



CITY OF MUKILTEO

REQUEST FOR COMMENTS

DATE: January 12, 2017

	Alderwood Water District – Dan Sheil /Lauren Balisky		Puget Sound Clean Air Agency (Beth Carper)
	Burlington Northern Santa Fe Railway (Marvinique Hill)	X	Puget Sound Energy (Raelynn Asahr)
	City of Edmonds (Rob Chave)		Puget Sound Regional Council
	City of Everett (Allan Giffen)		Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
	City of Everett (Steve Ingalsbe)		Snohomish Co. Airport/Paine Field (A. Rardin/B. Dolan)
	City of Lynnwood (Paul Krauss)		Snohomish Co. Assessor's Office (<i>Ordinances Only</i>)
	City of Mill Creek (Tom Rogers)		Snohomish Co. Conservation District
X	City of Mukilteo (Building Official)		Snohomish Co. Environmental (Cheryl Sullivan)
X	City of Mukilteo (Fire Chief)		Snohomish Co. Fire District #1 (Kevin Zweber)
X	City of Mukilteo (Fire Marshal)		Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Engineering "In-Box")		Snohomish Co. Planning & Dev. Srvc. (Darryl Easton)
X	City of Mukilteo (Com. Dev. Dir.)(<i>Postcard/Notice only</i>)		Snohomish Co. Public Works (Deb Werdal)
X	City of Mukilteo (Cheol Kang, Myron Travis)	X	Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
X	Comcast of Washington (Casey Brown)	X	Snohomish Health District (Bruce A. Straughn)
X	Community Transit (Kate Tourtellot)	X	Sound Transit Authority (Perry Weinberg)
	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)	X	Tulalip Tribes
	Dept. of Natural Resources (James Taylor)	X	Tulalip Tribes – (Richard Young)
	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)	X	United States Postal Service (Soon H. Kim)
	FEMA (John Graves)	X	Verizon Company of the NW, Inc. (Tim Rennick)
	Island County MRC (Rex Porter) (<i>Shoreline Only</i>)	X	Washington Dept. of Ecology (Peg Plummer)
	Master Builders King/Sno. Counties (Jennifer Anderson)		Washington Dept of Fish & Wildlife (Jamie Bails)
X	Mukilteo Beacon (Editor) (<i>Postcard/Notice only</i>)	X	WSDOT (Scott Rodman)
X	Mukilteo School District (Cindy Steigerwald)	X	WSDOT (Ramin Pazooki)
X	Mukilteo School District (Josette Fisher)		WSDOT Ferries(Kojo Fordjour) (<i>Shoreline Only</i>)
X	Mukilteo Tribune (Editor) (<i>Postcard/Notice only</i>)		WRIA 7 Water Resources
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Kendra Chapman)	X	Planning Commission (<i>Postcard Only</i>)
	National Marine Fishery Service	X	Adjacent Property Owners
X	Office of Archaeology & Historic Pres. (Allyson Brooks)	X	Applicant/Contact Person (<i>Notice Only</i>)
	Ogden, Murphy, Wallace (Angela Belbeck) (<i>Ordinances Only</i>)		Parties of Interest
	Pilchuck Audubon Society (Karen Snyder)		Parties of Record
	Port of Everett (Graham Anderson)	X	Property Owners within 300' (<i>Postcard/Notice Only</i>)
			Other:

FILE NO.: PPR 2016-003

PROPOSER: Joe Smeby on the behalf
of Madle-Anderson Partners, LLC

PROJECT NAME: Courtyard Townhomes

PROJECT DESCRIPTION: Construction of four (4), 4-Unit town homes totaling sixteen (16) residential units on approximately two (2) acres with associated grading, parking, landscaping, and street frontage improvements zoned Multi-Family Residential (MR).

FILE NO: PPR 2016-003

PROPONENT: Joe Smeby on the behalf
Madle-Anderson Partners, LLC


PROJECT NAME: Courtyard Townhomes

ATTACHED IS:

X	Notice of Application	X	Site Plan (Reduced)
X	Environmental Checklist	X	Location Map
X	SEPA Addendum issued July 1, 2009	X	Geotechnical Report
X	DNS issued July 3, 2002	X	Traffic Study
X	Application	X	Wetland Report
X	Narrative Statement(s)	X	Critical Area Study & Buffer Mitigation Plan Map
X	Building Elevations		

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, Wednesday, February 1, 2017 to Linda Ritter, Senior Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.


Linda Ritter
Senior Planner

1/12/17
Date

RESPONSE SECTION:

____ Comments Attached _____ No Comments

COMMENTS: _____

Signature

Date

Company

DO YOU WANT A COPY OF OUR NOTICE OF DECISION

YES ___ NO ___



11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

Notice of Application for Courtyard Townhomes at 8512 Mukilteo Speedway by Joe Smeby

Joe Smeby on the behalf of **Madle-Anderson Partners, LLC** applied for a Project Permit with the City of Mukilteo on May 5, 2016. The application became complete on December 27, 2016. This application and all supporting documents are available at City Hall for public viewing. (File No. PPR 2016-003).

Description of Proposal: Construction of four (4), 4-Unit town homes totaling sixteen (16) residential units on approximately two (2) acres with associated grading, parking, landscaping, and street frontage improvements zoned Multi-Family Residential (MR).

Location of Proposal: Tracts 133 and 134, West and Wheeler's Sea View 5-Acre Tracts; otherwise known as 8512 Mukilteo Speedway, Mukilteo, Washington.

Environmental Documents Prepared for the Proposal

- Environmental Checklist dated January 2017
- SEPA Addendum issued July 1, 2009
- Environmental Mitigated Determination of Non-significance dated July 3, 2002
- Traffic Analysis dated August 15, 2008
- Critical Area Study and Buffer Mitigation Plan dated December 20, 2016
- Phase 1 Environmental Site Assessment Report prepared by Geo Consultants, Inc. dated March 18, 2009

List of Required Permits

- Project Permit
- Engineering Permit
- Building Permit
- Any State or Federal permits if applicable.

Applicable Policies and Requirements

The project will be reviewed for consistency with the following policies, standards and regulations:

- | | |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <input type="checkbox"/> Possession Shores Master Plan | <input type="checkbox"/> Sector Plan & Amendments |
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan | <input checked="" type="checkbox"/> Mukilteo Municipal Code |
| <input checked="" type="checkbox"/> International Building Code (2015 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2015 Edition) | |

Comment Period

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Linda Ritter, Senior Planner at (425) 263-8043. The public is invited to comment on the project by submitting written comments to the Planning Department at the above address by 4:30 p.m. on the date noted below.

Notice of Application Issued: Wednesday, January 18, 2017

End of Comment Period: Wednesday, February 1, 2017

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review the proposed application will be administratively approved, approved with conditions, or denied. You may request a copy of the final decision on the project by making a written request to the City contact person named below.

Public Hearing


There will not be a public hearing conducted on this project.

Appeals

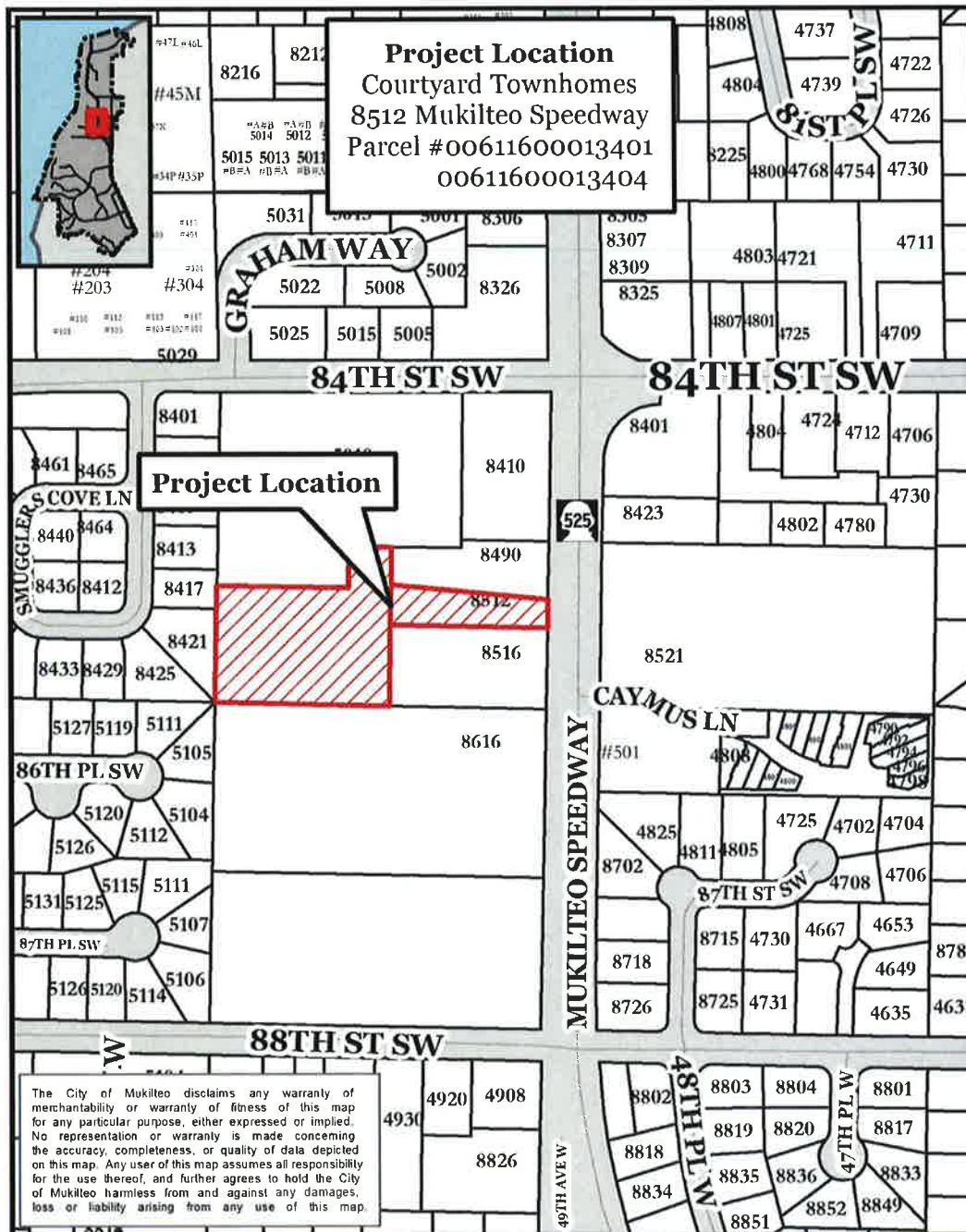
The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

Contact Person: Linda Ritter, Senior Planner

(425) 263-8043

Signature: 

