



Project Narrative in Support Preliminary Grading and Shoreline Plan

Owner:	City of Marysville, Washington 501 Delta Avenue, Suite 413 Marysville WA 98270					
Contact Person:	Tom Boydell , Economic Development Manager 425-363-8717 tboydell@marysvillewa.gov					
Site Address:	60 State Avenue and 80 Columbia Avenue, Marysville WA 98270					
Tax Lots:	Sno County	Street				Existing Buildings
	Tax #	#	Street	Acres	SF	
	300533002012				413384	
	00	60	State Ave	9.49	.4	4
	300533002001		Columbia		881218	
	00	80	Ave	20.23	.8	7
					11325.	
	551100800601	100	State Ave	0.26	6	None
	551100800500	1508	First Street	0.14	6098.4	None
	551100800400	1510	First Street	0.14	6098.4	None
	551100800300		Unknown	0.14	6098.4	None
	551100800202	1518	First Street	0.11	4791.6	None
	551100800100	1527	First Street	0.17	7405.2	None
					12196.	
	551100700600	1604	First Street	0.28	8	None
	551100700500	1612	First Street	0.14	6098.4	None
	551100700400	1614	First Street	0.14	6098.4	None
	551100700300	1620	First Street	0.14	6098.4	None
	551100700200	1624	First Street	0.11	4791.6	None
	551100700100	1632	First Street	0.16	6969.6	None
	ROW		Alder (south of First)			
	ROW		Columbia Ave (south of First)			



	137867 31.65 4
Site Area:	Approximately 25 acres plus ROW
Zoning:	Downtown Core (DC)
Overlay Zones:	Downtown Master Plan
Adjacent Zoning:	North: Downtown Core (DC) and Main Street (MS) East: General Industrial (GI) South: Open West: Downtown Core (DC)
Existing Structures:	<p>60 State Avenue: 1 Lift Station Monitoring Wells Various utilities public and private</p> <p>80 Columbia Avenue: 6,630 sf - 1969 Administration Bldg 2-story 12,000 sf – 1995 Covered vehicle parking 4,000 sf – 2015 Decant facility 21,200 – 1969 Maintenance mixed 1,000 sf -1993 Vehicle Wash Building 9,000 sf – 2014 Sediment storage area 1– lift stations Various public and private utilities</p>
Previous Case Files:	Pre-Application Meeting. April 2023.
Request:	Grading permit to fill the site to above FEMA Based Flood Elevation.

NARRATIVE

This project aims to re-purpose surplus city lands currently used for light industrial purposes for a project consistent with the City's Master Plan vision for its downtown and generate a catalyst for redevelopment throughout the Master Plan area. The project is located on Ebay



Slough adjacent to State Avenue and First Street in downtown Marysville. A key step in the development process is to fill the site to bring it above Base Flood Elevations (BFE) as defined by FEMA Flood Insurance Risk Maps. The City of Marysville is the current owner of the property and is performing the filling in advance of selling the property to development interests who will be responsible for permitting and constructing multi-family housing, a sports complex, a hotel, and other commercial amenities. To fill the site, the City of Marysville is submitting for a grading, clearing, and shoreline plan permit.

Prior to filling the site, the City will remove the four designated 'hot spots' of petroleum and solvent contaminated soil (shown on fill plan). These areas were identified during the 2018 Remedial Investigation/Feasibility Study (Kennedy Jenks 2018) and the 2023 Limited Field Investigation (Perteet 2023). The 'hot spots' are areas of shallow soil contamination that extend between 2 and 4.5 feet below the current ground surface. These areas will be excavated prior to filling and will be tested, transported and disposed of in accordance with Snohomish County solid waste regulations. Approximately 1,530 cubic yards of material need to be removed.

Filling the site will occur over three phases as follows:

- Phase 1 is to fill the 60 State Street property (parcels B, C1, C2, and D as identified on the DEA exhibit). The fill will stop west of parcel C4 (Columbia Avenue right of way). The current elevation of Phase 1 is between approximately 8 and 15.5 feet. Phase 1 will involve removing selected stormwater infrastructure (as shown on the fill plans), raising stormwater catch basins, sanitary sewer manhole lids, and water service valve boxes to match the fill elevations of between 13.2 and 17 feet. Short retaining walls will be installed along the common boundary between the 60 State Avenue property and the 70 State Avenue property (parcel 30053300203900). All other fill edges will be sloped to 2H:1V. All fill materials will be compacted using WSDOT Standard Specification 2-03.3(14)C, Method B. This activity could commence in early 2024 and may last for up to 18 months.



