.m.	Use properly sized/maintained mufflers.	38	B.7.b.3. / 33	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.n.	Use engine enclosures and intake silencers.	38	B.7.b.3. / 33	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.o. MENU	<i>Short-Term (Construction) Noise Mitigation Measures to be used as needed and appropriate as required:</i>		B.7.b.3. / 32	<i>Please provide a response for each measure below indicating which you intend to implement, and if not, why.</i>		
6.o.(1)	Locate stationary construction equipment such as pumps, compressors, and other equipment that operators continuously and contribute to high, steady background noise levels, away from sensitive receiving properties wherever feasible. Where this is not feasible or where noise impacts would still be likely to occur, place portable noise barriers around the equipment.	-	B.7.b.3. / 32	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.o.(2)	Where feasible, use alternative backup alarms on construction equipment that automatically adjust in response to ambient noise levels to minimize this noise source.	-	B.7.b.3. / 33	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.o.(3)	Require equipment operators to lift rather than drag materials wherever feasible.	-	B.7.b.3. / 33	Click here to enter text.	Click here to enter text.	Click here to enter text.

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6.o.(4)	Use electric pumps rather than gas-powered versions if pumps are required.	-	B.7.b.3. / 33	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.o.(5)	Use auger-driven piling installation equipment wherever feasible to substantially reduce the potential noise generated by the installation of pile footings for the proposal's larger buildings.	-	B.7.b.3. / 33	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.o.(6)	Other measures proposed by applicant. Please provide detailed supporting explanation of how the proposed measures meet mitigation goals.	-	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
	<i>Required Long-Term Project Design and Operation Noise Mitigation Measures:</i>		<i>B.7.b.3.</i>			
6.p.	The total extent of on-site surface-level roadways will be limited and roadway design will restrict speed and minimize intersection congestion. All residential parking and most commercial parking will be located in enclosed parking structures.	-	B.7.b.3. /33	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.q.	All building mechanical equipment potential noise will be mitigated by installation and regular maintenance of low noise-emitting equipment. Noise baffles will also be used where necessary to further control potential noise emissions.	-	B.7.b.3. / 33	Click here to enter text.	Click here to enter text.	Click here to enter text.
6.r.	Buildings located in close proximity to West Marine View Drive will incorporate special acoustical design features to mitigate the noise impacts of vehicle traffic using this major roadway and from adjoining BNSF railroad operations. This will include the	-	B.7.b.3. / 33	Click here to enter text.	Click here to enter text.	Click here to enter text.

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	installation of noise control windows with a high Sound Transmission Class (STC) rating.					
6.s.	Incorporate special acoustical design features in all buildings located close to West Marine View Drive.	43	B.7.b.3. / 33	Click here to enter text.	Click here to enter text.	Click here to enter text.
7. LAND AND SHORELINE USE:			B.8.			
7.a.	The project level environmental review will provide more information regarding these existing structures.	-	B.8.c. / 34	Click here to enter text.	Click here to enter text.	Click here to enter text.
7.b.	Incorporation of transit and pedestrian oriented design features.	44	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
7.c.	Inclusion of an integrated mix of land uses.	45	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
7.d.	Enhanced on-site circulation for pedestrians and bicycles.	46	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
7.e.	Provision of new and enhanced pedestrian and transit linkages to downtown Everett and surrounding areas.	47	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
7.f.	Inclusion of traffic-calming design features balancing vehicle circulation.	48	-	Click here to enter text.	Click here to enter text.	Click here to enter text.

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7.g.	Provision a variety of new public gathering places.	49	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
7.h.	Provision of public access to previously restricted shoreline areas on the site.	50	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
7.i.	Mitigation must comply with: <ul style="list-style-type: none"> o City of Everett Comprehensive plan, zoning and development regulations. o City of Everett Shoreline Master Program. o City of Everett/Port of Everett Planned Development Overlay (PDO) Development Agreement (DA) dated January 21, 2015, and Urban Design Guidelines. o Port of Everett Project CC&Rs. 	51	B.8.I. / 36	Click here to enter text.	Click here to enter text.	Click here to enter text.
7.j.	Incorporation of feasible sustainable and low-impact development methods and techniques.	52	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
7.k.	Provision of orderly, multi-phase site redevelopment timetable.	53	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
8. AESTHETICS / VISUAL QUALITY:			B.10			
8.a.	All materials used will be required to be consistent with a master set of detailed architectural and urban design guidelines that will be adopted as binding conditions, covenants, and restrictions (CC&Rs) for all	-	B.10.a / 37-38	Click here to enter text.	Click here to enter text.	Click here to enter text.

