



**LAND USE APPROVAL  
PLANNING DIRECTOR DETERMINATION  
SHORELINE PERMIT REVISION - SMA05-009**

- Applicant:** Graham Anderson  
Port of Everett  
1205 Craftsman Way #205  
Everett, WA 98201
- Location:** West side of West Marine View Drive, extending between the 1000 and 1600 Blocks.
- Request:** Revision to approved shoreline permit to allow for site plan modifications described below.

**Background:** Permit No. SMA05-009 was issued January 5, 2006 for a ten year period. A one year extension has been issued by the Planning Director, resulting in a permit expiration date of January 5, 2017.

The scope of the original approval permit is quite broad, including site preparation, infrastructure improvements, marina support facilities, public amenities, parking, and improvements for retail, office and boating related businesses, spread throughout the 65 acre site. Construction began within 2 years of permit issuance and substantial progress has been made in implementing the plan.

The proposed revisions are located in the southeastern portion of the project in an area covering roughly ten acres. This area extends along the west side of West Marine View Drive from about the 1300 Block to south of the 1500 Block. Previous shoreline permits for this area have authorized building demolition, grading and soils remediation, bulkhead repair, road and utility locations.

Summary of Revisions

- Relocation of Seiner Drive, addition of angled parking on Seiner Drive and in 14<sup>th</sup> Street rights-of-way, and elimination of east-west connector road south of 14<sup>th</sup> Street.
- Eliminate planned marina parking at the northeast corner of marina.
- Add a public plaza with amenities at the northeast corner of marina.
- Esplanade landscaping.
- Streetscape improvements including lighting and landscaping.

Exhibits


1. Shoreline Permit SMA05-009 project file.
2. Waterfront Place Conceptual Site Plan
3. Waterfront Place Fishermans Harbor Plan Set

**Determination:**

The City of Everett Planning Director has determined that the proposed revisions to the project authorized by shoreline substantial development permit No. SMA5-009, as reflected in the exhibits identified above, are within the scope and intent of the approved shoreline permit. This determination is made pursuant to the specific revision criteria of Section 173-27-100(2) WAC:

- (a) No additional overwater construction is proposed.
- (b) There is no increase the the amount of ground covered by the project. The revisions are within the footprint of the original permit.

- (c) The revision does not authorize the development to exceed height, lot coverage, setback or other standards of the Everett Shoreline Master Program. There are no structures within the scope of the revision.
- (d) Landscaping will be provided in a manner consistent with the original approval. The original approval did not contain a conceptual or detailed landscape plan for this portion of the site. The proposed streetscape and shoreline public amenity landscaping is consistent with the vision of the approved overall conceptual site plan. The project will not displace any existing landscaping.
- (e) The uses authorized by the original permit does not change with this revision. Further shoreline permit(s) will be required for development of the specific building sites that are within shoreline jurisdiction.
- (f) No adverse environmental impacts have been identified that would result from the proposal.

Signed:   
Allan Giffen, Director  
Planning & Community Development

Date: 6.13.2016

**Appeals:** This determination may be appealed to the Washington State Shoreline Hearings Board. An appeal must be filed no later than 21 days after this decision is filed with the Washington State Department of Ecology.