

MITIGATED DETERMINATION OF NON-SIGNIFICANCE AND TRAFFIC CONCURRENCY

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270
 Phone: (360) 363-8000

PROJECT INFORMATION			
Project Title	Marysville 172 Multifamily	File No.	PA22-017
Detailed Project Description	The applicant is requesting administrative <i>Multi-family Site Plan</i> approval to construct a 474 unit apartment complex within fifteen apartment buildings, on 18.96 acres, including surface parking, carports, recreational amenities, club house and pool.		
Project Location	1930, 2008, 2104 & 2124 172 nd Street NE	APN(s)	31052900200900, 31052900202400, 31052900202600, 31052900200800, 31052900201900, 31052900201100, 31052900201200
APPLICANT		PROJECT CONTACT	
Name	Marysville 172 nd Development, LLC	Jesse Jarrell, PE - LDC, Inc.	
Address	411 1 st Avenue South, Suite 650	20210 142 nd Avenue NE	
City, State, ZIP	Seattle, WA 98104	Woodinville, WA 98072	
THRESHOLD DETERMINATION			
Lead Agency	<input checked="" type="checkbox"/> City of Marysville		
<p>The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Marysville of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request.</p> <p><input checked="" type="checkbox"/> This MITIGATED DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: November 30, 2022</p>			
SEPA CONTACT			
Name	Emily Morgan	Title	Senior Planner
Phone	360.363.8216	E-mail	emorgan@marysvillewa.gov
RESPONSIBLE OFFICIAL			
Name	Haylie Miller	Title	Community Development Director
Address	501 Delta Avenue, WA 98270		


 Haylie Miller, CD Director

November 16, 2022
 Date

ENVIRONMENTAL IMPACTS

The proposed construction and subsequent use of the property could result in the following adverse environmental impacts:

1.	Increase in the amount and rate of stormwater runoff and attendant pollutants from the introduction of paved and building roof surfaces.
2.	Increase in erosion, surface water pollutants, siltation and sedimentation resulting from site preparation and construction.
3.	Increase in demand for police, fire protection, parks and other public services generated because of project development.
4.	Increase in noise, dust, light and glare from construction activity and subsequent use of the site.
5.	Increase in vehicular traffic on 83 rd Ave NE along with SR-528, 44 th St. NE, 87 th Ave NE and SR-9, as well as other City streets and arterials in the vicinity.
6.	Change in character of the site from large acre home sites into a suburban medium-density detached single-family development.

MITIGATION MEASURES

The following mitigation measures are required to minimize the probable significant adverse environmental impacts as a result of the proposed development activity:

1.	<p>Prior to civil construction plan approval, the applicant shall be required to submit a FINAL Geotechnical Assessment, prepared by a Professional Engineer registered in the State of Washington. Additionally, the applicant/contractor shall be required to adhere to the recommendations of the FINAL Geotechnical Assessment.</p> <p>Prior to granting occupancy permits, the applicant shall provide a letter from the project engineer to verify that final project grading has been completed consistent with the approved grading plans; that all recommendations outlined in the geotechnical assessment and subsequent amendments have been followed; and that all fill has been properly placed.</p>
2.	<p>If at any time during construction archaeological resources are observed in the project area, work shall be temporarily suspended at that location and a professional archaeologist shall document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes shall be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area shall be stopped immediately. Local law enforcement, DAHP, and affected tribes shall be immediately contacted. No additional excavation may be undertaken until these parties have agreed upon a process, and no exposed human remains may be left unattended.</p>
3.	<p>Prior to commencement of grading activity, the applicant shall provide certification that the proposed fill materials are clean and suitable for site development.</p>
4.	<p>The applicant shall be required to construct a roundabout (RAB) at the intersection of 172nd Street NE and 19th Avenue NE. Roadway improvements, channelization, site access and lighting plans shall be required to comply with the design standards outlined in the Lakewood Neighborhood Master Plan.</p> <p>Based on the supplemental memorandum from Kimley Horn, dated November 14, 2022, if the proposed development does not construct more than 446 units, then the requirement to construct the RAB at the 172nd St NE and 19th Ave NE intersection shall not be required.</p>
5.	<p>The applicant shall be required to construct frontage improvements along 172nd St NE and 19th Ave NE, prior to granting occupancy permits. Roadway improvements, channelization, site access and lighting plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.</p>

