

MITIGATED
DETERMINATION OF NON-SIGNIFICANCE
EVERETT SCHOOL DISTRICT NO. 2
LONGFELLOW SITE REDEVELOPMENT

DESCRIPTION OF PROPOSAL: The proposal is for the demolition of the Longfellow and the Annex buildings, and redevelopment of the area with new parking and landscape areas. The proposed development area is one-acre, of which 80% is impervious surface. Currently there is approximately 59,764 SF of parking in the project site area, which will be redeveloped to add 25,464 SF of new parking area for a total of 85,228 SF of parking ultimately at this location. There will be 56 new parking stalls within the redevelopment area. The existing buildings (Longfellow 24,957 SF and Annex 7,470 SF) will be demolished to accommodate the redevelopment. The existing bus parking area and adjacent parking (east of the redeveloped area) will remain. It is estimated that there will be 1,500 cubic yards of cut and 1,300 cubic yards of fill required for the project.

The proposal will require Review I SPU Land Use Permit, Demolition/Electrical/Grading/Drainage/ Public Works Permits from the City of Everett.

PROPONENT: Everett School District No. 2

LOCATION OF PROPOSAL: The project site is comprised of two addresses; the Longfellow building address is 3715 Oakes Avenue and Annex building address is 1906 37th Street in Everett. The project site area is within the northern-most portion of the 28.73-acre Memorial Stadium complex. The Snohomish County Assessor denotes the complex as within a single tax parcel, which is designated as #290529-003-001-00. The project site is within the southwest quarter of Section 29, Township 29 N., Range 5 E., W.M. within the city limits of Everett, Snohomish County.

ZONING: R-3 (Multiple-Family Medium Density Residential)

GENERAL PLAN: 2.1 School/Churches

LEAD AGENCY: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination assumes compliance with State law and City of Everett ordinances related to general environmental protection including, but not limited to, access improvement requirements, drainage and utilities. Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable City of Everett codes, which regulate development activities.

This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

It is the policy of the District that, when undertaking an action involving the exercise of substantive SEPA authority, the District shall consider, as appropriate under the circumstances, the ramifications of such action as to one or more of the factors listed in Everett School District No. 2 Policy 6890, 7.2 Substantive Authority (7.231 to 7.23.11).

MITIGATION OF ADVERSE IMPACTS BY SEPA

The District is proposing to incorporate the following mitigation measures:

Earth

- Any grading/fill on the site will be done so as to not impact the surrounding properties.

Historic and Cultural Preservation

- Documentation (drawings, photographs, histories) of buildings or structures that will be demolished.
- Salvage of archaeological or architectural information and materials such as windows, interior doors, hardware, hand railings, or building materials (such as molding, if possible) as part of a salvage process with either the general contractor or special salvage company.
- Inquiries will be made with the City, Fire Department, Everett Historic Commission or other nonprofits to identify pieces that these groups may be interested in acquiring.
- Interpretation of the property via a historical marker/sign on the site within a pedestrian plaza area and potentially a bust of Senator Henry M. Jackson that would be placed at the Community Resource Center.
- Selected smaller items with descriptions will be placed within the historic display case located at the District's nearby Community Resource Center.

- It is possible that archaeological materials, particularly historic objects or features associated with childhood and education could be located during any ground-disturbing activities on this property. In the event that archaeological materials are encountered during any ground disturbance on the property, an archaeologist will immediately be notified and work halted in the vicinity of the find until the materials can be inspected and assessed. At that time, the appropriate person(s) will be notified of the exact nature and extent of the resource so that measures can be taken to secure it. In the event of inadvertently discovered human remains or indeterminate bones, pursuant to Revised Code of Washington 68.50.645, all work will stop immediately and law enforcement will be contacted. Any remains will be covered and secured against further disturbance, and communication would be established with local police, the DAHP, and any concerned Tribal Agencies.

This MDNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the published date below. Comments must be submitted by March 20, 2017 to the Responsible Official as named below or can be emailed to FacilitiesPlanning@everettsd.org.

Responsible Official: Michael T. Gunn, Everett School District No. 2
Title: Executive Director of Facilities and Operations
Address: Everett School District No. 2
3900 Broadway
Everett, Washington 98201
Phone: (425) 385-4190

Signature: 

Date: March 6, 2017

This is a proposed threshold determination. A final determination will be issued upon completion of the public comment period.

PUBLISHED: March 6, 2017

There is no administrative appeal process for this determination. SEPA authorizes judicial appeals of both procedural and substantive compliance with SEPA. WAC 197-11-680(4). Any appeal must be commenced within the time required to appeal the first governmental action which is subject to environmental review. RCW 43.21C.075.