

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Williams Investments Industrial Park

2. Name of applicant:

5J Development LLC - Ryan Kilby

3. Address and phone number of applicant and contact person:

Applicant:

2517 Colby Ave. Everett, WA 98201

425-750-7926

Contact Person:

Carmel Gregory – CG Engineering

250 4th Ave S. Suite 200 Edmonds, WA 98020

425-778-8500

4. Date checklist prepared:

October 23, 2023

5. Agency requesting checklist:

City of Marysville

6. Proposed timing or schedule (including phasing, if applicable):

Permitting and construction for the site and buildings is anticipated to occur in phases. See the provided Phasing Plan by CG Engineering for anticipated phases. Phased development is generally expected to move east to west from 51st Ave. NE, depending on market demands and timing of surrounding developments.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Wetland Delineation, Groundwater Monitoring, and Fish and Wildlife Habitat Assessment Report by Soundview Consultants (4/06/2022)
- Conceptual Mitigation Plan by Soundview Consultants (3/30/2022)

- Geotechnical Report by GeoEngineers (9/11/2023)
- Drainage Report by CG Engineering (10/27/2023)
- Topographic Survey by NCS Surveying (3/31/2023)
- Phase I Environmental Site Assessment by Phase I Consulting (7/09/2021)
- Traffic Impact Analysis by Transpo Group (9/2023)
- Cultural Resources Survey by Caldera Archaeology (10/18/2021)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This project has submitted a WSDOE Administrative Order Permit (NWS-2021-130) that is currently in review.

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary and Final Binding Site Plan Permits
 Street construction permits
 Site civil and grading permits
 Building permits

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Binding site plan for industrial development on 132.22-acre site in the Cascade Industrial Center. Project includes creating 9 new lots and one wetland tract, as well as dedicating right-of-way for the widening of 51st Ave NE and the construction of new roads at 47th Ave NE and 160th St. NE. Several small wetlands throughout the site (wetlands A – E) will be filled, and the large wetland in the northwest corner (Wetland F) will be enhanced and expanded to mitigate the loss of the smaller wetlands. Building and site development will be phased.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: 16204 & 15808 51st Ave NE, Marysville, WA 98271
 Parcel Numbers: 31052800400100, 31052800400400

See attached legal descriptions.

Legal Descriptions

For APN 31052800400100

North half of the Southeast quarter;

Also South half of the Southwest Quarter of the Northeast quarter;

Except the East 330 feet thereof; and

Except County Road;

All in Section 28, Township 31 North, Range 5 East of the Willamette Meridian.

Situate in the County of Snohomish, State of Washington.

For APN 31052800400400

The Southeast Quarter of the Southeast Quarter of Section 28, Township 31 North, Range 5 East of the Willamette Meridian;

Except County Road, known as Shoultes Road-51st Ave NE.

Situate in the County of Snohomish, State of Washington.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Circle or highlight one: Flat, ~~rolling~~, ~~hilly~~, ~~steep slopes~~, ~~mountainous~~, ~~other~~:

b. What is the steepest slope on the site (approximate percent slope)?

The existing steepest slope onsite is ~ 25% located on the east portion of the site.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per the geotechnical report the site consists primarily of recessional outwash deposits of the Marysville Sand Member. The subsurface conditions consist of reworked agricultural layer at the surface overlaying outwash sand with isolated silt. The proposal does not propose to remove the existing soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no histories of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The project has proposed to import a significant amount of fill for the use of infiltration facilities in the constructed condition. The project does not proposed to remove onsite fill from the site however excavation will take plans for the trench areas.

Cut: 50,000 cyds

Fill: 1,070,000 cyds

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion is not likely to occur as a result of clearing. Each block of the proposed project has been designed with the appropriate sized sediment ponds for construction with associated rock check dams and interceptor swales to collect construction runoff.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

~85% of the site will be covered by hardscape at project completion. The remaining area will be landscaping per provided Landscape Plan by Origin Design Group (10/04/2023). This area/calculation excludes the proposed wetland tract area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Each block of the proposed project has been designed with the appropriate sized sediment ponds for construction with associated rock check dams and interceptor swales to collect construction runoff.

Specified sediment ponds will outlet to the existing drainage systems while some will utilize baker tanks to remove sediment from site. Please see provided Preliminary Civil Plans by CG Engineering (10/27/2023).