	<ul style="list-style-type: none"> • 172nd St NE shall be constructed in accordance with Engineering Design and Development Standards (EDDS) Standard Plan (SP) 3-201-002. • 19th Ave. NE shall be constructed in accordance with EDDS SP 3-204-004 with three lanes and bike lanes including curb/gutter, landscape strip, 5 ft. west side sidewalk and 12 ft. east side multi-use path. Half street construction for this project will require a 20 ft. wide driving surface. • 23rd Ave NE shall be constructed as a half street improvement including 24 ft. wide driving surface, a 5 ft. planter and a 5 ft. sidewalk. • The applicant shall be required to construct the 4th leg (south) of the existing RAB located at 172nd St NE & 23rd Ave NE. Design and construction of the 4th leg of the existing RAB shall meet WSDOT and City standards.
6.	The applicant shall be required to dedicate and/or deed public right-of-way in order to accommodate the required frontage improvements along 172nd St NE, 19th Ave NE and 23rd Ave NE in accordance with MMC 12.02A.110(1)(c), Dedication of Road right-of-way – Required setbacks. Right-of-way widths and required dedication shall be determined by the City Engineer. Dedication and/or deeding of right-of-way shall be required prior to granting occupancy permits.
7.	<p>In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees (TIF) shall be vested at a rate of \$6,300 per PMPHT.</p> <p>Pursuant to MMC Chapter 22D.010, TIF credits are allowed for the construction of frontage improvements on 172nd St NE, 19th Ave NE and 23rd Ave NE. The following improvements are eligible for TIF credit:</p> <ul style="list-style-type: none"> • 172nd St NE (11th Ave NE to 27th Ave NE) • 172nd St NE & 19th Ave NE Roundabout • 172nd St NE & 23rd Ave NE Roundabout • 19th Ave NE (172nd ST NE to 156th ST NE) • 23rd Ave NE (172nd ST NE to 169th PL NE) <p><i>The amount of credit for these improvements shall be approved by the City Engineer.</i></p>
8.	Pursuant to the Interlocal Agreement with Snohomish County, the applicant is obligated to pay traffic mitigation fees based on 20% of the Average Daily Trips (ADT) generated from the proposed project multiplied by the County mitigation fee of \$185.00 per new ADT. Prior to issuing building permits, the applicant will be make payment to Snohomish County for traffic impacts, in the amount of \$116,810.48, as outlined in the approved Traffic Mitigation Offer to Snohomish County (Exhibit 32).
9.	The existing on-site septic systems shall be abandoned by having the septic tanks pumped by a certified pumper, then having the tops of the tank removed or destroyed and filling the void per WAC 246-272A-0300. Documentation demonstrating completion of work shall be submitted with building permit submittal.
10.	The existing on-site wells shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor’s decommissioning report(s) shall be submitted with building permit submittal.
APPEALS	
<input checked="" type="checkbox"/> This DNS may be appealed pursuant to the requirements of MMC 22E.030.180. There is a 14-day appeal period on the DNS that commences from the date the DNS was issued. Any appeal must be addressed to the responsible official, accompanied by a filing fee of \$500.00, and be filed in writing at the City of Marysville Community Development Department, 501 Delta Avenue, Marysville, WA 98270. The appeal must be received by 4:30 p.m., NOVEMBER 30, 2022 . The appeal must contain the items set forth in MMC 22G.010.530.	

