

## **EVERETT SCHOOL DISTRICT NO. 2**

### **RESOLUTION NO. 1149**

#### **Longfellow Site Revelpment Authorization to Call for Bids**

A Resolution of the Board of Directors (the "Board") of the Everett School District No. 2 (the "District") and to implement certain mitigation measures in accordance with the State Environmental Policy Act ("SEPA") and call for bids for the demolition of the Longfellow Building ("Longfellow") and its Annex, and redevelopment of the site with new parking and landscape areas.

WHEREAS, the School District has proposed demolition of the District's Longfellow Building located at 3715 Oakes Avenue, Everett, Washington , and the District's Annex located at 1906 37<sup>th</sup> Street, Everett, Washington, to redevelop the site (the "Proposed Action");

WHEREAS, pursuant to WAC 197-11-926, the District is acting as "lead agency" for purposes of SEPA review of the Proposed Action.

WHEREAS, on March 6, 2017, the District's SEPA Responsible Official issued a proposed Mitigated Determination of Nonsignificance ("MDNS") for the Proposed Action (as further defined in the proposed MDNS), and on April 12, 2017, the District's SEPA Responsible Official issued a final MDNS for the Proposed Action, upon review of the environmental checklist, its attachments, and other information on file with the District, the policies, plans, and regulations designated by the District as a basis for the exercise of its SEPA authorities, and comments of agencies and the public on the proposed MDNS and potential environmental impacts of the Proposed Action;

WHEREAS, the MDNS is attached to this Resolution as Exhibit A, attached hereto and incorporated herein by this reference;

WHEREAS, on March 3, 2017, District staff provided a report to the Board, including providing the Board with a proposed MDNS, environmental checklist, and property history report;

WHEREAS, the MDNS was issued by the District in accordance with WAC 197-11-340 and notice thereof was given pursuant to WAC 197-11-510, and such other policies, plans, and regulations designated by the District as a basis for the exercise of its SEPA authorities;

WHEREAS, the District invited public comment on the proposed MDNS and the Proposed Action for a period of not less than fourteen days after the date of issuance as required by WAC 197-11-340 and such other policies, plans, and regulations designated by the District as a basis for the exercise of its SEPA authorities;

WHEREAS, the Board has been provided copies all public comments received concerning the MDNS and the Proposed Action, and the Board has fully reviewed and considered such public comments as they may relate to the MDNS and the Proposed Action, and the policies, plans, and regulations designated by the District as a basis for the exercise of its SEPA authorities;

WHEREAS, the Board has carefully reviewed and considered the MDNS and the Proposed Action, the public comments received by the District relating to the proposed MDNS and the

Proposed Action, and the policies, plans, and regulations designated by the District as a basis for the exercise of its SEPA authorities; and

WHEREAS, the Board District has determined to proceed with the Proposed Action, pending the outcome of negotiations to sell Longfellow and its Annex to the Everett Museum of History, having fully reviewed and considered the MDNS and the impacts of the Proposed Action, and having determined reasonable and sufficient mitigation measures to be implemented in connection with the Proposed Action.

NOW THEREFORE BE IT RESOLVED that:

