



## Memorandum of SEPA Exemption


Project: Riverside Business Park Infrastructure Improvements  
Project No.: CIP No. 5-0-015-01  
Port SEPA No.: 2017-02  
Location: Port of Everett, Riverside Business Park  
Vicinity of 505 East Marine View Drive  
Everett, WA 98201

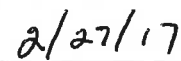
The Port of Everett has assumed lead agency status for review of the above-referenced project in compliance with SEPA (WAC 197-11). The Port has determined that the proposed project is categorically exempt from SEPA review under the provisions of:

- WAC 197-11-800 (2)(d) for other minor new construction, including the construction or installation of minor road and street improvement;
- WAC 197-11-800 (3) for repair, remodeling and maintenance activities; and
- WAC 197-11-800 (23) for utilities including installation and construction, relocation when required by other governmental bodies, repair, replacement, maintenance, operation or alteration.

A copy of the project description and vicinity map are attached to this memorandum. Questions with regard to this memorandum should be direct to:

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Port of Everett  
PO Box 538  
Everett, WA 98206  
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Paul Brachvogel, Chief of Legal Affairs  
Port SEPA Responsible Official

  
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Date Issued

Distribution:  
Project File  
Port Website

## **Riverside Business Park Infrastructure Improvements Project Description for SEPA Exemption**

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### Background:

Previous environmental review was conducted in 1999 pursuant to amendments to the Port of Everett's (Port) Comprehensive Scheme of Harbor Improvements, which included a Master Plan for the Riverside Business Park (RBP). The Port prepared a Final Supplemental Environmental Impact Statement (FSIES) to address the overall development of the RBP (Amendment to Comprehensive Scheme of Harbor Improvements for RBP, FSEIS, April 6, 1999). The FSEIS was a non-project review of the Master Plan and contemplated development of the site into an industrial park including industrial, warehousing, and manufacturing space.

The Port is currently undertaking minor improvements to the infrastructure that supports the development of the RBP. Separate project-level environmental review has been, or is being conducted by the City of Everett for the development of parcels within the business park, and the scale and impact of these developments are consistent with the Master Plan analysed in the FSEIS. This SEPA Exemption addresses the minor infrastructure improvements to be installed by the Port which are also consistent with the Master Plan and the FSEIS.

### Proposed Action:

The 35-acre Riverside Business Park development project site is located at 505 East Marine View Drive adjacent to the Snohomish River in Everett. The infrastructure project covered by this SEPA Exemption consists of minor road, sidewalk/trail, and utility and stormwater system improvements, as well as new shoreline public access trails and landscaping improvements. Certain portions of this work are within the 200-foot Shoreline jurisdiction boundary as noted below.

Road work on approximately 500 lineal feet (LF) of the existing 8th Street includes widening from a 25 feet ROW to a 50 feet ROW including, the addition of a road-side trail/sidewalk on the north side, curb and stormwater drainage improvements, and utility infrastructure mains and stubs (water, gas, power and communications) to service the adjacent lots' development. The improved 8th Street will be designed to City of Everett standards with a fire truck access turn-around cul-de-sac at the east terminus. The 8th Street elevations will be modified to collect surface water drainage and to accommodate a possible future rail crossing from the south into adjacent Lot 5. 8<sup>th</sup> Street will be raised to provide driveway access to Lot 3. These elevation changes will result in approximately an 18,200 square feet of fill area above floodplain elevation of 12.7 ft located in designated floodplain area. Mitigation for floodplain impacts, as acceptable to the City of Everett, will be provided. The entire street will be repaved. All road work is outside of the Shoreline jurisdiction.

Improvements to the existing Riverside Road include replacement of approximately 2,000 LF of 5 feet wide public access road-side sidewalk on the east side of the road with a 10 feet wide sidewalk.

Stormwater system improvements include collection of the 8<sup>th</sup> Street surface water and pumping it to the existing Riverside Road stormwater drainage system for treatment in the existing water quality pond. The Riverside Road overpass drainage will be redirected via improved conveyance infrastructure that includes treatment prior to entering the existing water quality pond. The existing storm system in Riverside Road will be reconfigured to accommodate the 100-year overflow event as required by the City of Everett and existing agreements.

Within the Shoreline jurisdiction, two existing outfalls (8-and-12-inch diameter) located east of the 8<sup>th</sup> Street cul-de-sac will be reinforced (“slip-lined”) to restore the integrity of the pipes and improve their drainage conveyance capability. An upland section of the 8-inch outfall pipe may require replacement and connection to a new manhole structure which is outside of the Shoreline jurisdiction, in order to connect it to the adjacent Lot 5 development. An existing sewage lift station in the vicinity of the above-mentioned outfalls that is located inland from the riverbank and within the Shoreline jurisdiction, will be decommissioned. It will be replaced with a new pump station constructed east of the 8<sup>th</sup> Street cul-de-sac, outside the 200-foot shoreline jurisdiction boundary.