DISTRIBUTION

Marysville	Local Agencies & Districts	State & Federal	County	Other
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW – Engineering <input checked="" type="checkbox"/> PW – Operations <input checked="" type="checkbox"/> PW – Sanitation <input type="checkbox"/> PW – Streets <input checked="" type="checkbox"/> PW – Traffic Eng. <input checked="" type="checkbox"/> PW – Water Res.	<input checked="" type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input type="checkbox"/> PUD No. 1 (water) <input checked="" type="checkbox"/> Ziplly <input type="checkbox"/>	<input checked="" type="checkbox"/> WSDOT <input checked="" type="checkbox"/> BNSF	<input checked="" type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/>



ENVIRONMENTAL REVIEW ([SEPA](#)) APPLICATION CHECKLIST

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

Washington State Environmental Policy Act, RCW 43.21C

Washington State Administrative Code, WAC 197-11-960 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: [\[help\]](#)

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: [\[help\]](#)

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.

NOTE: 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. You may

be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Required Attachments

Submit the original checklist form and six (6) copies (for a total of seven (7)) along with seven (7) copies of each of the following:

1. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development
2. Site plan (at original drawing size)
3. Site plan (reduced to not larger than 11 x 17-inch size)
4. Conceptual building elevations
5. Conceptual vehicle maneuvering diagram (when applicable)

Submit four (4) copies of the following when appropriate:

1. Wetland Delineation
2. Geotechnical Reports
3. Fisheries Study

The site plan must show north arrow and engineering scale; any significant or natural features such as creeks, wetlands, steep slopes; dimensions and shape of the lot; location and size of existing and proposed buildings and development, including parking and landscape areas, adjacent streets and point of ingress and egress, and adjacent uses.

Correspondence

Note that all correspondence regarding the environmental review of your project will be sent to the person listed as **Applicant**.

Application Format

The application will only be accepted if the original form is used (with typewritten answers in the spaces provided) or the application is reproduced in identical form.

Fees

There is a nonrefundable application fee for all environmental checklists. Submit the fee with the application(s) and make checks payable to the City of Marysville.

Residential (1-9 lots or dwelling units)	\$350.00
Residential (10-20 lots or dwelling units)	\$500.00
Residential (21-100 lots or dwelling units)	\$1,000.00
Residential (greater than 100 lots or dwelling units).....	\$1,500.00
Commercial/Industrial (0 to 2 acres)	\$350.00
Commercial/Industrial (2.1 to 20 acres)	\$750.00
Commercial/Industrial (greater than 20 acres)	\$1,500.00

Pre-application Conference

Most projects that are not categorically exempt from SEPA will require a pre-application conference; in some cases, at the discretion of the Community Development Director, the pre- application conference may be waived.

The pre-application conference must be conducted prior to the submittal of the environmental

checklist.

SEPA Exempt Determinations

Projects that meet the thresholds for categorical exemptions of Chapter 22E.030 MMC are exempt from filing an environmental checklist. All other project and non-project actions require a completed environmental checklist and a project permit application to be submitted. If an applicant feels that their proposal should be considered to be SEPA-exempt, the applicant can submit a letter requesting a SEPA exempt determination with the environmental checklist and fee. The Community Development Director will review the request and if the application is determined to be SEPA exempt, a letter will be issued confirming the SEPA exempt status.

Project Phasing

The Checklist questions apply to all parts of your proposal, even if you plan to phase the project over a period of time or on different parcels of land. You must include any additional information that helps describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact(s).