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	new development on the redeveloped site.					
8.b.	Incorporate landscaping in excess of Type III along West marine View Drive adjacent to the Craftsman District to meet City of Everett Comprehensive Plan Gateway corridor policies.	54	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
8.c.	Removal or major renovation of remaining older buildings, and removal of remaining outdoor storage areas.	55	B.10.c. / 40	Click here to enter text.	Click here to enter text.	Click here to enter text.
8.d.	Removal of all overhead utilities.	56	B.10.c. / 40	Click here to enter text.	Click here to enter text.	Click here to enter text.
8.e.	Removal of all potential taller view blocking trees.	57	B.10.c. / 40	Click here to enter text.	Click here to enter text.	Click here to enter text.
8.f.	Construction of master designed urban activity center with: fully landscaped streets and entryways; pedestrian orientation; network of open spaces/plazas; unified landscaping, lighting and signage; architecturally thematic building designs for each district.	58	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
8.g.	Reduced large surface parking areas.	59	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
8.h.	Attractive rooftop design treatments.	60	B.10.c. / 41	Click here to enter text.	Click here to enter	Click here to enter

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					text.	text.
8.i.	Apply the following to mitigate aesthetic and visual quality impacts: <ul style="list-style-type: none"> o City of Everett/Port of Everett PDO DA and Urban Design Guidelines. o Port of Everett Project CC&Rs. o City of Everett Comprehensive plan and development regulations 	61	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
9. LIGHT, GLARE AND SHADOWS:			B.11.			
9.a.	Special glare shielding, message timing, and maximum luminosity limits will be developed and approved by the City of Everett for the proposed proposal entry, community electronic message board sign.	-	B.11.d. / 42	Click here to enter text.	Click here to enter text.	Click here to enter text.
9.b.	A coordinated parking area and building lighting plan that utilizes properly aimed and placed and shielded lighting to minimize light and glare impacts on any potential on- or off-site receiving areas will be required for the entire site.	-	B.11.d. / 42 & 43	Click here to enter text.	Click here to enter text.	Click here to enter text.
9.c.	Coordinated site lighting/shielding and landscaping plan to minimize on and off-site light and glare impacts.	62	B.11.d. / 43	Click here to enter text.	Click here to enter text.	Click here to enter text.
9.d.	Use of non-reflective roofing and façade materials on all buildings.	63	B.11.d. / 42-43	Click here to enter text.	Click here to enter text.	Click here to enter text.
9.e.	Locate, design and orient all buildings to minimize light, glare and shadow impacts on the most sensitive receiving areas including	64	B.11.d. / 43	Click here to enter text.	Click here to enter	Click here to enter

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	the site's shoreline walkways and public spaces.				text.	text.
9.f.	Apply the following to mitigate light and glare impacts: <ul style="list-style-type: none"> o City of Everett Comprehensive plan and development regulations. o City of Everett zoning code and Shoreline Master Program. o City of Everett/Port of Everett PDO DA and Urban Design Guidelines. o Port of Everett Project CC&Rs. 	65	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
9.g.	Specification in the project level site development plan – That all exterior illumination and lighted signs will be hooded and/or shielded and properly placed to prevent glare when viewed from surrounding properties and rights-of-way, in conformance with applicable City codes.	-	B.11.d./43	Click here to enter text.	Click here to enter text.	Click here to enter text.
9.h.	Extensive landscaping and screening of all loading and parking areas and parking structures to minimize site lighting, and vehicle headlight impacts on any potential on or off-site sensitive receiving areas.	-	B.11.d./43	Click here to enter text.	Click here to enter text.	Click here to enter text.
10. PARKS AND RECREATION:			B.12.			
10.a.	New system of shoreline access areas, expanded public walkways, public spaces and recreational facilities (more than 21 new total acres).	66	B.12.c. / 43	Click here to enter text.	Click here to enter text.	Click here to enter text.
10.b.	New park, pathway and plaza improvements in early project phases.	67	B.12.c. / 44	Click here to enter text.	Click here to enter text.	Click here to enter text.