- Phase 2 will occur following the relocation of Public Works and involve the demolition of structures on the 80 Columbia Avenue property, followed by filling the site to above BFE. The Phase 2 fill will occur on parcel A and most of parcels C5 through C10 as identified on the DEA exhibit). The western limit of the Phase 2 fill will terminate approximately 380 feet from the eastern property boundary. This will allow for an approximately 80-foot-wide utility corridor along the Columbia Avenue extension to service the City's wastewater treatment plant and utility infrastructure. Phase 2 activities will involve removing selected stormwater infrastructure (as shown on the fill plans), raising stormwater catch basins, sanitary sewer manhole lids, and water service valve boxes to match the proposed fill elevations. The current elevation of the Phase 2 area is between approximately 8 and 18 feet. Phase 2 will fill the area to between 13.2 and 18 feet. Block walls will be used along the eastern property boundary to sustain access to Alder Avenue. All other fill edges will be sloped to 2H:1V. All fill material will be compacted using WSDOT Standard Specification 2-03.3(14)C, Method B. This activity could commence in the second half of 2025 and may last for up to 12 months.
- Phase 3 will occur when utility services to support the future development and maintain wastewater treatment plant operations are determined through negotiations between the City and the site development partner. The Phase 3 fill will occur through the Columbia Avenue extension and involve the undergrounding of overhead power lines, the extension of stormwater conveyances, relocation of the sanitary sewer pump station, and filling of the area to match Phase 1 and Phase 2 grades on each side. The southern edge of the fill will be graded to 2H:1V. All fill material will be compacted using WSDOT Standard Specification 2-03.3(14)C, Method B. This activity could commence in 2025 and may last for 12 months.

As required by the City of Marysville permit intake checklist, this represents the narrative description of the project. Information supporting the checklist requirements include:



- The Substantial Shoreline Development Permit application (attached) provides a detailed narrative of how the project complies with the Marysville Shoreline Master Program.
- The Record of Survey for the City of Marysville Riverwalk Property (DEA 2023) is attached and provides legal descriptions for all parcels identified for filling under this permit application. This exhibit also identifies easements and uses including Auditor File Numbers (AFN).
- Preliminary grading and TESC plans prepared by Perteet Inc are attached.
- There are no wooded areas or significant trees within the project area.

This submittal does not include a drainage report or a geotechnical report. The filled area will rely on existing storm system infrastructure and be graded to drain to raised catch basins as shown on the plans. Because there is no increase in surface area, the existing system will accommodate anticipated flows, until such time the site development permits are issued for new buildings and infrastructure.

There are no slopes and all embankments will be compacted in accordance with WSDOT Standard Specifications, therefore no geotechnical assessment is needed until such time filling begins. During filling the City or their geotechnical consultant will need to perform and document compaction testing as prescribed in the standard specification.

A Critical Area Analysis is enclosed with this application. Environmental documents include the Kennedy Jenks and Perteet assessments, which are much more comprehensive and reference previous Phase 1 Environmental Site Assessments for the property.

Project Compliance

The proposed site plan will be consistent with the applicable land use standards and policies and generally anticipated addressing applicable development standards as outlined in the Marysville Municipal Code Chapter 22: Community Development Code together with the Downtown Master Plan (2021). The proposed project is included in the City of Marysville Downtown Master Plan Update & Planned Action Final Supplemental EIS, with SEPA approval dated September 27, 2021.



Figure 1: Aerial of the Project Site



Other Concurrent Work:

In conjunction with this grading permit application, the City anticipates completing the following concurrent activities:

- Shoreline Permit
- FEMA CLOMR
- Binding Site Plan



- Title clearance; ROW Vacation/Citing
- Entitlement of new parcels.
- Relocation of Public Works facilities
- Demolition, abatement and relocation of existing uses.