SEPA Appeals

Any agency or person may appeal a Determination of Non Significance (DNS) or Determination of Significance (DS) by completing and submitting an appeal form to the Hearing Examiner within fourteen (14) calendar days of the date the determination is final. Such appeals must be filed with the City Clerk. Appeals of environmental determinations under SEPA, including administrative appeals of a threshold determination, shall be heard by the Hearing Examiner and shall proceed pursuant to Chapter 22G.010 Article VIII *Appeals*. There is a nonrefundable \$500 Administrative Appeal fee to be submitted with appeal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Marysville 172 & 23 Apartments

2. Name of applicant: [\[help\]](#)

Noosha Tashakor – Marysville 172nd Development LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

**Marysville 172nd Development LLC
c/o Intracorp, NW, LLC
411 1ST AVE S, Suite 650
Seattle, WA 98104
Attn: Noosha Tashakor
Tel. 206-321-5834
e-mail: ntashakor@intracorphomes.com**

4. Date checklist prepared: [\[help\]](#)

April 15, 2022

5. Agency requesting checklist: [\[help\]](#)

City of Marysville

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The project is expected to be phased. Phase 1 construction is anticipated to begin in spring 2023 with a completion by Summer 2025. Phase 2 is anticipated to commence within 0-3 years after Phase 1 completion.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

- **Geotechnical Investigation, prepared by Terra Associates, Inc., March 2022**
- **Wetland and Fish Habitat Assessment, prepared by Soundview Consultants, March 15, 2022**

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. [\[help\]](#)

No

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Clearing and grading permit – City of Marysville
Demolition permits – City of Marysville
General Stormwater Permit (NPDES) – Washington State Department of Ecology
Land Use Site Plan – City of Marysville
Full Construction Plan and ROW review – City of Marysville
Building Permits – City of Marysville

11. Give 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.) [\[help\]](#)

The proposed development is located on approximately 18.96 acres and it is zoned Mixed use. The project will be constructed in two phases. On site improvement included 15 apartment buildings, a clubhouse/pool complex and carports. There is a total of 474 units across 15 multifamily buildings and will provide 762 parking stalls.

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. [\[help\]](#)

Address: N/A
Parcel Number: 31052900200800, 31052900200900, 31052900201100, 31052900201200, 31052900201900, 31052900202400, 31052900202600.

Abbreviated Legal: Section 29 Township 31 Range 05

B. ENVIRONMENTAL ELEMENTS [\[HELP\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(**bold/italicize**): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Less than 5%.

- 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. [\[help\]](#)

Natural soils that included sand silt, gravel, sandy silt, clayey silt and silty clay.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

- 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. [\[help\]](#)

The purpose of the grading and clearing activities is to level the site and prepare it for construction. Approximate quantities are below:

Cut:	7,300 cubic yards
Fill:	112,800 cubic yards
Total Disturbed Area:	825,749 sf (18.96 acres)

Fill will come from local sources.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Not expected. All potential erosion during construction activities will be mitigated per the project's storm water pollution prevention plan (SWPPP) as required by the State of Washington.

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

None

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Silt fence will be installed to mark the limits of construction and quarry spill construction entrances protect streets from tracking sediment. Required erosion control BMP's will be implemented as required by the City of Marysville Engineering Standards and the 2014 WADOE manual.

2. Air

- 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. [\[help\]](#)

During the clearing and grading activities there will be emission produced by the required machinery. Construction emission would be minor and short-term. Long term emissions would be produced by transportation to and from the site by residents and visitors.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Should construction activities be taken in the dry season, periodic watering may be necessary for dust control. Automobile emissions should be negligible because of the Washington State DOL regulated standards.

3. Water

- a. Surface Water: [\[help\]](#)

- 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. [\[help\]](#)

No streams or wetlands are located on-site. Several artificial, non-wetland drainage ditches that convey stormwater extend across the site. These ditches were reviewed and determined to be unregulated by the City of Marysville and the U.S. Army Corps of Engineers. There are agricultural ditches in the immediate vicinity that travels through the site. The ditches maybe rerouted or piped on site but will continue to maintain the same entrance and exit location on site.

- 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. [\[help\]](#)

Existing drainage ditches on the site are planned to be filled in. Any upstream water entering into these ditches is to be piped and rerouted around the site.

