



**RESOLUTION NO.** 8117

**A RESOLUTION Selecting the Downtown Alternative as the Location for the Proposed Everett Outdoor Multipurpose Facility Project**

**WHEREAS,**

- A. In response to new requirements from Major League Baseball, the Everett AquaSox, the Minor League Baseball team that plays home games in Everett, will need an updated or new stadium facility. The City of Everett and Snohomish County are partnering with the owners of the Everett AquaSox in a public-private effort to develop and operate a new or updated outdoor multipurpose facility that will host baseball and non-baseball events. In this resolution, this proposed facility is referred to as the “Multipurpose Facility.”
- B. The City is considering two alternative locations for the proposed Multipurpose Facility. One alternative location is the existing School District site owned by the Everett School District. The other alternative is located on the eastern edge of Everett’s Downtown core, directly adjacent to and east of the Angel of the Winds Arena. The City has also considered a No Action alternative.
  - Under the School District site alternative, the School District stadium would be renovated and expanded to create the Multipurpose Facility. In addition to serving as the home of the AquaSox, the School District is currently home to Everett School District high school sports teams and Everett Community College’s baseball team. Under this alternative, it is assumed that Everett Memorial Stadium would remain. With these assumptions in mind, approximately 7 acres is available on which to construct the Multipurpose Facility. To provide additional space, procurement of the privately owned 0.77-acre property at the southwest corner of Broadway and 38th Street would need to be considered.
  - Under the Downtown alternative, the Multipurpose Facility would be constructed on a 12.5-acre Downtown site. The Downtown site currently contains a mix of commercial businesses, including light industrial, distribution, retail, restaurant, and office. The Downtown site is bordered by Broadway to the west, Hewitt Avenue to the north, an Amtrak rail line to the east, and Pacific Avenue to the south. Property acquisitions and business displacements would occur under this alternative.
  - Under the No Action alternative, no new or renovated stadium would be built. However, if no action is taken, Major League Baseball will require the AquaSox to leave Everett.

- C. The City evaluated the environmental impacts of these alternatives in a draft and final environmental impact statement (EIS), prepared in accordance with the State Environmental Policy Act (SEPA) (chapter 43.21C RCW; chapter 197-11 WAC) and the Everett Municipal Code (chapter 19.43 EMC). The purpose of the EIS process is to provide information to assist decisionmakers in evaluating the impacts of alternatives for implementing the proposal.
- D. Community members and other interested parties have had the opportunity to comment on the Multipurpose Facility during the EIS process. These opportunities included the following:
- The City conducted the scoping phase of the EIS process for this project from January 18, 2024, through February 20, 2024. All scoping comments received during the comment period are included in the public record and the EIS.
  - Comments on the draft EIS from the public and agencies were received during the 30-day comment period following the issuance of the draft on September 5, 2024. An online public meeting was held on Tuesday, September 24, 2024 to brief the public and receive verbal comments.
- E. The City issued a final EIS on November 6, 2024, which responds to the public and agency comments received. The final EIS analyzes the environmental impacts of both the School District site and Downtown alternative locations as well as the no action alternative. It discloses the potential significant adverse impacts of the alternatives and describes mitigation measures to reduce impacts. The appeal period for challenging the adequacy of the final EIS concluded on November 20, 2024, and no appeals were received.
- F. The draft EIS, final EIS, and appendices are available on the City's website ([www.everettwa.gov](http://www.everettwa.gov)). The City Council has received and been briefed on the EIS and related project materials. The City Council has reviewed and considered the alternatives evaluated in the EIS, along with public comments and community input.
- G. Key findings from the final EIS can be briefly summarized as follows:

	<b>School District Alternative</b>	<b>Downtown Alternative</b>	<b>No Action</b>
<b>Traffic and Noise</b>	Slight Increase	Comparable to present	Reduction
<b>Historical Resources Impacted</b>	Yes, but mitigation available	Same	None
<b>Other Environmental Impacts</b>	Comparable to present	Comparable to present	Comparable to present

- H. In addition to considering the information in the final EIS, the City Council has considered input from the Multiuse Facility Fiscal Advisory Committee, as well as information from other studies and resources regarding the alternatives. These include study of economic impacts,

construction budgets, facility uses and other non-environmental factors. The considered studies and resources include the following without limitation:

- Minor League Ballpark Site Selection Study (Populous) dated June 19, 2023.
- Preliminary Site Evaluation Report Multipurpose Outdoor Stadium (Kimley Horn) dated August 31, 2023.
- Everett AquaSox School District site Renovation Feasibility Study (AECOM Hunt, SRG, Cannon Design) dated April 2024.
- Everett AquaSox Economic Impact Analysis (Community Attributes, Inc.) dated December 22, 2022, updated May 17, 2024.

I. Key information from these studies and resources is briefly summarized in the table below.

	<b>School District Alternative</b>	<b>Downtown Alternative</b>
<b>Keeps AquaSox in Everett</b>	Yes	Yes
<b>Compliant with MLB Requirements</b>	Yes	Yes
<b>Economic Impact</b>	Slightly Positive	Very Positive
<b>Jobs Impact</b>	Slightly Positive	Very Positive
<b>Budget Required</b>	\$70,000,000+	\$100,000,000+
<b>Property Acquisition Required</b>	Minimal	Substantial
<b>Parking Available Within 10 Minute Walk</b>	800+	2600+
<b>Useable as Concert Venue</b>	Unknown	Yes
<b>Useable as Soccer Venue</b>	No	Yes
<b>Useable for Sports Tournaments</b>	Limited	Yes
<b>Scheduling Conflicts</b>	Yes (student use prioritized)	No
<b>Adds Pedestrian Connections/Transit</b>	None	Yes
<b>Benefits to Surrounding Businesses</b>	Slightly Positive	Very Positive

- J. After considering all of the information described above, public and agency comment, the environmental, social, economic, and other relevant factors, the City Council has decided to select the Downtown alternative (as described in the final EIS) for the proposed Multipurpose Facility.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

**Section 1.** The “WHEREAS” provisions of this resolution shall constitute findings, determinations, and conclusions of the City Council, which are incorporated by reference as if fully set forth herein.

**Section 2.** The City Council has considered the School District site alternative for the proposed Multipurpose Facility, the Downtown alternative for the proposed Multipurpose Facility, and a no-action alternative.

**Section 3.** The City Council has determined that no-action is not an acceptable alternative because Major League Baseball would then require the AquaSox to leave Everett.

**Section 4.** The City Council selects the Downtown alternative as the location for the proposed Multipurpose Facility. The selection is based on the findings of the final EIS, which show that environmental impacts for the downtown location will be generally comparable to the present and can be appropriately mitigated. This selection is also based on the Downtown alternative having superior economic impact, jobs impact, available parking, alternative uses (soccer and concerts) and pedestrian and transit connections as compared to the School District site alternative, in addition to avoiding the scheduling conflicts inherent in the School District site alternative.

**Section 5.** This resolution is solely for the purpose of selecting the location for the proposed Multipurpose Facility. It is understood that the proposed Multipurpose Facility project still requires funding and other elements, which are not yet in place.

*Scott G. Bader*

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Councilmember introducing resolution

Passed and approved this 18th day of December, 2024

*Tom M. Schulz*

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Council President










# RES 8117\_ALTERNATIVE LOCATION Everett Multipurpose Facility

Final Audit Report

2024-12-30

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