

June 29th, 2023

City of Marysville
Community Development Department
80 Columbia Ave
Marysville, WA 98270

**M-51 Industrial
SEPA and BSP Review
Project Narrative**

This application is for environmental (SEPA) review and the preliminary binding site plan (BSP) application for the M-51 project site located in North Marysville. The purpose of the application is for the review of the preliminary binding site plan. The proposed development is summarized by the following:

Property Address:	16329 51st Ave NE, Marysville, WA 98271
Tax Parcel Number:	31052700301100, 31052700300100, 31052700201000, 31052700200700
Property Zoning:	LI (Light Industrial)
Project Area:	75.84 acres
Proposed Development:	Warehouse facility
Cut:	6,945 cubic yards
Fill:	764,846 cubic yards
Total Disturbed Area:	69.84 acres (3,041,254 square feet)

Site Description

The site is made up of four parcels located in the Arlington-Marysville Manufacturing/Industrial Center (MIC) and its approximately 75.84 acres. The project site is zoned LI and was previously cleared. The site is physically flat. Surrounding the site there are some single-family homes, farmland, and light industrial/commercial uses all of which are within the MIC.

Project Description

The proposal will include the construction of 4 large industrial warehouse buildings with associated parking lots, truck loading bays, access drive aisles, frontage improvements, stormwater detention ponds, and other associated public and private utility services.

Critical Areas

A portion of ditch formerly known as Edgecomb Creek runs alongside the project site's eastern boundary. Edgecomb Creek has been relocated by the neighboring project, this ditch has been disconnected from the Edgecomb Creek hydrology, is no longer regulated and is now considered a drainage conveyance ditch. There are three category III wetlands on the parcel to the north of the site. The offsite wetlands require 75' buffers all protrude onto the project site. Buffer reduction, averaging and mitigation is proposed where the buffers protrude into the site. The western edge of the site contains the roadside drainage ditch serving 51st Ave. NE. This ditch is considered a category III wetland and will be mitigated by purchasing mitigation bank credits to compensate for the unavoidable fill of the 51st ditch to provide required frontage road widening improvements.

Drainage

The final complex will contain three detention ponds. Detention Pond 1 will be built out South to hold stormwater runoff from four buildings roofs, and portion of the pavement, sidewalk, and landscape. Detention Pond 2 will be built out East to hold stormwater runoff from the portion of the pavement, sidewalk, and landscape. The discharge conveyance from Pond 1 and 2 will be routed east to discharge to the drainage conveyance ditch. Detention Pond 3 will be built out West to hold stormwater runoff from

a portion of Pavement, sidewalk, and landscape. The discharge from Pond 3 will be routed west to the frontage conveyance system along 51st Ave NE.

Sincerely,

LDC, Inc.



Joe Hopper, PM
Senior Project Manager
HQ Office