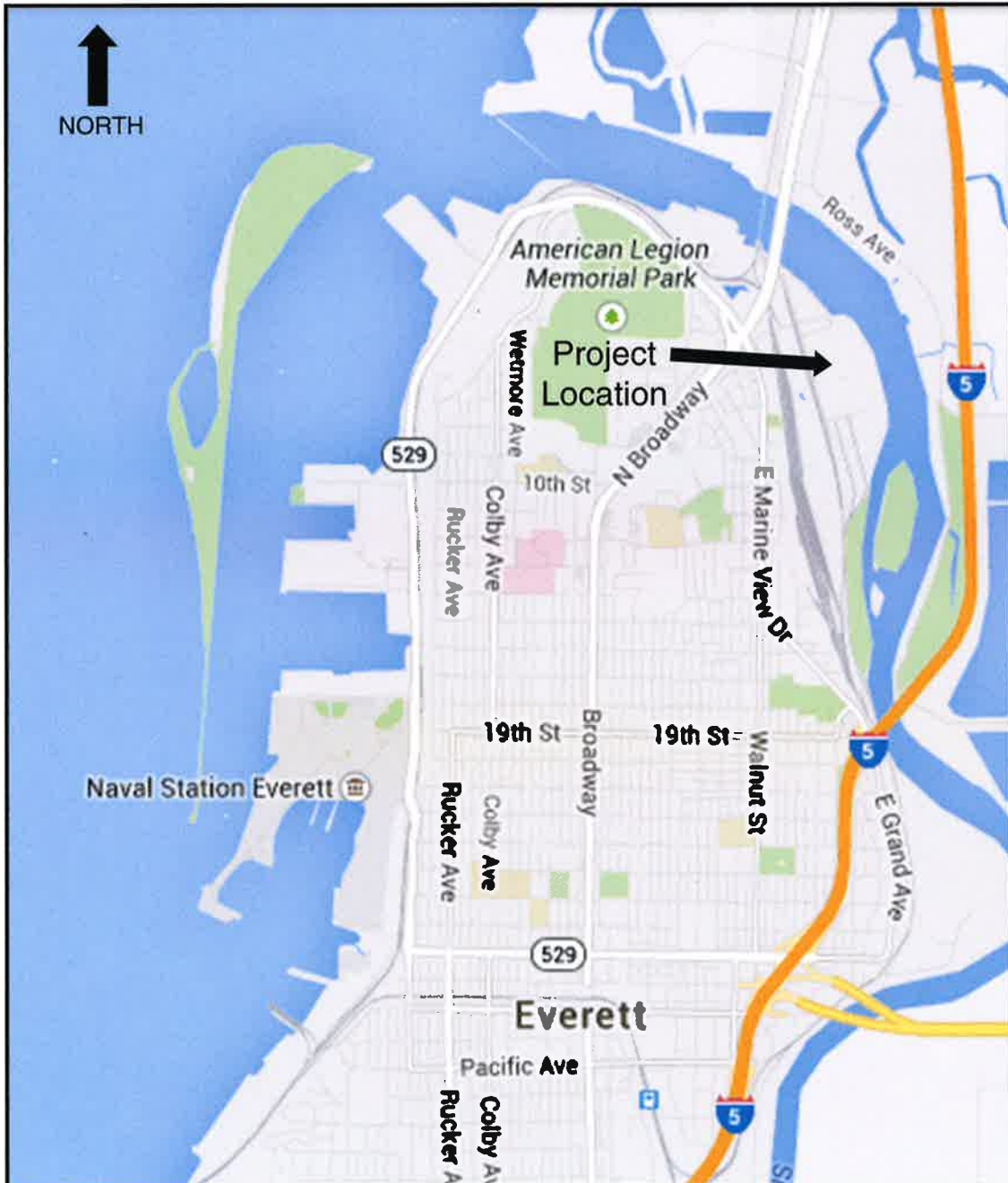
Within Shoreline jurisdiction boundary, approximately 3,000 LF of 10-foot wide paved shoreline public access trails will be constructed along the Snohomish River shoreline as required by the existing Port/City Public Access Agreement. The trails will be located within a 50-foot wide landscaped buffer corridor located between the river and the upland lots. Two overlook platforms will be constructed along the trail system; one due east of the terminus of 8<sup>th</sup> Street, and one just north of the Lot 2 boundary. Approximately 500 LF of 10-foot wide paved public access trail will be constructed to connect the 8<sup>th</sup> Street cul-de-sac sidewalk with the shoreline public access trail as well. A portion of this connector trail is within the Shoreline jurisdiction. No work will occur below the ordinary high water mark.