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10.c.	Apply the following to mitigate parks and recreation impacts: <ul style="list-style-type: none"> o City of Everett zoning code and Shoreline Master Program. o City of Everett/Port of Everett PDO DA and Urban Design Guidelines. o Port of Everett Project CC&Rs. 	68	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
10.d.	Install a unified interpretation recreation and shoreline access signage system from the entire site.		B.12.c. / 44	Click here to enter text.	Click here to enter text.	Click here to enter text.
10.e.	Collaboration with community organizers to fund and construct special park and recreational amenities on the site.		B.12.c. / 44	Click here to enter text.	Click here to enter text.	Click here to enter text.
11. HISTORICAL AND CULTURAL RESOURCES:			B.13.			
11.a.	Archeologist review of geotechnical data and final design plans with any appropriate follow-up actions.	69	B.13.d. / 45	Click here to enter text.	Click here to enter text.	Click here to enter text.
11.b.	Archeological monitoring during any major excavations with potential for disturbance.	69	B.13.d. / 45	Click here to enter text.	Click here to enter text.	Click here to enter text.
11.c..	Documentation of historical and cultural resources that cannot be retained.	70	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
11.d.	Consideration of on or off-site relocation of resources that otherwise would not be retained.	70	-	Click here to enter text.	Click here to enter text.	Click here to enter text.

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11.e.	Interpretive signage on use of site and lost resources.	71	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
11.f.	Inclusion of referential building to commemorate lost resources.	72	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
	<i>Special Measures if Required:</i>		B.13.d.			
11.g.	Mitigation Area – Retain an archaeologist if needed to examine the mitigation area and to determine the need for subsurface testing and identify the potential for archaeological features or buried anthropogenic (pre-contact period) sediments.	-	B.13.d / 46	Click here to enter text.	Click here to enter text.	Click here to enter text.
11.h.	Any archaeological discoveries would follow the protocols of an archaeological monitoring plan and tribal protocols for late discovery.	-	B.13.d / 46	Click here to enter text.	Click here to enter text.	Click here to enter text.
12. TRANSPORTATION:			B.14.			
12.a.	The predominant type of parking will be for automobiles and light trucks. Most of the proposal's parking will be in centrally located parking structures. Limited amounts of on-street and landscaped surface lot parking will also be provided.	-	B.14.c. / 46	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.b.	Additional parking management analysis will be conducted as part of the project level environmental review.	-	B.14.c. / 47	Click here to enter text.	Click here to enter text.	Click here to enter text.

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12.c.	City of Everett traffic mitigation ordinance fee payments for each project element.	74	B.14.h. / 50	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.d.	Use of a coordinated set of mitigation measures based on the proposal's form of compact, transit and pedestrian oriented, mixed use site redevelopment with opportunities to live, work, obtain essential services and recreate on a single site.	75	B.14.h. / 48-49	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.e.	Installation of traffic signal at 13 th Street and West Marine View Drive	76	B.14.d. / 47	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.f.	Lane improvements on Alverson Boulevard at West Marine View Drive intersection.	77	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.g.	Provision of a parking management plan for all site uses to maximize efficient use of all of the proposal's parking facilities.	78	B.14.h. / 49	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.h.	Elimination of up to 18 existing driveways on West Marine View Drive.	79	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.i.	Elimination of remaining industrial use generated heavy vehicle traffic on weekdays.	80	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.j.	Provision of on-site transit access and layover ability.	81	B.14.h. / 49	Click here to enter text.	Click here to enter text.	Click here to enter text.

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12.k.	Provision of on-site enhanced pedestrian and bicycle circulation system.	82	B.14.h. / 47 & 49	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.l.	Provision of a transportation management program (TMP) for project employees.	83	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.m.	Implementation of a voluntary trip reduction program which will include incentives to project residents and employees to use various rideshare services including commuter vanpools, carpools, para-transit, and various car sharing services on-site.	-	B.14.h. / 49	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.n.	Provision of convenience goods and services in and near compact, pedestrian-friendly residential and nodes in the project to reduce off-site trips.	-	B.14.h. / 49	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.o.	De-emphasis of private vehicle use by placing parking garages under and behind buildings and on side streets and limiting the overall amount of site parking to reduce private vehicle use.	-	B.14.h. / 49	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.p.	Provision of a fully networked pedestrian pathway and sidewalk system linking all portions of the project to reduce short trip on-site vehicle travel, and promote walking and bicycling.	-	B.14.h. / 49	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.q.	Provision of new and improved pedestrian and bicycle pathway linkages to the surrounding community to reduce vehicle trips to and from the site.	-	B.14.h. / 49	Click here to enter text.	Click here to enter text.	Click here to enter text.