Date: 1-12-17



Location Map

Date Issued: Wednesday, January 18, 2017

Date Advertised: Wednesday, January 18, 2017

End Comment Period: Wednesday, February 1, 2017

pc: Applicant/Representative
Reviewing Agencies
Interested Parties

CDD Director
Permit Services Supervisor

Permit Services Assistants (2)
Property File



Date stamp

RECEIVED
DEC 27 2016
CITY OF MUKILTEO**Land Use Permit Application**PPR # _____
SEPA # _____
Misc # _____

Applicant: Madle-Anderson Partners, LLC Owner: Same as applicant
Address: 15103 56th Ave NE Address: _____
Stanwood, WA 98292
Phone: 425-344-4663 Phone: _____
Project Address: 8512 Mukilteo Speedway, Mukilteo, WA 98275
Legal Description of Property: Parcel #'s: 006116-000-134-01, 006116-000-134-04
See attachment
Key Contact Person: Omega Engineering, Inc. Phone: 425-903-4852
Joe Smeby, PE Fax: 425-259-1958

Project Type:

- | | | |
|------------------------------------------------|---------------------------------------------------|-----------------------------------------------|
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Preliminary Subdivision* | <input type="checkbox"/> Special Use Permit* |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Final Subdivision* | <input type="checkbox"/> Reasonable Use |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Preliminary Short Plat* | <input type="checkbox"/> Lot Line Adjustment* |
| <input type="checkbox"/> Shoreline* (JARPA) | <input type="checkbox"/> Final Short Plat* | <input type="checkbox"/> Grading* |
| <input type="checkbox"/> Conditional Use* | <input type="checkbox"/> Sector Plan Amendment | <input type="checkbox"/> Binding Site Plan |
| <input type="checkbox"/> Variance* | <input type="checkbox"/> Waterfront Development | <input type="checkbox"/> Project Rezone |
| | <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Other, Specify _____ |

* Need to fill out supplemental application form with project.

Project Resume:

Existing Use: vacant Proposed Use: multi-family res.
Total Site Area: 2.21 ac Landscaping Area: 19,236 sf = 0.44 ac
Building Foot Print Area: 17,600 sf = 0.4 ac Water District: Mukilteo Water & Wastewater District
Lot Coverage: 0.4/2.21 = 18% Sewer District: Mukilteo Water & Wastewater District
Parking Provided: 38 parking stalls # of Proposed Units: 16
Building Height: _____ Comp Plan Designation: _____
Gross Floor Area by Uses: _____ Zoning: Commercial

Pre-application Meeting Held: (Y/N; date) May 5, 2016**The information given is said to be true under the penalty of perjury by the laws of the State of Washington.**Gerald M. Anderson
Applicant/Authorized Agent Signature1-12-17
DateHeidel M. Anderson
Owners Signature1-12-17
Date



CITY OF MUKILTEO

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:

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:

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.

A. Background

1. Name of proposed project, if applicable: Courtyard Townhomes
2. Name of applicant: Dave Madle
3. Address and phone number of applicant and contact person:
Madle-Anderson Partners, LLC
Dave Madle
15103 56th Ave NW
Stanwood, WA 98292
425-344-4663
4. Date checklist prepared: January 12th, 2017
5. Agency requesting checklist: City of Mukilteo Planning and Community Development
6. Proposed timing or schedule (including phasing, if applicable):
Site development and recording of final plat will be completed within 5 years of preliminary plat approval. There is no phasing planned for the project at this time.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A critical area study and buffer mitigation plan has been prepared by Wetland Resources, Inc. Category II wetland on the west side of the project site located within the NGPA tract.
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.
No.
10. List any government approvals or permits that will be needed for your proposal, if known.
Grading Permits
SEPA Approval
Building permits
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.)
The project proposes the development of approximately 2.21 acres into four 4-unit townhomes, along with the associated driveways and utilities. The site will be re-graded to accommodate the proposed houses and roadways, and will include the construction of an

underground detention vault.

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.

The project is located at 8512 Mukilteo Speedway, Mukilteo, WA 98275, and is located within the NW ¼ of Section 16, Township 28 North, Range 4 East.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 8 percent.

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.

The soil at the project site is classified as Alderwood Urban Land Complex. This type of soil is generally described as containing mostly Alderwood soils, occasionally containing smaller amounts of other soil types. This type of soil is generally expected to contain a hard-pan layer, giving it moderate runoff potential, but little infiltrative storage capacity.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

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.

Cut: 500 c.y.

Fill: 1,500 c.y.

Net: 2,000 c.y.

Any fill required will be imported structural material.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion potential will be increased during the site improvement construction due to the clearing and grading activities. Temporary erosion control measures are proposed to minimize the transportation of sediment off-site.

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

Approximately 40%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion control BMP's will be implemented during construction in order to minimize erosion on the site. These measures will be implemented in accordance with the City of Mukilteo guidelines. Stormwater detention and treatment facilities will be designed per DOE and City of Mukilteo Standards.

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.

Dust and automobile emissions to the air will result from the site construction. This would be temporary. After construction, the main source of pollution would be exhaust from vehicular traffic.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Measures to control dust will be implemented as necessary during construction.

3. Water

- a. Surface Water:

- 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.
A category II wetland is found on the west side of the project site located within a NGPA tract. The wetland buffer is 40 feet.
- 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.
Construction will be done approximately 50 feet from the wetland. See civil plans and critical areas map.
- 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.
No filling or dredging is expected

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

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.

No.

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.

No.

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.

Not Applicable. All proposed units will be connected to the sanitary sewer system.

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.

Runoff from the site will be collected and routed through a detention facility, and stormwater treatment facility prior to discharge from the site. Runoff will then be discharged into the existing ditch found near the northwest corner.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Oil and grease from neighborhood vehicles, along with lawn fertilizers could be introduced to the storm collection system via runoff.

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

No.

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

Temporary erosion and sediment control BMPs will be implemented during construction. A permanent stormwater conveyance and detention system will be installed to handle post-construction stormwater. See the civil plans and drainage report on file at the City of Mukilteo.

4. Plants

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs: Himalayan blackberry, knotweed
- ☒ grass: present
- ☒ pasture: fallow 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?

The site will be cleared of all vegetation, except for within the NGPA tract.

c. List threatened and endangered species known to be on or near the site.

None to our knowledge.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscape plan per City of Mukilteo requirements. The cover around the townhomes will be lawn with several thundercloud plums, emerald green arborvitaes, blue little bluestems, and catmint-walker lows. The wetland and the majority of the wetland buffer will remain native vegetation.

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

Knotweed

5. Animals

a. List 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:

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

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

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

- b. List any threatened and endangered species known to be on or near the site.
None.

- c. Is the site part of a migration route? If so, explain.
No.

- d. Proposed measures to preserve or enhance wildlife, if any:
Wetland area will be preserved. The wetland buffer will either be preserved or enhanced in areas, per the buffer mitigation plan.

- e. List any invasive animal species known to be on or near the site.
None.

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.
Electricity, natural gas, and wood stoves are potential sources of energy in the new homes, providing heat, power, and light.
- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
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:
All applicable building and energy codes will govern the construction of the new homes.

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.
No.
- 1) Describe any known or possible contamination at the site from present or past uses.
None.

- 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.

None.

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

None.

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

None.

b. Noise

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

Traffic on adjacent streets.

- 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.

In the short term, additional noise is expected during the construction of the project. In the long term, additional noise from vehicle traffic is expected.

- 3) Proposed measures to reduce or control noise impacts, if any:

Noise will be limited during construction operations to those hours allowed by City of Mukilteo. Following construction, no significant source of noise is likely to exist.

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.

The surrounding neighborhoods consist of single-family residences to the south and west; an apartment complex and commercial businesses to the north; and a hotel to the east. The existing site currently contains a single-family residence, garage and driveway; all to be removed. The project will not affect current land use on nearby or adjacent properties.

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?

No.

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.

The existing site currently contains a single-family residence, garage and driveway; all to be removed.

d. Will any structures be demolished? If so, what?

All existing structures onsite will be demolished.

e. What is the current zoning classification of the site?

Commercial

f. What is the current comprehensive plan designation of the site?

Single Family Residential – Low density

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, a category II wetland has been identified on the west side of the project site.

i. Approximately how many people would reside or work in the completed project?

Given the 16 new units, and assuming 2.5 people/unit, there would be approximately 40 people.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

NOT APPLICABLE.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project will be in compliance with City of Mukilteo and growth management policy plan.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
16 new units would be provided, middle-income
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
No impacts anticipated.

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?
The maximum height for buildings will be approximately 29 feet. Exterior building material will be in compliance with the City of Mukilteo Design Guidelines.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
The proposal will comply with building setbacks, height limit, and landscaping requirements.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light and glare would mainly occur during the night hours, including yard lights and vehicle headlights.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.
- c. What existing off-site sources of light or glare may affect your proposal?
None.
- d. Proposed measures to reduce or control light and glare impacts, if any:
No areas are likely to see significant light and glare impacts.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Do not know.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None.

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.
No.
- 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.
None.
- 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.
None.
- 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.
None.

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.
Access to the site will be provided by Mukilteo Speedway.
- 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?
Yes, transit service is approximately 0.2 miles from the site.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
There will be 32 parking stalls for residence; 2 per unit, and 6 guest parking stalls.

- 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).

No new public roads or streets will be required. A private 20' wide road will be provided through the middle of the site. The existing curb and sidewalk will be extended across the frontage of the project site.

- e. Describe the existing condition of the proposed access road, including width of easement, width of pavement or roadway, curbs, gutters, and/or sidewalks.

There is an existing concrete driveway. No frontage improvements exist along the project site.

- f. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- g. 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

For 16 new homes an estimate of approximately 150 trips will be generated. No commercial vehicles are expected. Peak volumes are expected during the morning and evening.

- h. 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.

No.

- i. Proposed measures to reduce or control transportation impacts, if any:

The proposal will comply with City of Mukilteo Road design standards, and will pay the appropriate traffic impact mitigation fees.

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.

The proposal will place additional demands on public services proportional to a single-family detached housing development.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [

The proposal will pay the appropriate development impact mitigation fees.

16. Utilities

- a. Circle utilities currently available at the site:

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

- c. 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.

Water and Sewer: Mukilteo Water & Wastewater District
Electricity: Snohomish County PUD

C. Signature

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: Rachel Jacobs

Name of signee Rachel Jacobs

Position and Agency/Organization Omega Engineering, Inc.

