

April 27, 2023

City of Marysville
Community Development Department
501 Delta Avenue
Marysville, WA 98270

**RE: Cascade Industrial Center (CIC) Multifamily Early Clear & Grade
SEPA and Early Clear & Grade
Project Narrative**

The CIC Multifamily ECG project is a clearing and grading proposal of a vacant site in the City of Marysville to support future development. The project site is approximately 49.41 acres and is zoned LI. A rezone to R18 MFM is being proposed and applied for under a separate application.

The proposed development is summarized by the following characteristics and narrative:

Property Address:	5414 152nd Street NE, Marysville WA 98270
Tax Parcel Number:	31053400200700, 31053400300300
Property Zoning:	LI
Proposed Zoning:	R18 Multi-Family Medium
Property Area:	49.41 Acres
Total Disturbed Area:	36.90 Acres
Development Type:	Clearing and grading to support future development

Site Description

The project site is just around 49 acres and is located in Marysville's Urban Growth Area (UGA), in the Cascade Industrial Center overlay. The site is currently vacant. Physically, the site is relatively flat and Edgecomb Creek runs along the eastern side of the site. Clearing and grading of the site will not affect or disturb the Creek, see attached Critical Areas study and mitigation plans for more details. Geographically the site is located SE of the intersection of 51st Ave NE and 152nd Street NE between 51st Ave NE and the BNSF railroad track. The properties to the west of the site are zoned R-18 MFM. The properties south of the site are zoned R-4.5 SFM. To the north and east of the site the properties are zoned LI.

Project Elements

Clearing and Grading:

This proposal is for the early clearing and grading of the site. The total amount of area disturbed is about 36.90 acres (1,607,482 SF). The estimated cut amount is 8,303 CY. The estimated fill amount is 270,364 CY. BMPs will be used to mitigate erosion that may arise due to clearing and grading of the site. Please see attached Drainage report, TESC, SWPPP, grading plans, and critical areas summary for more information on mitigation.

We look forward to working with you, and appreciate your review, input, and assistance.

Sincerely,



Joe Hopper, PE
Senior Project Manager
LDC, Inc.