- 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. [\[help\]](#)

Approximately 50 cubic yards of fill would be necessary to fill in the onsite drainage ditches.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No, per FEMA Flood map No. 53061C0390F

- 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. [\[help\]](#)

No, the proposal does not involve any discharge of waste material into the surface water.

b. Ground Water:

- 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 general description, purpose, and approximate quantities if known. [\[help\]](#)

There will be no water withdraw from a well.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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. [\[help\]](#)

No waste material will be discharged into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

- 1) 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. [\[help\]](#)

Stormwater from the clear and grading area will flow into various temporary conveyance swales and discharge into a temporary sediment pond located in the southwestern portion of the site. Temporary Sediment Pond will act as a stormwater facility until permanent detention and water quality systems have been constructed for the future development.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No waste materials will enter ground or surface waters.

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

Upstream runoff entering the site along the south side of 172nd Street in the easterly portion of the site is planned to be rerouted through or around the future development and will connect to its current discharge point at the southwest corner. If necessary, additional permitting shall be conducted through WADOE prior to rerouting. All other existing drainage patterns are to be continued though clearing and development with stormwater continuing to be conveyed to the SW corner of the site.

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

Temporary erosion control devices are to be installed prior to and during construction activities on site. After future development, stormwater runoff will be collected and directed to the detention systems and associated water quality treatment facilities.

4. Plants [\[help\]](#)

- a. **Bold/Italicize** the types of vegetation found on the site: [\[help\]](#)

deciduous tree: *alder, maple*, aspen, other

evergreen tree: ***fir, cedar, pine***, other

ornamental shrubs and lawn

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? [\[help\]](#)

Trees, grasses, and shrubs will be removed from the site within the approved clearing and grading limits.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no threatened and endangered species known to be 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: [\[help\]](#)

Ornamental trees, shrubs and lawn will be utilized to enhance the site in new landscape areas. Native species may be utilized where doing so fits within the programmatic needs of the project.

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

Himalayan Blackberry is known to exist on or near the site.

5. Animals

- a. **Bold/Italicize** any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: ***hawk***, heron, *eagle*, ***songbirds***, other:

mammals: ***deer***, bear, elk, beaver, other: ***Squirrels***

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

N.A.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site lies within the Pacific Flyway Migration Route.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None proposed.

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

None known.

6. Energy and natural resources

- a. 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. [\[help\]](#)

Electric and natural gas will be used to meet the completed project's energy demands. Electric will be used to heat the proposed dwellings.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No.

- c. 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: [\[help\]](#)

None proposed.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No. Potential minor spills of fuel or other hazardous liquids are possible from future construction equipment but are not expected. Any minor spills of fuels or other liquids from construction equipment shall be cleaned up immediately per contractor's spill prevention plan.

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

None known.

- 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.

None.

- 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.

There will be no toxic or hazardous chemicals stored, used, or produced during the clear and grading.

- 4) Describe special emergency services that might be required.

No special emergency services are required for this project

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

The project fronts 172nd St NE and is within ½ mile of I-5, both contributing to traffic noise. A railroad exists along the westerly boundary of the site. The traffic and train noise will not affect the site substantially.

- 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. [\[help\]](#)

Short term noise created by the require machinery for construction activities will be created. Noise is limited to normal working hours.

On a long-term basis, there will be daily road noises from residents. Most of these noises will occur during the daytime hours, between 7 am and 8 pm.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Noise from construction activities is limited to work hours allowed by City Code and/or Ordinances.

8. Land and shoreline use

- 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. [\[help\]](#)

The current use on existing parcels #31052900200800, 31052900201100, 31052900201200, 31052900201900, 31052900202400 and 31052900202600 are detached family homes and some agricultural use. Parcel 31052900200900 is used to stock pipe construction martials for other surrounding development actives.