Date Submitted: 1/12/17

RECEIVED
DEC 27 2016
CITY OF MUKILTEO

PARCEL A
TRACT 133, WEST AND WHEELER'S SEA VIEW 5-ACRE TRACTS, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 12 AND 13,
RECORDS OF SNOHOMISH COUNTY AUDITOR;

EXCEPT THE EAST 161.29 FEET THEREOF;

ALSO THE NORTH 95.0 FEET OF THE WEST 242.64 FEET AND THE NORTH 15 OF THE
EAST 210.0 FEET OF THE WEST 452.64 FEET OF TRACT 134, WEST AND WHEELER'S
SEA VIEW 5-ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 7 OF PLATS, PAGES 12 AND 13 RECORDS OF SNOHOMISH COUNTY
AUDITOR;

(ALSO KNOWN AS ADJUSTED PARCEL 1 OF BOUNDARY LINE ADJUSTMENT NO. 89-
05 RECORDED UNDER SNOHOMISH RECORDING NO. 8907120178);

SITUATE IN THE CITY OF MUKILTEO, COUNTY OF SNOHOMISH, STATE OF
WASHINGTON.

PARCEL B
TRACT 134, WEST AND WHEELER'S SEA VIEW 5-ACRE TRACTS, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 12 AND 13,
RECORDS OF SNOHOMISH COUNTY AUDITOR;

EXCEPT THE SOUTH 227.20 FEET OF THE EAST 291.00 FEET THEREOF;
AND EXCEPT THE NORTH 95.00 FEET OF THE WEST 242.64 FEET THEREOF;
AND EXCEPT THE NORTH 86.20 FEET OF THE EAST 291.00 FEET THEREOF;
AND EXCEPT THE NORTH 15 FEET OF THE EAST 80.92 FEET OF THE WEST 323.65
FEET THEREOF;

(ALSO KNOWN AS LOT 4 OF STIPULATED SETTLEMENT AND AGREED ORDER OF
JOINDER, AND ESTABLISHMENT OF LOT LINES AS SET FORTH IN SNOHOMISH
COUNTY SUPERIOR COURT CASE NO 92-2-02166-6 AND RECORDED UNDER
SNOHOMISH COUNTY RECORDING NO 93042900376)

SITUATE IN THE CITY OF MUKILTEO, COUNTY OF SNOHOMISH, STATE OF
WASHINGTON.



OMEGA
ENGINEERING, INC.

**2707 Wetmore Avenue
Everett, WA 98201
t 425.387.3820
f 425.259.1958**

Owner/Applicant

Madle-Anderson Partners, LLC
Dave Madle
15103 56th Ave NW
Stanwood, WA 98292
425.344.4663

Site Data

Site Address: 8512 Mukilteo Speedway
Mukilteo, WA 98275
Tax ID: 00611600013401, 00611600013404
Total Site Area: 2.21 acres
Prop. Impervious Area: 0.91 acres

Approximate Project Construction Date:

Project Narrative for Courtyard Townhomes

This project proposes to develop approximately 2 acres into a multi-family residential development with four 4-unit townhomes along with an access road, storm drainage and utilities. The total site area is 2.21 acres, however, the west side of the site is encumbered by a Category II wetland which covers approximately 0.63 acres including its associated buffer. The site is located at 8512 Mukilteo Speedway, in the City of Mukilteo, and in Section 16, Township 28N, Range 4E, W.M.

The surrounding neighborhoods consist of single-family residences to the south and west; an apartment complex and commercial businesses to the north; and a hotel to the east. The existing site currently contains a single-family residence, garage and driveway; all to be removed. Vegetation on-site consists of brush/ground cover and trees consisting of mostly Alders and Douglas Firs. A Category II wetland encumbers the west side of the parcel and will remain as native vegetation. The general site slopes are flat to moderate and average approximately 3-8 percent in the westerly direction.

Each building footprint will be 4,400 sf and will have 4 units. The buildings will be two-story wood-framed construction. There will be 32 parking stalls for residence; 2 per unit, and 6 guest parking stalls. The proposed improvements will include the construction of a 20' wide road, stormwater facilities and all necessary utilities, including sewer, water and power. The new road will take access from Mukilteo Speedway to the east. Flow control will be met using a stormwater detention facility. Stormwater runoff from the developed site will be collected by a proposed conveyance system and directed to a proposed detention vault to the north. Runoff treatment will be provided using storm filters prior to entering the detention system.

RECEIVED
DEC 27 2016
CITY OF MUKILTEO



OMEGA
ENGINEERING, INC.

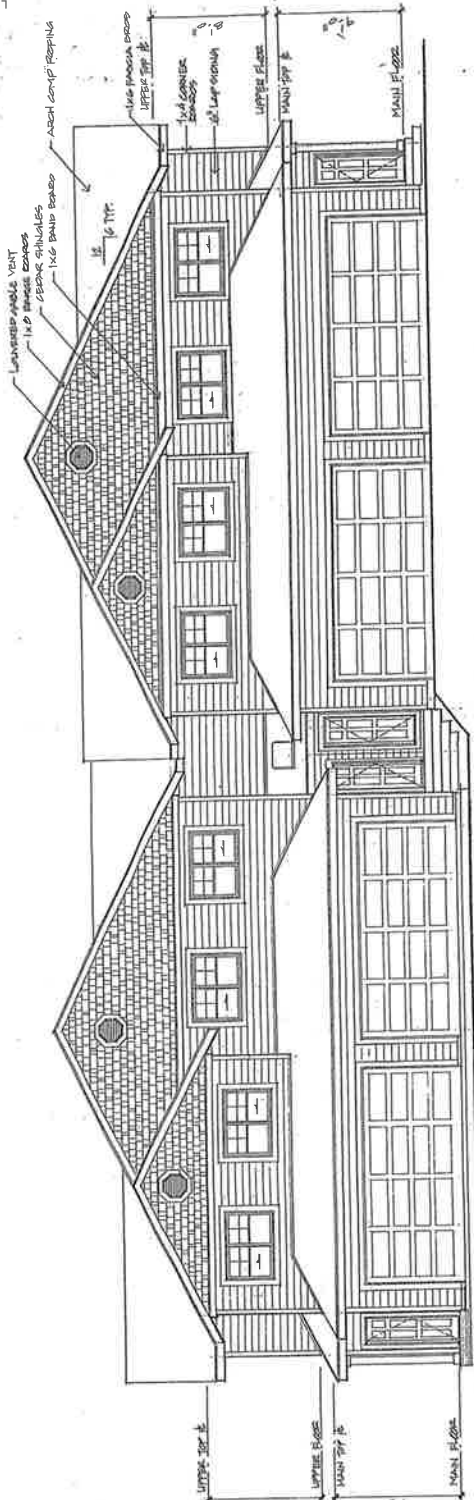
2707 Wetmore Avenue
Everett, WA 98201
t 425.387.3820
f 425.259.1958

The cover around the townhomes will be lawn with several thundercloud plums, emerald green arborvitaes, blue little bluestems, and catmint-walker lows. The wetland and the majority of the wetland buffer will remain native vegetation.

Erosion control methods will consist of catch basin inlet protection, silt fencing and clearly marked clearing limits. The proposed vault will be used as a sediment pond during construction. The existing gravel driveway shall be used as a construction access. A combination of approximately 1,500 cubic yards of fill and 500 cubic yards of cut will be required for final stabilization of the project.

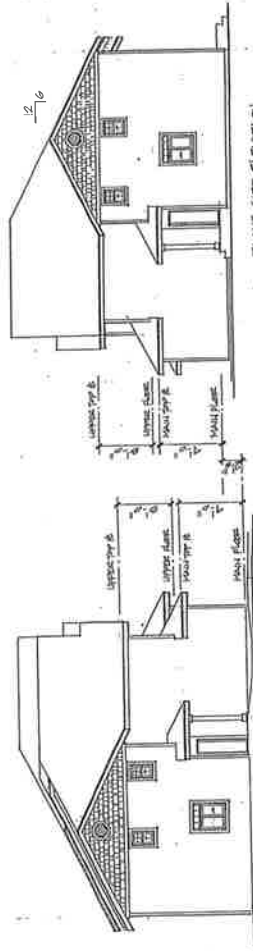
Start Construction: Spring 2017

End Construction: Summer 2018



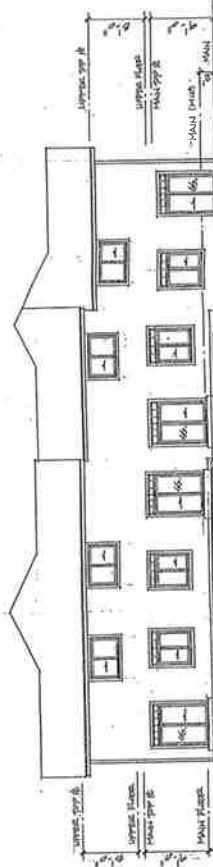
FRONT ELEVATION

SCALE: 14.1-0



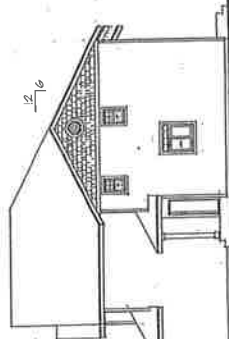
Left side elevation

CITIZENSHIP



EAR ELEVATION

DATE: 11/15/2007



RIGHT SIDE ELEVATION

High-Speed Steel

Elevation Notes:

1. VERIFY SHEAR WALL MARKING & HOLD-DOWNS PER PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER U.B.C. 3102.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE WEATHER STOPPING & FLASHING AT ALL DOORS & WINDOWS PER U.B.C. 3102.
5. PROVIDE GUTTERS & DOWNSPOUTS ON ALL EXTERIOR WALLS. PROVIDE CONTINGENT CUTTERS & DOWNSPOUTS ON ALL LAM. TYP.