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12.r.	Provision of a wayfinding signage system that is fully integrated into the project's internal street and pedestrian walkway system.	-	B.14.h. / 49	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.s.	Provision of secure, convenient, and weather-protected bicycle storage facilities throughout the redeveloped project site.	-	B.14.h. / 49	Click here to enter text.	Click here to enter text.	Click here to enter text.
12tu.	Provision of requirements and incentives to larger employees on the site to provide bicycle lockers, showers, and changing facilities for their bicycle-commuting employees.	-	B.14.h. / 49	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.u.	Provision of an internal street system and well located transit stops that can accommodate appropriately scaled public transit vehicles for both regular and special events transit service.	-	B.14.h. / 50	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.v.	Provision of a construction traffic mitigation plan in coordination with the City of Everett.	-	B.14.h. / 50	Click here to enter text.	Click here to enter text.	Click here to enter text.
12.w.	Construction of all off-site transportation improvements required by the City of Everett along with payment of any required traffic impact mitigation fees.	-	B.14.h. / 50	Click here to enter text.	Click here to enter text.	Click here to enter text.
13. PUBLIC SERVICES AND UTILITIES:			B.15. and B.16.			
13.a.	Project to have adequate fire access to all buildings, with 20 feet of unobstructed width, minimum clearance of 13'6", inside and outside turn radii of 35 feet and 55 feet	84	-	Click here to enter text.	Click here to enter text.	Click here to enter text.

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	respectively. Slope and grade to Everett Fire Department standards and all fire lanes, including grasscrete and esplanade, must meet weight requirement. Required improvements will be subject to field inspection at each phase of construction.					
13.b.	Provision of well designed internal street system to facilitate efficient emergency services access to all parts of site.	85	B.15.b. / 51	Click here to enter text.	Click here to enter text.	Click here to enter text.
13.c.	Provision of new, fully looped water distribution and fire hydrant system to provide adequate fire flow.	85	B.15.b. / 51	Click here to enter text.	Click here to enter text.	Click here to enter text.
13.d.	Removal or substantial renovation of all remaining older, non-current code compliant buildings and major structures on the site.	87	B.15.b. / 51	Click here to enter text.	Click here to enter text.	Click here to enter text.
13.e.	City of Everett zoning and building codes and payment of applicable school impact mitigation and utility connection fees.	88	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
13.f.	Payment of substantial new state and local property, leasehold, business and occupation and sales taxes during construction and operation of the project.	89	-	Click here to enter text.	Click here to enter text.	Click here to enter text.
13.g.	The proposal will provide specially designed and located shielded and non-glare security lighting to discourage illegal activity in all public spaces, walkways and parking areas. The proposal will pay any required school impact mitigation fees.	-	B.15.b. / 51	Click here to enter text.	Click here to enter text.	Click here to enter text.

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13.h.	Provide a multi-phased site development process that will enable additionally needed public services to also be provided in a commensurate phased manner.	-	B.15.b. / 5	Click here to enter text.	Click here to enter text.	Click here to enter text.
13.i.	During construction, security measures would be implemented to reduce potential criminal activity. These measures could include on-site surveillance, site lighting, and fencing to prevent public access.	-	B.15.b. / 52	Click here to enter text.	Click here to enter text.	Click here to enter text.
13.j.	Goals will be established to recycle a substantial percentage of the eligible site demolition material in order to minimize landfill costs and impacts and to promote recycling and reduce GHG emissions.	-	B.15.b. / 52	Click here to enter text.	Click here to enter text.	Click here to enter text.
13.k.	The need for any special measures to reduce or control direct impacts on public services will be assessed as part of the project level environmental review.	-	B.15.b. / 52	Click here to enter text.	Click here to enter text.	Click here to enter text.
13.l.	The proposal will be responsible for assisting in the funding of the necessary infrastructure upgrades (utilities).	-	B.16.b. / 52	Click here to enter text.	Click here to enter text.	Click here to enter text.

<p>Additional Comments: <i>Please provide any additional comments or information you feel the City or Port should be aware of for consideration during review.</i></p>
<p>Click here to enter text.</p>

