

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

Notice is hereby given under WAC 197-11-460 and 197-11-510 that the City of Marysville is issuing a Final Supplemental Environmental Impact Statement (Final SEIS) addressing the Marysville Downtown Master Plan Update and Planned Action.

The Final SEIS completes the Draft SEIS. The SEIS identifies the affected environment, 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 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 SEIS evaluates a No Action Alternative that continues the current Comprehensive Plan and Zoning for the Downtown area established in 2009, 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, and a Preferred Alternative that is similar to the Action Alternative. 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

### **Contact**

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## 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

## Availability

The Final 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 a cost.

## Responsible Official

**Date:** September 15, 2021

**Signature:**



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Haylie Miller, Community Development Director  
SEPA Responsible Official