SUBJECT TO FIELD SUPERVISOR CONSIDERATION
AND PROVISIONS OF PLAN BOOK

Bldg 3 Area Summary <i>Eastern Buildinging F.R. Area</i>	Main Floor	3200 SF
	Upper Room	2000 SF
	Lower Room	3100 SF
	Veranda	1200 SF
	Garage (141)	

RECEIVED
DEC 27 2016

CITY OF MUKILTEO
CLUSTER A
BUILDING 3

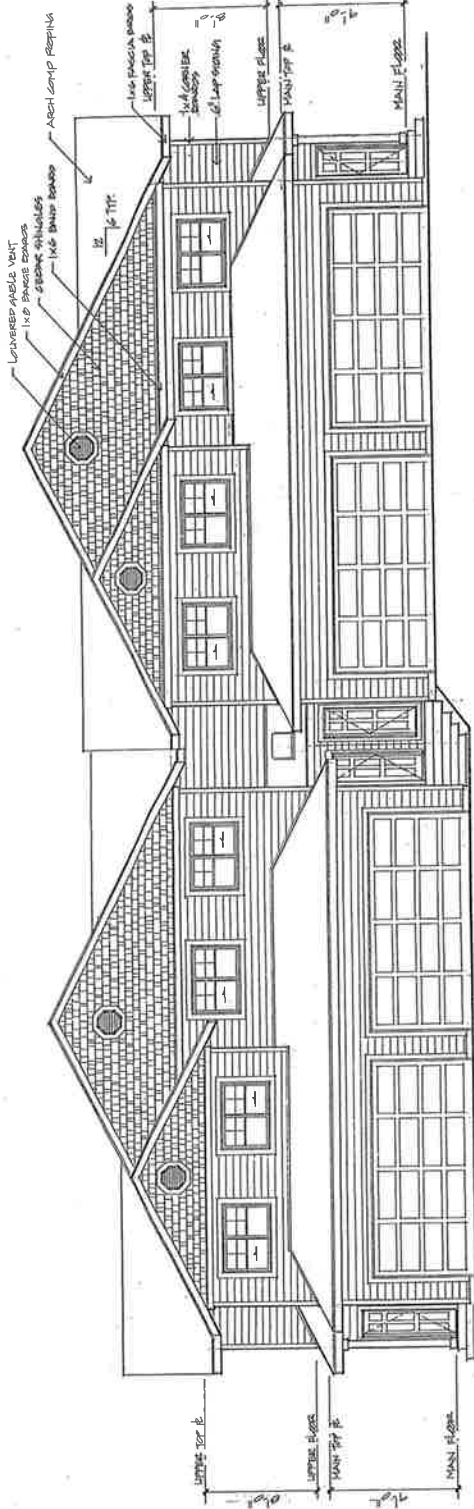
REVISÉ

APR - 7 2000
Planning & Development
Services - COMMERCIAL

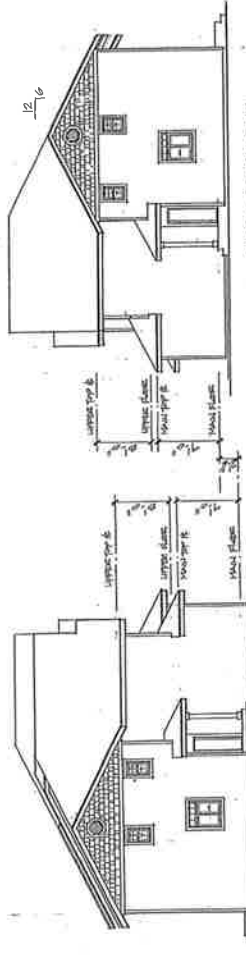
THIS SET OF PLANS
MUST BE KEPT ON
JOB SITE.

**Dedicated
Professionals
Designers**

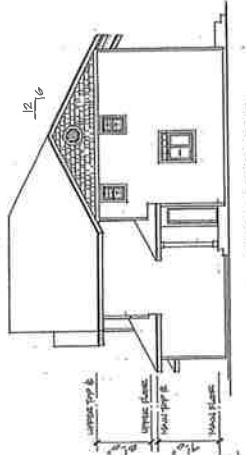
3510.11501 Aug 25 11:58 AM '98



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

- Elevation Notes:**
1. VERIFY FOUNDATION WALLING & HOLDINGS PER PLAN & SPECIFICATIONS.
 2. HANGING & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED.
 3. CALL ALL EXTENDED JOISTS & PARTITIONING.
 4. CALL ALL EXTENDED JOISTS & PARTITIONING.
 5. VERIFY ALL ROOFING & FLASHING.
 6. VERIFY ALL ROOFING & FLASHING.
 7. VERIFY ALL ROOFING & FLASHING.
 8. VERIFY ALL ROOFING & FLASHING.
 9. VERIFY ALL ROOFING & FLASHING.
 10. VERIFY ALL ROOFING & FLASHING.

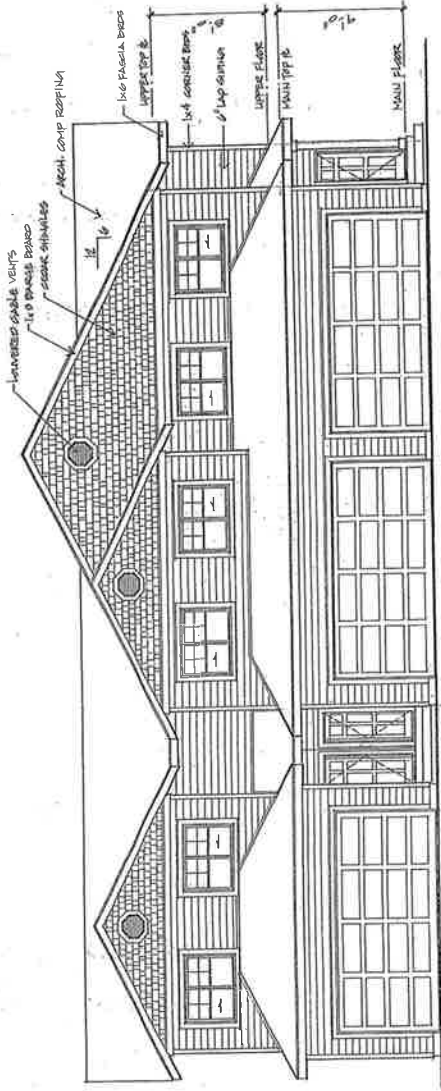
Bldg 4	
Area Summary	
Foundation	12,000 sq. ft.
Main Floor	2,000 sq. ft.
Upper Floor	2,000 sq. ft.
Roofing (10)	1,000 sq. ft.
Glazing Summary	
Foundation	10,000 sq. ft.
Main Floor	2,000 sq. ft.
Upper Floor	2,000 sq. ft.
Roofing (10)	1,000 sq. ft.
Glazing Percent	11.55 %

CLUSTER 'A'
BUILDING 4

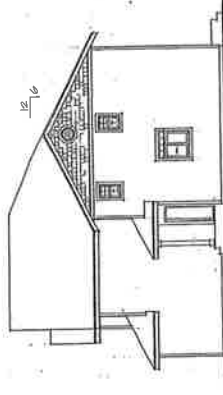
REVISED
10/1/2003

Dedicated
Professional
Designers

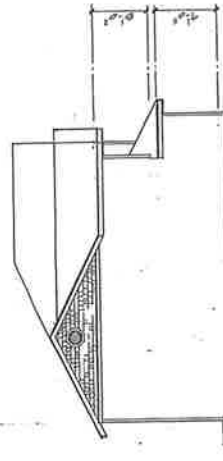
3513 115th Ave SE, P.O. Box 9005
425-353-1714



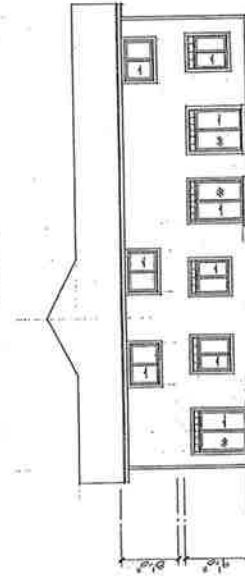
FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"

DESIGNED BY THE ARCHITECT
DATE: 08/12/2000
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/4" = 1'-0"

- Elevation Notes:**
1. VERIFY SHOWN WALL BUILDING & HOLDINGS PER PLAN & SCHEDULE
 2. PRIOR TO INSTALLING SIDING
 3. PROVIDE VENTILATION THROUGHOUT & INSULATION
 4. PROVIDE VENTILATION THROUGHOUT & INSULATION
 5. PROVIDE GARAGE OR ADJACENT GARAGE WITH PLASTER & FINISHES
 6. PROVIDE CONTIGUOUS TYPING & DOWNPOUR @ ALL GABLE, TYP.

Bldg 1 & 2	
Area Summary	
Room	Area
Living Room	1,200 sq. ft.
Kitchen	1,200 sq. ft.
Bath	1,200 sq. ft.
Bedroom	1,200 sq. ft.
Garage	1,200 sq. ft.
Other	1,200 sq. ft.
Total	12,000 sq. ft.

Glazing Summary	
Bldg 1 & 2	
Room	Area
Living Room	1,200 sq. ft.
Kitchen	1,200 sq. ft.
Bath	1,200 sq. ft.
Bedroom	1,200 sq. ft.
Garage	1,200 sq. ft.
Other	1,200 sq. ft.
Total	12,000 sq. ft.
Glazing Percent	11.22 %

CLUSTER 'B'
BLDG 1 (REV.)
REVISED BLDG 2

APR - 7 2000
Planning & Development
Services - COMMERCIAL

**Dedicated
Professional
Designers**

3510 115th Ave SE, Box 36025
425-232-1774

City of Mukilteo, Washington

**DETERMINATION OF SEPA COMPLIANCE
FOR THE
COURTYARD TOWN HOMES**

Prepared in Compliance with:

The Bell-Anderson Rezone. The purpose of the rezone was to change the property from Planned Community Business to Multi-Family Residential. In accordance with the approved rezone and WAC 197-11-600(4)(a), if the proposed development falls within the "Project Envelope" the requirements of SEPA have been met and no additional threshold determination is necessary.

Project Proponent:	Geoff Tapert on behalf of Dave Maddie
Location of Proposal:	The property is located at 8512; legally described as, Mukilteo, Washington.
Description of Proposal:	Construction of four (4), 4-unit town homes totaling sixteen (16) residential units on approximately two (2) acres in the Multi-Family Residential (MR) zoning district with associated grading, parking, landscaping, and street frontage improvements.
Previous Environmental Documentation:	<p>The following environmental documents satisfy the requirements for environmental review for the proposal:</p> <ul style="list-style-type: none">• Environmental Mitigated Determination of Nonsignificance dated July 1, 2002• Environmental Checklist dated February 27, 2002• Traffic Analysis dated August 15, 2008• Preliminary Drainage Report dated September 4, 2008• Wetland Buffer Enhancement and Mitigation Plan dated March 28, 2002• Brief Critical Area Study-Buffer Mitigation Plan dated August 19, 2008
Purpose of Determination of SEPA Compliance:	<p>The purpose of this Determination of SEPA Compliance is to analyze the consistency of the proposed development with the applicable development regulations and mitigation contained in the approved Bell-Anderson Rezone. To meet the consistency test, the application must comply with the following four criteria:</p> <ol style="list-style-type: none">1. The type of land use allowed;2. The level of development allowed;3. Infrastructure and adequacy of public facilities and services; and4. Conformance with the specific development regulations or standards contained in the Bell-Anderson Rezone.
Lead Agency:	City of Mukilteo 4480 Chennault Beach Road Mukilteo, WA 98275
Determination:	This Determination of SEPA Compliance is issued under WAC 197-

11-600(4)(a) and the Bell-Anderson Rezone and does not require circulation or a comment period. In making this determination, comparisons of the "project elements" were evaluated against the requirements of the Bell-Anderson Rezone. Attachment "A" contains the Courtyard Town Home project consistency analysis.