2. Air [Find help answering air questions](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction there would be emissions produced by construction machinery. Post construction, emissions would be associated with light industrial/warehouse operation such as daily employee and distribution traffic.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no off-site sources of emission or odors that would affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

All emissions would be in compliance with City of Marysville and Washington state regulatory requirements.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are six (6) depressional wetlands located on the project site, referred to as Wetlands A, B, C, D, E, & F. Wetland F is a Category II wetland, which continues off-site to the north and northwest. Hayho Creek is a Type F stream located along the western edge of the project site. The creek originates to the north in Arlington, adjacent to single-family residential and commercial developments, and flows south through the project site for approximately 1.5 miles before joining Quilceda Creek Middle Fork. DNR classifies an onsite agricultural ditch as Type N non-fish bearing. Both Wetland F and Hayho Creek will be enhanced and mitigated for as part of this project in response to the necessary filling of Wetlands A, B, C, D, and E to allow for development of the site. Please see the provided Critical Areas Report and Conceptual Mitigation Plan for further detail and explanation.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

There will be site development work within 200' of the described waters and wetlands including parking lot creation, utility work, and grading. Site development is proposed to occur outside of the 150' Type F stream buffer of Hayho Creek and the 100' enhanced wetland buffer of Wetland F required by Marysville Municipal Code. Wetlands A, B, C, D, and E will be filled to allow for development of the rest of the site.

A surface recreation/pedestrian trail is proposed along the outer buffer of Hayho Creek and Wetland F.

Please see the provided Conceptual Mitigation Plan and Preliminary Civil Plans for details on the work adjacent to the described waters.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Per the provided Conceptual Mitigation Plan, Wetlands A-E will be filled with approximately 173,983 SF of fill material. Fill material to be used has yet to be specified. This is to be determined in future design reviews of this project.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

This is not anticipated.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water: [Find help answering ground water questions](#)

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material is to be discharged into the ground. The proposed sanitary sewer system is to be extended from 51st Ave NE.

c. Water Runoff (including stormwater):

a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff from the site will originate from the proposed roof, roads, drive aisles, walkways, landscaped,

and parking areas. These areas will all be collected and routed to the designed infiltration trenches placed throughout the site. Please see provided Preliminary Civil Plans.

b) Could waste materials enter ground or surface waters? If so, generally describe.

No.

c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not anticipated. The proposed design will flow to the natural drainage path.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

All of the proposed hardscape areas have been designed to fully infiltrate into the proposed fill and existing soils beneath the infiltration trenches.

4. Plants [Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The majority of the site will be cleared for future development, with the exception of the wetland tract area which will be protected and enhanced.

c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered plant species on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Per provided Landscape Plan, site landscaping proposes hardy plant material per the City's requirements that have naturalized to the Pacific Northwest. Disturbed ground not covered in required planting will be hydroseeded to prevent soil erosion.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan Blackberry

5. Animals [Find help answering animal questions](#)

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- Birds: **hawk**, heron, eagle, **songbirds**, other:
- Mammals: **deer**, bear, elk, **beaver**, other:
- Fish: **bass, salmon, trout**, herring, shellfish, other:

- b. **List any threatened and endangered species known to be on or near the site.**

Bull trout, Coho Salmon, Chum Salmon, and Coastal Cutthroat.

- c. **Is the site part of a migration route? If so, explain.**

Per the provided Critical Areas Report, Hayho Creek is listed by the WDFW Priority Habitat and Species as a migratory route for the above trout and salmon species. The project site also lies within the Pacific Flyway Migratory Route.

- d. **Proposed measures to preserve or enhance wildlife, if any.**

The mitigation and enhancement of Hayho Creek and Wetland F is intended to provide an increase in ecological functions on-site and in the greater watershed area. Please see the provided Conceptual Mitigation Plan for further discussion and detail.

- e. **List any invasive animal species known to be on or near the site.**

There are no known invasive animal species on or near the site.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electrical energy and natural gas will be primarily used to operate future light industrial/manufacturing buildings.

2. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No, the proposal will not affect the potential use of solar energy by adjacent properties.

3. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

None at this time. Any energy conservation features would be introduced at the time of building permits.

7. Environmental Health [Find help with answering environmental health questions](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Road construction and work over the two natural gas pipelines owned by Olympic Pipeline Company and operated by BP will be in accordance with BP internal development standards to reduce the risk of environmental hazards.

1. Describe any known or possible contamination at the site from present or past uses.

Historically this site has been used for residential and agricultural development since at least the early 1940s.

