

Notice of Availability: Marysville Downtown Master Plan Update and Planned Action Supplemental Environmental Impact Statement (SEIS)

Notice is hereby given under WAC 197-11-455 and 197-11-510 that the City of Marysville is issuing a Draft Supplemental Environmental Impact Statement (Draft SEIS) addressing the Marysville Downtown Master Plan Update and Planned Action.

The Draft SEIS describes the existing conditions and identifies probable significant environmental impacts, mitigation measures to mitigate these impacts, and any significant unavoidable adverse impacts from the proposal, in accordance with RCW 43.21C.031. The Draft SEIS is also intended to address SEPA requirements for Planned Action environmental review consistent with RCW 43.21C.440 and WAC 197-11-164 to 197-11-172.

Description of proposal

The City of Marysville (City) proposes to update its Downtown Master Plan originally adopted in 2009 as well as adopt a form-based code that updates zoning and design standards. In addition to maintaining Downtown as a civic and commercial hub, the City desires to provide for mixed uses including housing types that offer affordable ownership and rental opportunities in proximity to the planned Swift Bus Rapid Transit (BRT). The City also intends to refresh its Planned Action Ordinance that facilitates environmental review for development that is consistent with the updated plan and form-based code. In February 2020, the City received a grant from the Washington Department of Commerce to support these initiatives.

The Draft SEIS evaluates a No Action Alternative that continues the current Comprehensive Plan and Zoning for the Downtown area established in 2009, and an Action Alternative offering increased mixed use commercial and housing opportunities that recognize transportation and transit investments and build on efforts the City has made to revitalize the downtown and Ebey Waterfront. For each alternative, environmental impacts and mitigation measures are addressed including for: surface water/water resources, land and shoreline uses, socioeconomics, transportation, public services, and utilities.

Location of proposal

The Study Area is approximately 524 gross acres and is bounded by Grove Street on the north, Armar Road and 47th Avenue NE on the east, Ebey Slough on the south, and I-5 on the west.

Proponent and Lead Agency

City of Marysville

Documents Supplemented

This Marysville Downtown Master Plan Update and Planned Action Supplemental Environmental Impact Statement (SEIS) builds on the October 2009 SEIS for the Downtown and the 2005 Marysville Comprehensive Plan EIS. This 2021 SEIS adopts and supplements:

- Marysville Downtown Master Plan Final SEIS October 9, 2009 and associated Draft SEIS July 20, 2009
- Marysville Integrated 2005 Comprehensive Plan and Development Regulations Final Environmental Impact Statement (EIS) April 6, 2005 and associated Draft EIS January 13, 2005

Comment and Review

The City of Marysville is requesting comments from citizens, agencies, tribes, and all interested parties on the Draft SEIS from February 25, 2021 to March 29, 2021. Comments are due by **4:00 PM, March 29, 2021**. Please send comments to:

Chris Holland, Planning Manager
City of Marysville
Community Development Department
80 Columbia Avenue
Marysville, WA 98270
360-363-8207 Direct Line
cholland@marysvillewa.gov

Submittal of comments by email is preferred.

The Draft SEIS is posted on the City website at <https://www.marysvillewa.gov/358/Downtown-Master-Plan>. See the Contact Person above if you are unable to access the documents on line; alternate formats may be available at cost.

Responsible Official

Date: Feb. 23, 2021 **Signature:** *Allan Giffen*

Allan Giffen, Interim Community Development Director
SEPA Responsible Official