Contact Person: Linda Ritter, Associate Planner
Planning Department
City of Mukilteo
(425)355-4141. Ext. 245

Responsible Official: Heather McCartney, FAICP
Position/Title Mukilteo Planning Director
City of Mukilteo
4480 Chennault Beach Road
Mukilteo, WA 98275

Date of Issuance: July 1, 2009

Signature: Heather McCartney
Heather McCartney, FAICP, Planning Director

Date: 7/1/09

Attachment "A"

Courtyard Townhomes – Consistency Test

Regulation	Requirement	Submitted	Compliance: Y/N
Land Use:	Single Family, Duplexes, townhouse, multifamily, Single Family Cottages	Townhouses	Y
Height:	30'	29.5'	Y
Unit Count:	16 units	16 units	Y
Setbacks:	Front – 15' Rear – 15' Interior – 5' with a total of 15'	Front – 20' Rear – 15' Interior – 12'- 116' (east/north) 15'- 118' (west/south)	Y
Lot Coverage:	40%	16%	Y
Parking:	2 stall per unit and 1 guest parking space per every 4 units = 36 parking spaces	36 parking spaces	Y
	All buildings shall be built with pitched roof townhouse style buildings and include articulation on the front and side facades to resemble residential building characteristics.	The applicant submitted elevations showing a pitched roof and articulation on the front and side facades of the buildings to include belly band and recessed entry ways.	Y
Landscaping:	Abutting residential designated property: A sight obscuring fence and 10 feet of sight obscuring screen. Between ROW or private access road and parking area: 25 feet of ornamental landscaping. Outside storage or waste areas: Sight-obscuring fence. Between ROW if not a parking or display area: 25 feet of ornamental landscaping.	A solid 6' cedar fence is proposed for the perimeter of the property. The west portion of the property that is adjacent to the single family residential zone is screened by the wetland and its buffer. No outside storage or waste area proposed. 25' of ornamental landscaping	Y

Regulation	Requirement	Submitted	Compliance: Y/N
Parking Lot Landscaping:	<p>No landscaped area is less than 50 square feet in area.</p> <p>No parking stall is located more than 45 feet from a landscaped area.</p> <p>The total of all interior landscaped areas shall be equal to or greater than 10% of the total parking lot area.</p>	<p>The landscape plan meets the requirements outlined in the MMC 17.56.130 Landscape Requirements for Parking Areas.</p> <p>The parking area used for guest parking has 76% of the total parking area landscaped.</p>	Y
Outside Storage:	<p>Outside Storage shall be enclosed behind a sight-obscuring fence. The fence shall be a minimum of six feet in height and constructed to create a solid sight-obscuring screen. Plantings may be used in addition to the fence.</p>	<p>No outside storage is being proposed.</p>	Y
Critical Areas:	<p>Development of the property shall be in substantial compliance with the preliminary wetland analysis and mitigation plan submitted with the rezone application. A final wetland mitigation plan shall be submitted with any permit application detailing specific wetland and buffer enhancement plantings, monitoring schedules, and performance criteria.</p> <p>Sensitive/critical areas consist of a Category II wetland which requires a 100' buffer.</p>	<p>A Category II wetland resides on the southern portion of the property with a 50' buffer. Per MMC 17.52B.100(L) "If an existing property has a previously delineated and/or approved wetland and associated buffer approved by the city, the approved wetland buffer will remain in effect." The wetland was previously delineated and approved during the Bell-Anderson Rezone. The buffer was established under the previous code. The townhouses have been situated so that all improvements are outside of the NGPA boundary.</p> <p>Approximately 923 square feet of the wetland buffer adjacent to buildings B and C will be impacted. The applicant is proposing to reduce the buffer</p>	Y

Regulation	Requirement	Submitted	Compliance: Y/N
		<p>from 50' to 38' using a buffer averaging as allowed in 17.52C.090(C)(1). The applicant is proposing to add 2,327 square feet of buffer to replace the 923 square feet of buffer impacted by building B and C.</p> <p>The applicant submitted a wetland and mitigation report stating how they meet the criteria for buffer averaging, what they are proposing for enhancement plantings, the monitoring schedule, and performance criteria.</p>	
Mitigation Fees:	<p>Transportation mitigation for the Project consists of the City's impact fees per pm peak hour trip generated and WSDOT's fee of \$206.56 per ADT.</p> <p>School and Park Mitigation fees shall be paid to the City prior to building permit issuance. The total fee or mitigation amount shall be based on the mitigation fee established in MMC 3.105 in effect at the time of fee payment.</p>	<p>Traffic Impact Fees to be paid prior to permit issuance.</p> <p>Proof of payment to WSDOT prior to permit issuance.</p>	Y

Regulation	Requirement	Submitted	Compliance: Y/N
Roads:	Drive aisle shall only be used in multifamily, commercial, mixed-use, industrial, and community use developments that are either single or common ownership types of developments. A drive aisle shall be a minimum of 25' in width and form a continuous route or loop connecting at both ends with a public street.	The applicant is proposing 25' of ROW and 20' of pavement for the drive aisle through the property adjacent to SR 525 that will serve the development.	Y
Frontage Improvements:	84 th Street shall be widened along the entire property frontage of the Seaview Apartments, located at 5010 84 th Street SW, as required by the Public Works Director and improved with curb, gutter and sidewalk to connect with the 7-11 property on the corner of 84 th Street SW and the Mukilteo Speedway.	<p>Frontage improvements along the entire property length adjacent to the Mukilteo Speedway. Frontage improvements include curb, gutter and sidewalk.</p> <p>The Public Works Director determined it unnecessary to require the applicant to make improvements along 84th Street SW due to the fact that the access to the townhomes will be taken through the adjacent parcel off of the Mukilteo Speedway. The original proposal showed access to the townhomes being taken off of 84th Street SW through the Seaview Apartment complex.</p>	Y
Drainage:	The Project shall comply with the storm drainage requirements of the 1992 DOE Manual.	The Drainage Report dated September 4, 2008 prepared by X-Sound Engineering states the runoff will be collected in an underground detention system located in a utility easement on the adjacent property.	Y

Regulation	Requirement	Submitted	Compliance: Y/N
Lighting:	Any lights provided to illuminate any public parking area, any semi-public parking area shall be arranged so as to reflect the light away from any dwelling unit and the public right-of-way.	The applicant shall submit a lighting plan to the City for review and approval prior to permit issuance.	Y
Utilities:	Per the District's requirements	All utilities within the project shall be placed underground. The owner/developer shall enter into an agreement with the districts per requirement.	Y
Noise:	<p>The City's noise code shall apply to the project.</p> <p>A note shall be included on any final plat, short plat, site plan or binding site plan map stating: <i>"The property as described herein is located within or near a designated noise contour of the Snohomish County Airport at Paine Field. The property is subject to noise levels that residents may find to be objectionable as a result of aircraft operations. Property owners may want to consider adding noise attenuation materials in the final building design."</i></p>	<p>The project shall be built in compliance with the MMC 8.18 Noise Control 22. Construction noise is not allowed between the hours of ten (10) p.m. to seven (7) a.m. on weekdays, and ten (10) p.m. to nine (9) a.m. on weekends and holidays.</p> <p>The note regarding the airport noise does not apply to this project because it is not a plat or binding site plan.</p>	Y

City of Mukilteo, Washington

**MITIGATED
DETERMINATION OF NONSIGNIFICANCE (MDNS)**

DESCRIPTION OF PROPOSAL

The 2002 Comprehensive Plan Amendments and Rezones include the following actions:

1. Roland and Amy Knutson are requesting a Comprehensive Plan Amendment from Single-Family Residential – Low Density to Multi-Family Residential – Low Density and a rezone from Single-Family Residential RD 12.5 to Multi-Family Residential – 13 units per acre for property located at 7702, 7708, 7714, & 7730 Mukilteo Speedway.
2. Mr. Anderson, representing the Bell-Anderson Partnership, submitted a Comprehensive Plan Amendment request from Commercial to Multi-Family Residential – Low Density and a rezone from Planned Community Business to Multi-Family Residential – 13 units per acre for a landlocked parcel directly behind the Seaview 70 Apartments located at 5010 - 84th Street SW.
3. Dennis Vrabek of Harbour Pointe Limited Partnership, Ralph and Anna Kirtley, and Paine Field Industrial Condos LLC, requested a Comprehensive Plan Amendment from Industrial to Commercial and a rezone from Industrial Park to Planned Community Business – South for their property located at 9600, 9601, 9700, 9705, 9800, 9809, and 9900 Harbour Place.
4. City of Mukilteo initiated rezone of several City owned properties to Parks and Open Space. The lands subject to the rezone are commonly referred to as the "Japanese Gulch Properties", "Summersett Property", 92nd Street Site, and the Sector 15 Parkland property.
5. Amendments to the Land Use, Transportation, Critical Areas, Parks, and Shoreline Policies and/or Elements of the Mukilteo Comprehensive Plan.
6. Updating the Land Use Chapter of Comprehensive Plan with the most current land use, population, and housing demographics of the City of Mukilteo.
7. Graphic and textual amendments to the Comprehensive Plan to implement the proposed rezone changes and re-organization of the residential, commercial and industrial land use structure of the City.

PROJECT NAME

2002 Comprehensive Plan Amendments and Rezones

PROPONENT

City of Mukilteo

LOCATION OF PROPOSAL

The City of Mukilteo Corporate Limits

LEAD AGENCY

City of Mukilteo.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment if the following mitigation measures are followed.

DOCUMENTS INCORPORATED BY REFERENCE:

In order to evaluate proposed actions, alternative, or environmental impacts, an agency may use previously prepared environmental documents when issuing an environmental threshold determination (WAC 197-11-600 & 635). The 2002 Comprehensive Plan Amendments and proposed rezones have been compared to the following documents for consistency.

- Individual checklists have been prepared by the applicants of the rezone requests.
- Final Environmental Impact Statement, Mukilteo Comprehensive Plan (October 31, 1994)
- Mukilteo GMA Comprehensive Plan (December 1994 and subsequent updates – 1997, 1998, & 1999)
- Final Environmental Impact Statement for the Possession Shores Master Plan Revision (June 1978)
- Possession Shores Master Plan (1978)
- Sector 3 Environmental Review and Sector Plan (May 1993)
- Harbour Pointe Boulevard Sector 3 Access Study (March 1999)
- Sector 3 Traffic Analysis prepared by Traffic Solutions, Inc. (May 2002)
- Sector 3 Draft Development Agreement (June 2002)

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

MITIGATION MEASURES

Issued in accordance with the substantive authority described in Mukilteo Municipal Code 17.84.160.