There are no known contaminations or spills associated with historical agricultural use or from the subterranean natural gas pipeline.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are two active subterranean natural gas pipeline owned by Olympic Pipeline Company and operated by BP crossing the subject property diagonally from to southeast to the northwest.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No known toxic or hazardous chemicals are proposed to be stored, used or produced.

4. Describe special emergency services that might be required.

None.

5. Proposed measures to reduce or control environmental health hazards, if any.

Work nearby or within the Olympic Pipeline easement area will be accordance with BP internal development standards to reduce the risk of environmental hazards.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The nearest major interstate traffic (I-5) is over 0.6 miles to the west, and the nearest railroad is 0.4 miles to the southeast. Arlington Municipal Airport is 0.6 to the north, and the site is within the traffic pattern area of the airport, but not within the specified Noise Abatement area. Several surrounding properties are being developed into similar industrial uses and will likely produce the same types of noise that the Williams site will. None of these noise sources are anticipated to impact the project

negatively.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Short term and long term construction noises are expected on site as the proposal is built out in phased development. Post construction, noise will include truck and car traffic and noises from any machinery necessary for light industrial/warehouse operations.

3. Proposed measures to reduce or control noise impacts, if any.

Construction operations will be limited to allowable working hours under Marysville code. In the finished project, Type 3 landscaping will provide noise and glare buffers to nearby streets.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The project site is currently vacant and undeveloped, and formerly used for agriculture. The site and adjacent neighbors are within the Manufacturing/Industrial Center overlay and also have the Light Industrial zoning designation. West of the site is designated "Open", and consists of City of Marysville property set aside for Hayho Creek. Parcels to the north of the project site are zoned under City of Arlington as General Commercial, and contain trailer park uses and future General Commercial developments.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has been historically used as farmland, though no farmland of long-term significance will be converted as part of this proposal.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

No.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

LI - Light Industrial

f. What is the current comprehensive plan designation of the site?

Light Industrial, within Smokey Point Master Plan and Manufacturing/Industrial Center overlay.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The Snohomish County wetlands inventory map identifies the site as having potential wetland area. These include Hayho Creek and Wetlands A, B, C, D, E, and F, as identified in the provided Critical Areas Report. Please see provided report for further discussion and detail for the critical areas located on site.

i. Approximately how many people would reside or work in the completed project?

Number of employees will vary depending on final tenants.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any.

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposed light industrial/warehouse uses are compatible with the current Marysville zoning designation, the Manufacturing/Industrial Center guidelines, and the Marysville Comprehensive Plan's future land use of Light Industrial.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

Not applicable.

9. Housing [Find help answering housing questions](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any.

None

10. Aesthetics [Find help answering aesthetics questions](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The maximum height allowable under Marysville Municipal Code is 65'. Future buildings are anticipated to be under 45' in height and 1-2 stories.

b. What views in the immediate vicinity would be altered or obstructed?

No views in the immediate vicinity would be altered or obstructed as part of this proposal.

c. Proposed measures to reduce or control aesthetic impacts, if any.

The project site is located in the Smokey Point Master Plan area and is subject to industrial site and building design standards intended to mitigate for aesthetic impacts. See provided Binding Site Plan Plat Map by NCS Surveying (10/27/2023) for site design considerations. Building specific design standards are intended to be addressed at the building permit phase.

11. Light and Glare [Find help answering light and glare questions](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project will include site lighting that could result in glare.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any.

Lighting will be designed to comply with City of Marysville regulations. Type 3 landscaping is provided along adjacent streets per Marysville code, and will reduce the impact of on-site vehicle headlights.

12. Recreation [Find help answering recreation questions](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are no recreational opportunities are in the immediate vicinity of the project. Within the surrounding mile, is the 152nd Street Soccer Complex, Strawberry Fields Athletic Complex, Stillaguamish Athletic Club, Gissberg Twin Lakes and Centennial Trail Park.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

The project includes a proposed trail system that will link all three blocks and provide access along the outer wetland/stream buffer, along the pipeline easement, and will connect to the right-of-way.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None on site.

There are structures within 0.5 miles of the project site that are noted as having no determination and are not recommended for recognition according to WISAARD resources.