- 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 as a result 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? [\[help\]](#)

The site has historically been used as farmland however not within recent time. No farmland of long-term significance will be converted to other uses because 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. [\[help\]](#)

There are 5 detached single-family homes on the site along with associated accessory buildings.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

All structures on the site will be demolished as part of the project.

- e. What is the current zoning classification of the site? [\[help\]](#)

Mixed Use (MU)

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Mixed Use. The site is also located in the Lakewood Neighborhood Master Plan Area.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Assuming 2 residents per unit, about 948 people will reside in the apartments. There be 3 to 5 employees on the property during business hours.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

Approximately 13 people will be displaced by this project.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None proposed

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The development is designed and reviewed per City codes, ordinances and Lakewood Neighborhood Master Plan.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None proposed. Forest lands do not exist near the project. Most if not all adjacent agricultural areas are planned to be developed per the City's Lakewood Neighborhood Master Plan.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

The project will provide 474 units across 15 multifamily buildings.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Five single family dwelling unit will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None proposed. The project will increase housing supply to the area and allow affordable housing options to more residents.

10. Aesthetics

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

Height will not exceed code prescribed standards. The exterior building material will be painted wood siding.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The project will provide ample landscaping and will provide an aesthetic design in compliance with code standards.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Light and glare produced will be typical of a multifamily development, to include interior and exterior lighting, internal streetlights, security lights where necessary, and possible accent lighting. Light will be produced in the evening hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

None anticipated

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There are no existing off-site sources of light or glare that will affect the proposal.

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

Landscape buffers around the site will reduce light and glare impacts, if any.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Lakewood High School District's facilities approximately 2,000 feet to the west of the project. Additionally, Twin Lake's Park is located approximately 2,500 feet to the southeast of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None proposed.

13. Historic and cultural preservation

- 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 located on or near the site? If so, specifically describe. [\[help\]](#)

**No, according to the Washington Information System for Agricultural and Archaeological Records Data (WISAARD.) there are no listed structures, places or objects on or adjacent to the site.
No structures on or near the site have been shown as eligible for national/state register.**

- 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. [\[help\]](#)

There are no known landmarks, features, or other evidence of First Nation or historic use or occupation on or near the site.

- 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. [\[help\]](#)

Site walks and reviewing relevant historic maps and GIS data.

- 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.

If any human or cultural remains of any type or are uncovered during the clearing and grading activities or future development, all activities will be temporarily stopped, and the Snohomish County Historic Preservation Commission or other local historical preservation entity will be contacted.

14. Transportation

- 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. [\[help\]](#)

The site will be serviced by 172nd St NE and 23rd Ave NE.

- 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? [\[help\]](#)

The site is serviced by public transit nearby the roundabout off 172nd St NE at the northwest corner of the property.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The completed project would produce 762 additional parking spaces.

- d. 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). [\[help\]](#)

The project will include frontage improvements along 172nd and connection from 172nd to Paradise Aisle, the road running through the project site.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. 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 non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The completed project will generate 209 additional PM Peak Hour trips. This number was based off the Institute of Transportation of Engineer Trip Generation Manual 10th Edition Residential Multifamily Housing (Mid-Rise) housing.

- g. 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.

None anticipated.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None measures to reduce or control transportation impacts are necessary.

15. Public services

- 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. [\[help\]](#)

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None proposed.

16. Utilities

- a. ***Bold/Italicize*** utilities currently available at the site: [\[help\]](#)

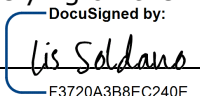
Electricity
natural gas
water
 refuse service
telephone
sanitary sewer
septic system
 other _____

- 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. [\[help\]](#)

None proposed

C. SIGNATURE [\[HELP\]](#)

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.

Signature:  _____
DocuSigned by:
F3720A3B8EC240E...

Print name of signee: Lis Soldano

Position and Agency/Organization: Marysville 172nd Development LLC, Authorized Signer

Date Submitted: 04.18.22