Policy Consistency: The Growth Management Act requires consistency between the Comprehensive Plan and the City's development regulations. The following Conditions ensure such consistency with the proposed rezones.

1. In the Harbour Pointe Master Planned Community, to ensure consistency between the City's land use regulations and the goals and policies of the Comprehensive Plan and Possession Shores Master Plan (commonly known as the Harbour Pointe Master Plan), the Sector 3 Plan shall be amended through a public hearing process to be consistent with the City's Comprehensive Plan, prior to acceptance of a project permit application. The Sector Plan Amendment may be included in the rezone public hearing process.
2. The Sector 3 rezone from Industrial Park (IP) to Planned Community Business – South (PCB(S)) shall be subject to a development agreement approved by the Mukilteo City Council after a public hearing. The development agreement shall include, but not be limited to, the allowable development of the site, project elements, development standards, vesting standards, project mitigation and process of applications.

Transportation: Vehicular traffic on the City's street system includes cumulative impacts which result from the proposed land use changes and is appropriate to mitigate under MMC 17.84.160(D)(3)(c).

3. **Sector 3 Rezone:** Although the traffic projections for the Sector 3 rezone are within the limits established by the Harbour Pointe Master Planned Community Unilateral Road Agreement approved by the Washington State Department of Transportation and Snohomish County, and subsequently adopted by the City of Mukilteo upon annexation in 1991, the proposed rezone creates a change in traffic patterns that requires mitigation.

- a) **SR525 / Paine Field Boulevard:** Final design of the SR525 intersection with Paine Field Boulevard and the southern roadway corridor to Harbour Place shall be realigned to allow access into the proposed rezone site as approved by the Washington State Department of Transportation and the City of Mukilteo prior to permit issuance. Such improvements could include construction of a fourth leg to the signal at Paine Field Boulevard; right in / right out access points along SR525; and/or a new signal at Harbour Place. All improvements as approved by the City and WSDOT shall be installed and operational (or funded due to WSDOT's construction schedule) prior to occupancy of the first building on Lots 4-10 of the Sector 3 rezone.
- b) **Street Lighting:** Prior to occupancy of the first building in the Sector 3 rezone (Lots 4-10) cobra head street lighting shall be installed and operating along SR525 abutting lots 8, 9, and 10 of Sector 3. The spacing and lighting requirements shall be approved by the Washington State Department of Transportation.
- c) **Pedestrian Path:** A ten (10) foot wide concrete meandering pedestrian path shall be installed along the SR525 street frontage of Lots 8, 9, and 10 prior to occupancy of the first building. The pathway shall connect to the City's existing SR525 walkway project and the final design shall be approved by the Public Works Director. If the pathway meanders onto private property an easement shall be granted to the City that allows for public access in perpetuity.
- d) **Decorative Lighting:** Decorative "Acorn" lights shall be placed along the meandering path in a spacing pattern and lighting design approved by the City's Public Works Director. All such lighting shall be installed and operational prior to the occupancy of the first building in the Sector 3 rezone (Lots 4-10).

4. **Knutson Rezone:** Traffic and frontage mitigation shall be as follows:

- a) Full street frontage improvements shall be installed along the property fronting on SR525 including curb, gutter, parkway with street trees, and a five-foot sidewalk. The design shall match that of the Water Districts Building directly south of the proposed rezone.
- b) The evergreen trees along the street frontage on the private property and public right-of-way shall be limbed back to increase the sight distance visibility around the curve near 76th Street SW. Sight distance along the property frontage shall meet or exceed City code.
- c) All Street improvements shall be installed prior to occupancy of the first unit in the proposed development.
- d) To provide adequate sight distance, access to any future project shall be located at the south side of the property. If the properties are developed separately, reciprocal access

easements shall be granted so that the main access to the developments are to the most southerly point.

5. **Bell-Anderson Rezone:** Full street frontage improvements shall be installed along the applicants property along 84th Street SW, including curb, gutter, and sidewalks. All improvements shall be installed prior to occupancy of the first unit in the proposed development.

Storm Drainage Mitigation: Mitigation of Impacts on the City's storm drainage system is needed to meet the 1992 Department of Ecology's Storm Drainage detention manual requirements and is appropriate to mitigate under MMC 17.84.160(D)(3)(e) to ensure the public health, welfare, and safety of the environment and private property in Mukilteo.

Sector 3, Knutson and Bell-Anderson Rezones:

6. A comprehensive erosion and sedimentation control plan shall be developed and implemented for all construction activities. The best management practices outlined in the DOE Manual for the Puget Sound Basin shall be incorporated into the design. A continuous monitoring program shall be provided to ensure that the erosion control facilities are adequately maintained and functioning properly throughout construction. The plan shall include the following elements:
 - Exposed soils shall be stabilized and protected with straw, hydroseeding or other appropriate materials to limit the extent and duration of exposure;
 - Disturbed areas shall be protected from storm water runoff impacts through the use of silt fences, check dams, detention and filtration of storm water runoff, and other means of limiting erosion/sedimentation; and
 - Clearing and grading activities shall not be performed in the winter-wet season when soils are unstable.
7. The detention standards and methods outlined in the 1992 DOE Manual, or an equivalent as approved by the City of Mukilteo, shall be employed for all permanent detention facilities located on the properties subject to the 2002 Comprehensive Plan and Rezone requests.
8. The water quality best management practices outlined in the DOE Manual, or an equivalent, as approved by the City of Mukilteo, shall be employed for sizing, design, and water quality for all on-site runoff treatment facilities.

Critical Areas Mitigation: The following conditions address protection of critical areas in accordance with Chapter 17.52, Critical Areas Regulations, and MMC 17.84.160(D)(2).

9. **Sector 3 Rezone:** The Sector 3 rezone affects several wetlands, buffers, transition areas, setbacks, and Native Growth Protection Areas that have been previously delineated and protected through approved mitigation programs. Development of Sector 3 shall be consistent with the previously approved mitigation plans, or submittal and review of new wetland or critical area plans will be required if any alternation is proposed on these sites.
10. **Knutson Rezone:** With the submittal of project permit application for the development of the property, the applicant shall have a geotechnical report prepared addressing: soil characteristics, underlying geology, conclusions and recommendation for grading

procedures, analysis of the overall slope stability, seismic stability in both dry and saturated conditions, a description of the hydrology of the site, and recommendations and mitigation conditions regarding the site. The thirty-six-(36) unit maximum density cap may be reduced further based on the results of the geotechnical analysis and report.

11. **Bell-Anderson Rezone:** Development of the property shall be in substantial compliance with the preliminary wetland analysis and mitigation plan submitted with the rezone application. A final wetland mitigation plan shall be submitted with any permit application detailing specific wetland and buffer enhancement plantings, monitoring schedules, and performance criteria.
12. **Japanese Gulch Rezone:** The purpose of this rezone is to eliminate the single-family residential zoning from the City owned property within Japanese Gulch. However, there has been some citizen concern that the rezone would allow roads and utilities within the Gulch without additional environmental review. Therefore, prior to development of any road system within Japanese Gulch, additional environmental review shall be required to ensure adequate protection of the environment and appropriate mitigation measures are identified.

Noise Mitigation: The following condition addresses the impact of airport noise on new development. Land Use Policy LU10 of the Comprehensive Plan requires that the City evaluate how land use proposals will be affected by noise generated from the Snohomish County Airport at Paine Field.

Sector 3, Knutson, and Bell-Anderson Rezones:

13. A note shall be included on any final plat, short plat, site plan or binding site plan map stating: *"The property as described herein is located within or near a designated noise contour of the Snohomish County Airport at Paine Field. The property is subject to noise levels that residents may find to be objectionable as a result of aircraft operations. Property owners may want to consider adding noise attenuation materials in the final building design".*
14. To ensure consistency with the state law regarding the siting of incompatible land uses next to airports (RCW 36.70.547), no residential development, including multi-family or retirement housing shall be allowed to occur on lots 4-10 of the Harbour Pointe Business Center, Big Gulch Campus (Sector 3). Only commercial or retail uses as allowed under the Sector 3 Development Agreement shall be allowed.

Comment Period: This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from Thursday, July 3, 2002. Comments must be submitted by Thursday, July 17, 2002.

PROJECT CONTACT

Patricia Love, Senior Planner (425) 355-4141 ext. 246

RESPONSIBLE OFFICIAL:

Heather McCartney, AICP, Planning Director
City of Mukilteo
4480 Chennault Beach Road, Mukilteo, WA 98275
(425) 355-4141 ext. 226

Signature:

Heather McCartney
Responsible Official

Date:

7/1/2002

DATE OF ISSUANCE: Wednesday, July 3, 2002**This project was previously circulated for agency review on May 16, 2002.**

Appeals: You may appeal this determination by filling out the appeal form and submitting it with a check for the applicable appeal fee made to the "City of Mukilteo." Submit the appeal form and fee to the City of Mukilteo Planning Department at 4480 Chennault Beach Road, Mukilteo, WA 98275 by written comment no later than 4:30 p.m. on Wednesday, July 17, 2002.

At a State Environmental Policy Act (SEPA) hearing, all testimony shall be "under oath". You should be prepared to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.

Additional Project Information:

