

February 25, 2021

Subject: Marysville Downtown Master Plan Update and Planned Action

Dear Reader,

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 attached Draft Supplemental Environmental Impact Statement (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.

This Marysville Downtown Master Plan Update and Planned Action 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

The key issues facing decision makers include:

- Approval of the Downtown Master Plan Update including a vision, goals and policies, land use concept including changes to map designations, updated growth estimates, and consistency edits to the Comprehensive Plan;
- Approval of amendments to the Downtown planned action ordinance to help incentivize growth while mitigating impacts.
- Consideration of a new form-based code to ensure design quality and flexibility.

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.

Please see the City website for more information at <https://www.marysvillewa.gov/358/Downtown-Master-Plan>. If you desire clarification or have questions please contact Chris Holland, Planning Manager, Chris Holland, Planning Manager cholland@marysvillewa.gov, 360-363-8207.

Sincerely,



Allan Giffen, Interim Community Development Director
SEPA Responsible Official
City of Marysville