- National Food Corporation Poultry Houses - 16900 51st Ave NE, Marysville, WA – No determination
- 16900 51st Ave NE, Marysville, WA
- Residence at 16928 51st Ave NE, Arlington, Washington, 98223 – No determination
- Small Arms Range - Arlington Municipal Airport, Arlington, WA – No determination
- Two (x2) Barns, Three (x3) Outbuildings, and a Garage at 16329 51st Ave NE, Marysville, WA – No determination
- Steiner House, two (x2) Barns, and an Outbuilding at 16015 51st Ave NE, Marysville, WA – No determination

The below structures within 0.5 miles of the site were determined not eligible for recognition.

- Edgecomb Creek Ditch located at the vicinity of Edgecomb, WA 98223 – Determined not eligible
- Residence at 5414 152nd St NE, Marysville, Washington, 98271 – Determined not eligible
- Dues-Suggs Farm Site at 4509 152 St NE, Marysville, WA 98271 – Determined not eligible

The nearest determined eligible site is the Warm-Up Apron at Arlington Municipal Airport, 1 mi. northeast of the project site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This

may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The provided Cultural Resources Survey did not identify any cultural materials on site. Please refer to the report prepared by Caldera Archaeology included within this submittal for further discussion.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A cultural resources survey was prepared to assess the potential impacts to cultural and historic resources. Also, the Historic Preservation WISAARD GIS mapping database was used in our analysis.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

14. Transportation [Find help with answering transportation questions](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project site is adjacent to 51st Ave. NE. The proposal will include public road extension of 160th St. NE east to west through the site, and of 47th Ave. NE north to south through the site. Access to the site will be provided from all three of these roads.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not currently served by public transit. Community Transit bus service is anticipated along 51st Ave. NE and a south bound bus stop location is provided on 51st. Ave. NE, just south of the intersection at 160th St. NE and 51st Ave. NE.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposal will include half-street frontage improvements along the west half of 51st Ave. NE. These include ROW dedication, drainage, sidewalk and landscape improvements in accordance with the Smokey Point Master Plan, a bicycle lane, curb and gutter, travel lane and a half-median to serve a 3-lane Principal Arterial.

Also, there will be public road extension and improvements to 160th St. NE and 47th Ave. NE. The western leg of 160th St. NE and the southern leg of 47th Ave. NE will be completed as half-street improvements in coordination with the southwestern developer neighbor, Marysville Corporate. These roads will include ROW dedication, drainage, landscape improvements in accordance with the Smokey Point Master Plan, multi-use trails, curb and gutter, travel lanes and median/turn lanes to

serve as 3-lane minor arterials.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

According to the Smokey Point Master Plan, the project site is within the Airport Influence Area of the Arlington Municipal Airport, approximately 0.6 miles north of the project site. Nearly all of the site is within the Traffic Pattern Zone, and the northeast corner of the site is within the Inner Turning Zone. The project site is also near the Arlington spur of the BNSF railroad. Future businesses located on the site could make use of nearby air and rail transportation.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Per the provided Traffic Impact Analysis, there will be 6,926 vehicular trips per day. 699 trips will be AM Peak hour trips, and 699 will be PM peak hour trips. See the provided report for data and models utilized for analysis.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

g. Proposed measures to reduce or control transportation impacts, if any.

Per City of Marysville request, the proposal has provided dedication of additional ROW to facilitate future expansion of 51st Ave. NE to a 5-lane road. Also, the project will be building out a portion of 160th St NE and 47th Ave. NE. See the provided Traffic Impact Analysis for full discussion and detail regarding transportation impacts of the proposal.

15. Public Services [Find help answering public service questions](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposal could result in an increased demand for fire protection, police protection, and public transit as typical of a future light industrial/warehouse park.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The City of Marysville has designated the Smokey Point Master Plan area within their comprehensive plan, and public services are planned to increase alongside future development activity in the area.

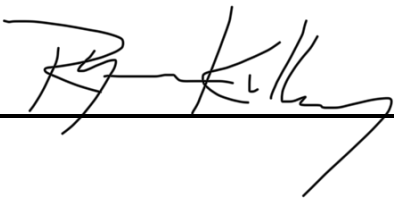
16. Utilities [Find help answering utilities questions](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

In the proposed condition, the sewer and water mains will be extended onto the site from 51st Ave NE. These mains will be extended onsite via the proposed 160th Ave and 47th Ave roadways and will branch out into each block. Block B and C will also connect directly to the existing mains within 51st Ave NE.

C. Signature [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Ryan Kilby

Position and agency/organization: Manager, Williams Investments

Date submitted: 10/27/2023