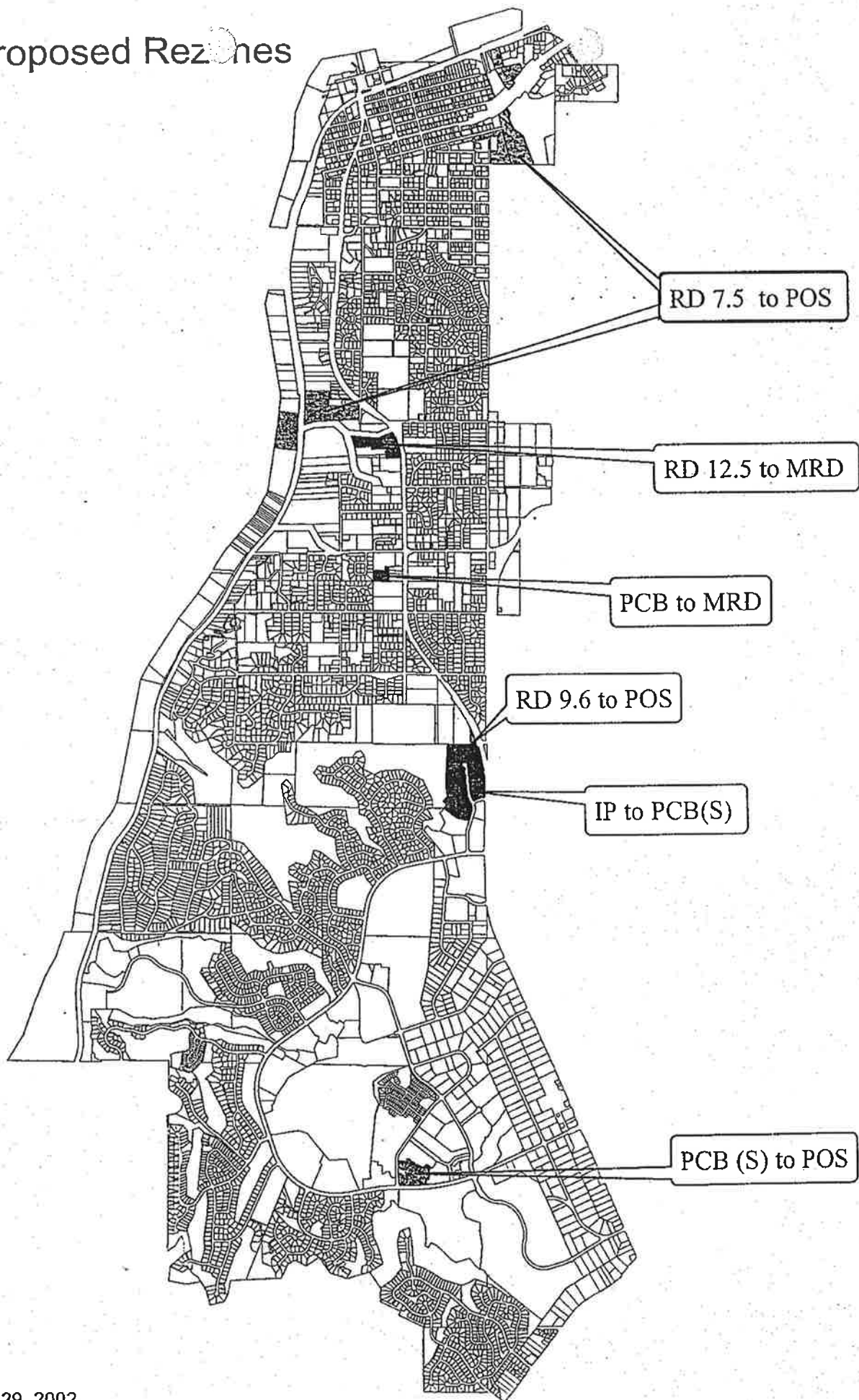
The development standards and regulations of the Mukilteo Municipal Code, including but not limited to site design and layout, landscaping, critical areas, park and school impacts, and street designs shall be reviewed at the time of each individual project permit submittal. Mukilteo Municipal Code adequately addresses all these issues and there is no further need to add additional conditions.

pc: SEPA File
Project File
Property Owners w/i 500 ft.

Applicant/Contact Person
Reviewing Agencies
CDD Administrator

Permit Tech
Beacon
Parties of Record

2002 Proposed Rezones



credit file

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CITY OF MUKILTEO

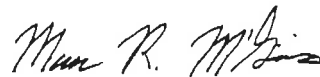
**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
Courtyard Mukilteo Apartments
5010 - 84th Street Southwest
Mukilteo, Washington**

Submitted by:

GEOTECH CONSULTANTS, INC.



**David Bair
Environmental Engineer**



**Marc R. McGinnis, P.E.
Principal**

March 18, 2009

JN 09052A

United Commercial Bank
10900 Northeast 4th Street
Bellevue, Washington 98004

Attention: Elisa Mader

Subject: **Transmittal Letter**
Phase 1 Environmental Site Assessment
Courtyard Mukilteo Apartments
5010 - 84th Street Southwest
Mukilteo, Washington

Dear Ms. Mader:

Geotech Consultants, Inc. is pleased to present the results of our recently completed Phase 1 Environmental Site Assessment for the subject property. Our work was completed in accordance with our proposal dated March 6, 2009. Please find the assessment attached.

We appreciate this opportunity to be of service to you on this project. If you have any questions, or if we may be of additional service, please contact us.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.



David Bair
Environmental Engineer

DB:MRM:jyb

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ATTACHMENTS

Plate 1	Vicinity Map
Plate 2	Site Plan
Plates 3 - 4	Site Photographs
Attachment	FSTC Report Summary and ASTM Radius Maps

COMPACT DISC

Appendix A	User Questionnaire	Appendix B	FSTC Search and Site Summary Report
Appendix C	Resume		

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
Courtyard Mukilteo Apartments
5010 - 84th Street Southwest
Mukilteo, Washington

1.0 EXECUTIVE SUMMARY

NOTICE: THE EXECUTIVE SUMMARY IS PROVIDED SOLELY FOR PURPOSES OF OVERVIEW. ANY PARTY WHO RELIES ON THIS REPORT MUST READ THE FULL REPORT. THE EXECUTIVE SUMMARY OMITTS A NUMBER OF DETAILS, ANY ONE OF WHICH COULD BE CRUCIAL TO THE PROPER APPLICATION OF THIS REPORT.

The Courtyard Mukilteo Apartments are located near the southwestern corner of the intersection of 84th Street Southwest and Mukilteo Speedway in Mukilteo, Washington. The subject property consists of a single, L-shaped tax parcel that covers 3.34 acres of land. The Vicinity Map, Plate 1, illustrates the general location of the site. Land use in the immediate vicinity is characterized by a mixture of residential and neighborhood commercial development.

The major improvement to the property is a three-story apartment building constructed in 1969. The building encloses 61,025 square feet of space and contains 70 apartment units. Additional improvements to the property include a clubhouse, a swimming pool, carports, asphalt-paved driveways and parking areas, and landscaping. Historical research indicates that the property was undeveloped prior to 1969.

This assessment revealed one ASTM-recognized environmental condition and two non-ASTM environmental concerns:

1. A 7-Eleven store that has reported two cleanups for contaminated soil and groundwater and a dry cleaner lie directly east of the subject property, in an inferred upgradient hydrologic position. What effect, in any, conditions at these sites may have had on the subject property are not known.

While not defined as recognized environmental conditions by ASTM, two potential environmental concerns were identified associated with the subject property.

1. Based upon the 1969 construction date of the Courtyard Mukilteo Apartments, asbestos may be present in materials of construction.
2. Again, based on the 1969 construction date of the Courtyard Mukilteo Apartments, it is possible that lead-based paint (LBP) may be present.

A discussion of the scope of our work, our site observations, and our conclusions are contained in this report.

2.0 INTRODUCTION

This report presents the results of our Phase 1 Environmental Site Assessment of the property at 5010 - 84th Street Southwest in Mukilteo, Washington.

2.1 Special Terms and Conditions

For this report, Geotech Consultants, Inc. obtained, reviewed, and evaluated information from a variety of sources including the county assessor's office; persons knowledgeable about the property; and local, state, and federal agencies. Regulatory database searches were limited to those facilities which have been identified and listed in the referenced databases as of the reported dates. Our conclusions, opinions, and recommendations are based, in part, on information developed or provided by others. Where possible, we have made efforts to identify mistakes or insufficiencies in the information provided, but verification of all the information provided is beyond the scope of a Phase 1 Environmental Site Assessment (ESA).

A Phase 1 ESA is, by definition, limited in extent and cannot exhaust all sources of information or identify all possible environmental concerns. Other environmental investigations beyond a Phase 1 ESA may be required to thoroughly evaluate a property. Among these additional services are Phase 2 investigations, which typically involve sampling and testing of soil and groundwater; surveys for lead-based paint and asbestos; site-specific testing for radon and other indoor air quality concerns; assessments for biological contamination (molds, mildew, fungi, bacteria, etc.); delineation of wetlands; and audits for regulatory compliance.

The level of effort regarding the identification of potential asbestos-containing materials (ACMs) and lead-based paint (LBP) should be considered a reconnaissance and should not be confused with an asbestos or lead survey.

If new information is developed in future site work, which may include excavations, borings, or other studies, Geotech Consultants, Inc. should be given the opportunity to review the findings, re-evaluate the conclusions of this report, and provide amendments as required.

A copy of the User Questionnaire is included with this report on the compact disk as Appendix A. The User Questionnaire and other documents on the compact disc are in Adobe pdf format and require Adobe Acrobat 7.0 or higher to view the documents. Should you require a copy of the Acrobat reader, a free copy can be downloaded at www.adobe.com.

2.2 Purpose and Scope of Work

The purpose of an environmental assessment is to satisfy one of the requirements to qualify for the innocent landowner defense in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA): that is, to make "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice." Our scope of work and the limitations of our study are consistent with American Society for Testing and Materials (ASTM) Designation E 1527-05: *Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process*. The objective of a Phase 1 assessment is to minimize potential future liability for environmental problems by demonstrating that at the time this report was prepared, the owner, holder, or buyer had no knowledge or reason to know that any hazardous substance had been released or disposed on, in, at, or near the property. An additional objective of the Phase 1 assessment is to identify potential contamination sources.

The goal of the processes established by the ASTM is to identify recognized environmental conditions. The term "recognized environmental conditions" means the presence, or likely presence, of any hazardous substances or petroleum products on a property under conditions that

indicate an existing release, a past release, or the material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate governmental agencies.

Our study included:

- A review of the chronology of ownership and site history, using county assessor records, recent and historical maps, interviews with individuals familiar with the subject property, and aerial photography as primary resources. An attempt was made to identify possible former industries or uses presenting some probability of generating waste, which may have included dangerous or hazardous substances, as defined by state and federal laws and regulations.
- A reconnaissance of the property to look for evidence of potential contamination in the form of soil stains, odors, vegetation stress, discarded drums, or discolored water.
- The acquisition and review of available reports and other documentation pertaining to the subject property or nearby sites.
- A review of a search by FirstSearch Technology Corporation (FSTC) of available state and federal government records. FSTC reported those sites and businesses that are located within the minimum search distances specified by American Society for Testing and Materials (ASTM) Designation E 1527-05. Additionally, through observations made during our site reconnaissance, we attempted to identify local topographic conditions that may influence the potential for regulated facilities to adversely impact the subject property.

3.0 SITE DESCRIPTION AND RECONNAISSANCE

3.1 Location and Legal Description

The Courtyard Mukilteo Apartments are located near the southwestern corner of the intersection of 84th Street Southwest and Mukilteo Speedway in Mukilteo, Washington. The subject property consists of a single, L-shaped tax parcel that covers 3.34 acres of land. The Vicinity Map, Plate 1, illustrates the general location of the site.

The property is situated in the northeast quarter of Section 16, Township 28 North, Range 4 East, Willamette Meridian, in Snohomish County, Washington. The tax identification number of the parcel, as recorded by the Snohomish County Assessor's Office, is 00600600013301. The short legal description of the parcel, as recorded by the Snohomish County Assessor's Office, is:

**WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-01 - TR 133 LESS E
161.92FT ALSO THE N 95FT OF W 242.64FT & THE N 15FT OF E 210FT OF W
452.64FT OF LOT 134PER CITY MUK BLA NO 89-05 AF 8907120178**

3.2 Site and Vicinity Characteristics

An environmental engineer from our firm visited the site on March 13, 2009 to observe on-site conditions and land use practices in the surrounding area. Land use in the immediate vicinity is characterized by a mixture of residential and neighborhood commercial development.