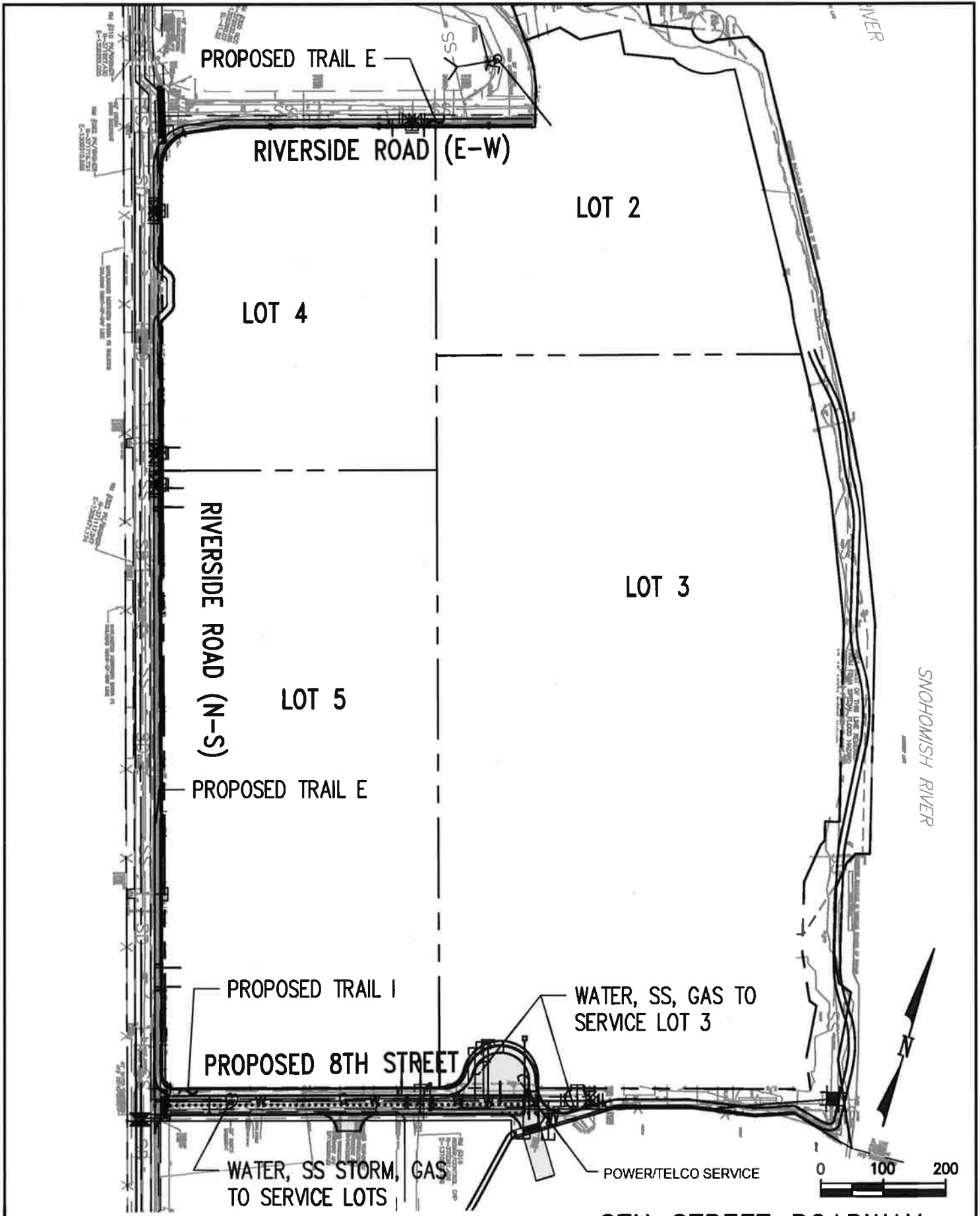
See attached exhibit for vicinity map.



Port of Everett

**PORT OF EVERETT**  
**Riverside Business Park**  
**Infrastructure Improvements**  
**SEPA Exemption 2017-02**  
**Project Vicinity**





PROPOSED TRAIL E

RIVERSIDE ROAD (E-W)

LOT 2

LOT 4

RIVERSIDE ROAD (N-S)

LOT 5

LOT 3

PROPOSED TRAIL E

PROPOSED TRAIL I

WATER, SS, GAS TO SERVICE LOT 3

PROPOSED 8TH STREET

WATER, SS STORM, GAS TO SERVICE LOTS

POWER/TELCO SERVICE

SNOHOMISH RIVER



**8TH STREET ROADWAY  
SEGMENTS I & E TRAILS  
FEB 2017**