**1. Findings of Fact:** The Board makes the following findings of fact with respect to the Proposed Action:

- A. In order to provide adequate facilities and capacity needed to support District's educational programs, the District has determined that it is necessary to proceed with the Proposed Action.
- B. In fulfilling its SEPA responsibilities, the Responsible Official identified and considered the potential environmental impacts which could occur as a result of the Proposed Action. Such impacts may include impacts to the following elements of the environment: earth and cultural resources.
- C. Having considered the potential environmental impacts of the Proposed Action, the Responsible Official determined and specified mitigation measures, in accordance with WAC 197-11-350, that are reasonable and sufficient to mitigate the potential environmental impacts of the Proposed Action, and issued the MDNS.
- D. The Board has considered the mitigation measures identified in the MDNS for the full range of impacts of the Proposed Action. Additionally, as required by WAC 197-11-660(1)(e), the Board has considered whether local, state or federal requirements will mitigate an identified impact. The Board has also considered voluntary mitigation where the severity of the impact would not otherwise support the imposition of mitigation, pursuant to authority granted under WAC 197-11-660(1)(d).
- E. The Board has previously adopted Board Policy No. 6890, which, together with Chapter 197-11 WAC, establishes procedures for compliance with SEPA (hereinafter the District's "SEPA Policies"). The Board finds that these procedures have been appropriately applied and followed in connection with the issuance of the MDNS.
- F. In addition, the Board has established policies for exercise of SEPA substantive authority within its SEPA Policies (the "SA Policies"), which are to be considered and applied by the Board in connection with the exercise of its substantive SEPA authority, and the Board has considered and applied these policies in reaching the following conclusions.

**2. Conclusions**

The Board makes the following conclusions based upon the foregoing findings of fact:



- A. Pursuant to the SA Policies, in order to reasonably and sufficiently mitigate the potential environmental impacts of the Proposed Action, the District shall implement the following mitigation measures in connection with the Proposed Action:

**Earth:** SA Policies applied: *7.235 the potential to attain a range of beneficial uses of the environment while avoiding degradation, risk to health or safety, or other undesirable and unintended consequences*

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

**Historic and Cultural Preservation:** SA Policy applied: *7.326 the potential to preserve important historic, cultural, and natural aspects of our heritage.*

2. Documentation (drawings, photographs, histories) of buildings or structures that will be demolished. This documentation also included a cultural resource survey of the property.
3. 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.
4. 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.
5. 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.
6. Selected smaller items with descriptions will be placed within the historic display case located at the District's nearby Community Resource Center.
7. 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, monitoring will be present for all ground disturbing activities. 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.

- B. The District should proceed to call for bids to proceed with the Proposed Action, incorporating the conditions imposed by the MDNS into the bid documents, understanding that the work cannot proceed in advance of the District's receipt of other governmental authorizations to prosecute such work.

### 3. Authorization

A. Based upon the foregoing findings of fact and conclusions, the Board authorizes and directs the District Superintendent (or his designee), on behalf of the District, subject to and in accordance with all applicable law, to incorporate the mitigation measures identified above into the Proposed Action, to call for bids to proceed with the Proposed Action incorporating such mitigation measures into the bid documents, and to proceed with such other and further actions as are necessary to secure other governmental authorizations required for the District to prosecute the work of the Proposed Action.

B. Notwithstanding the foregoing, nothing in this Resolution precludes, and the Superintendent may pursue, further discussions with the Everett Museum of History, a 501(c)(3) organization (the "Museum"), concerning the Museum's potential acquisition of the Longfellow Building and Annex in lieu of such demolition on such terms as would be consistent with law and in the best interests of the District.


ADOPTED this 9<sup>th</sup> day of May, 2017.

EVERETT SCHOOL DISTRICT NO. 2  
Snohomish County, Washington

  
Carol Andrews, Director

  
Pam LeSesne, Director

  
Caroline Mason, Director

  
Traci Mitchell, Director

  
Ted Wenta, Director

ATTESTED BY:

  
Gary D. Cohn  
Secretary, Board of Directors



**EXHIBIT A:**  
**FINAL 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 37<sup>th</sup> 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).

This Final MDNS is issued under WAC 197-11-355. A 14-day public comment period for this proposal has been completed.

**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. This documentation also included a cultural resource survey of the property.
- 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, monitoring will be present for all ground disturbing activities. 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 did not act on this proposal for 14 days from the published date below. Comments submitted by March 20, 2017 to the Responsible Official as named below or emailed to [FacilitiesPlanning@everettsd.org](mailto:FacilitiesPlanning@everettsd.org) were reviewed. This is the Final MDNS.

**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:**

April 10, 2017

**PUBLISHED:** March 6, 2017 (Proposed MDNS); Comment Period Ended March 20, 2017  
April 12, 2017 (Final MDNS)

**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.**