3.2.1 Site Improvements

The major improvements to the property consist of four two- and three-story apartment buildings. The buildings were constructed in 1969 and renovated in 2005-06. The buildings enclose a total of 61,025 square feet of space and contain 70 apartment units. Additional improvements to the property include a clubhouse, a swimming pool, carports, asphalt-paved driveways and parking areas, and landscaping.

Potable water and wastewater services are provided by the Mukilteo Water and Wastewater District.

3.2.2 Building Materials

The exterior of the apartment and clubhouse buildings are painted wood. The apartment buildings have flat roofs, and the clubhouse has a pitched roof covered by composition shingles. The interior walls of the structures are painted drywall. Ceilings are painted drywall, covered in most of the apartment units by "popcorn" texture. Floor coverings include carpet, ceramic tile, and newer vinyl flooring. Heat is provided by wall-mounted electric units while light is provided by incandescent and fluorescent units.

3.2.3 Current Uses of Property

The property is currently operated as the Courtyard Mukilteo Apartments. It contains 50 two-bedroom apartments and 20 one-bedroom apartments, as well as a clubhouse with a recreation and party area, a workout room, and the manager's office.

At the time of our site visit, we did not observe any major stains, odors, or unusual vegetative conditions that might indicate the potential presence of hazardous contamination on the subject property. Chemicals for the swimming pool are stored in labeled, manufacturer containers in a locked storage room. We saw no evidence of chemical spills or leaks in the storage area.

3.2.4 Current Uses of Adjoining Properties

Land use in the site vicinity is characterized by residential and neighborhood commercial development. More specifically, the property is bordered as follows:

North: On the north, the property is bordered by 84th Street Southwest. Farther north are two single-family residences and a triplex.

East: To the east is a retail building. Tenants of the building include a 7-Eleven with gasoline sales (see **Sections 6.3.1** and **6.3.2**) and a dry cleaner. Farther east is the Mukilteo Speedway.

South: To the south of the apartments is an undeveloped parcel of land and a commercial building with office suites and a deli.

West: The property is bordered on the west by single-family residences.

During our reconnaissance, we did not observe any groundwater monitoring wells on the adjacent retail property with the 7-Eleven store and the dry cleaner. We did not observe any obvious signs of improper storage or disposal practices of hazardous waste on any of the other neighboring sites that would negatively impact the subject property.

3.3 Hazardous Materials

3.3.1 Storage Tanks and Containers

At the time of our site visit, we looked for visual evidence of underground storage tanks (such as vent lines and fill pipes) and above-ground storage tanks on the subject parcel. No visual signs of underground or above-ground storage tanks were observed during our site reconnaissance.

3.3.2 Asbestos-Containing Materials

Asbestos gained widespread use in the 1930s, 1940s, and 1950s for fireproofing, for thermal insulation, and to enhance strength in various building materials, and has been used in over 3,000 commercial products. In buildings, it is most commonly found in boiler and pipe insulation, in "popcorn" ceiling texture, in vinyl flooring, in plaster and drywall compounds, in mastics and adhesives, in cement board siding, and in roofing.

The knowledge that exposure to asbestos fibers can cause harm to humans became widespread between about 1955 and 1975. Diseases linked to asbestos exposure include asbestosis, a scarring of the lung tissue; lung cancer; and mesothelioma, a cancer of the lining of the chest and abdominal cavity. The EPA banned the use of asbestos in some applications in 1973, and by 1989 had announced a gradual ban on most remaining uses. In 1991, the U.S. 5th Circuit Court of Appeals overturned the ban. Building materials imported from Canada or other areas outside the United States may still contain asbestos.

Based on the 1969 construction date of the apartment buildings, asbestos may be present in several materials, including, but not limited to, "popcorn" ceiling texture, drywall and joint compound, any pre-1984 vinyl flooring and mastic, window putty, and roofing.

At the time of our visit, the interior finish materials appeared to be well-maintained and in good condition. We spoke with Derry (no last name given), the on-site maintenance manager, who informed us that approximately 65 of the 70 apartments had "popcorn" textured ceilings and the remainder had painted drywall ceilings. He also informed us that the "popcorn" ceiling texture had been sealed. The Courtyard Mukilteo Apartments underwent substantial renovations in 2005-06, including replacing vinyl flooring in the units. Currently, flooring is being replaced as needed when the units are vacated.

3.3.3 Lead-Based Paint

Until the 1960's, paint containing 30 to 40 percent lead was commonly used on the interior and exterior surfaces of buildings. Exposure to particles of lead-based paint (LBP), either through inhalation or ingestion, has been found to cause a variety of adverse human health effects. Children are particularly sensitive to these effects, and chronic exposure to lead can cause learning difficulties, mental retardation, and delayed neurological and physical development. In 1977, the Consumer Products Safety Commission banned consumer use of paint products that contain lead in excess of 0.06 percent. The current LBP standard, as defined by the Lead-Based Paint Poisoning Prevention Act and the Department of Housing and Community Development Act, Title 10, is any paint or other surface coating that contains lead in excess of 1.0 milligrams per centimeter squared or 0.5 percent by weight (5,000 parts per million).

Based on the 1969 construction date of the building, it is our opinion that it is possible that the paint used contains lead in excess of 0.5 percent by weight. During our reconnaissance, the interior and exterior paint in the areas we observed was in good condition, with little to no chipping, peeling, or other damage. The apartments underwent substantial renovations in 2005-06, which included repainting the units with latex-based paint.

3.3.4 PCBs

Prior to 1979, polychlorinated biphenyls (PCBs) were widely used in electrical equipment, such as transformers, capacitors, switches, fluorescent light ballasts, and voltage regulators, owing to their excellent cooling properties. In 1976, the EPA initiated the regulation of PCBs through the Toxic Substances Control Act (TSCA). These regulations generally control the use, manufacture, storage, documentation, and disposal of PCBs. The EPA eventually banned PCB use in 1978, and the adoption of amendments to TSCA under Public Law 94-469 in 1979 prohibited any further manufacturing of PCBs in the United States.

We observed fluorescent lights in the units. The apartment underwent substantial renovations in 2005-06, which included upgrades to the light fixtures. Based on the age of the Courtyard Mukilteo Apartments, any of the original remaining fluorescent light ballasts may contain PCBs. The fluorescent light ballasts typically do not pose a threat to human health or the environment. The only likely threat would come in the event that one of the sealed ballasts ruptured. When removing or replacing bulbs, the light ballasts should be checked for labeling addressing PCB content. If there is no indication of PCB content, the light ballasts should be assumed to contain PCBs and properly disposed.

We did not observe any transformers on the subject property.

3.3.5 Waste Generation and Disposal

Solid waste is collected by Waste Management. No hazardous waste is generated at the subject property. No automotive repair is permitted on the property.

3.4 Other Conditions of Concern

Radon is a naturally occurring, highly mobile, chemically inert, radioactive gas created through the radioactive decay of uranium and thorium. The potential for the occurrence of radon varies widely and depends on: (1) the concentration of radioactive materials in the underlying bedrock, (2) the relative permeability of soils with respect to gases, and (3) the amount of fracturing or faulting in the surficial materials (EPA, 1987). The EPA has established a concentration for radon of 4 pico-Curies per liter (pCi/l) of air as a maximum permissible concentration "action level." According to some studies, the average concentration in homes across the United States is on the order of 1.4 pCi/l.

Typically, the Puget Sound area of Washington is underlain by a consolidated thickness of glacial drift and rocks that do not contain radon-forming minerals. The Washington Department of Health, Division of Radiation Protection, published a study listing the Snohomish County average as 1.0 pCi/l. Based on this information, it is our opinion that the potential for elevated levels of radon at this site is low.

4.0 HISTORICAL USE INFORMATION

Sources reviewed for information on site and area development and land use included historical maps, resources of the Snohomish County Assessor's Office, historical aerial photographs, city directories, and interviews with people familiar with the property.

4.1 Previous Environmental and Geotechnical Investigations

Geotech Consultants, Inc. has not completed geotechnical or environmental engineering studies for the site. We were not provided with these types of documents for review.

4.2 Historical Maps

Sanborn Fire Insurance maps do not cover the vicinity of the subject property.

A U.S. Geological Survey map of the Mukilteo Quadrangle, dated 1953, shows the subject property as undeveloped. Scattered houses are visible in the area. Revisions made to the map in 1973 show the current apart complex on the site, and increased residential and commercial development in the area.

4.3 Tax Assessor Records

The Snohomish County Assessor's Office lists the current taxpayers as Courtyard Mukilteo Apartments, LLC. Information on development on adjoining properties appears in the table below.

LOCATION	ADDRESS	DEVELOPMENT	YEAR DEVELOPED
North	5025 84th St SW	Triplex	1957/1998
North	5015 84th St SW	Single-family residence	1955

LOCATION	ADDRESS	DEVELOPMENT	YEAR DEVELOPED
North	5005 84th St SW	Single-family residence	1955
South	8490 Mukilteo Speedway	Office and deli	1990
South	Parcel 00611600013404	Undeveloped	-
East	8410 Mukilteo Speedway	Retail building	1982
West	8401-8421 Smugglers Cove Ln SW	Single-family residences	2000/2001

4.4 Title Company Records

A title report was not provided for our review. Based upon the historical information we were able to obtain from other sources, it is our opinion that the absence of a title report does not significantly affect our understanding of the development and use of the subject property. It is our opinion that its absence does not affect our opinion regarding development and land use of the site.

4.5 City Directories

We examined city directories available at the Everett Public Library. The only directory coverage available for the vicinity of the subject property was between 1985 and 1991. Directories before and after that interval did not cover the vicinity of the Courtyard Mukilteo Apartments. The subject property did not appear in the 1985 directory, and was listed as the Seaview Apartments in the 1991 directory. Other addresses along 84th Street Southwest were residential during that period. An Exxon gasoline station (currently a Union 76 station) was listed at 8325 Mukilteo Speedway for both years. The vacant building at 8326 Mukilteo Speedway was a Dairy Queen restaurant in 1991, and a Mobil gasoline station in 1985. The retail building to the immediate east was occupied by a 7-Eleven store as well as by restaurants, a chiropractor, a pharmacy, a dry cleaner, a florist, a video rental store, an insurance agency, and a salon.

4.6 Aerial Photographs

We reviewed aerial photographs dated 1947, 1955, 1967, 1976, 1981, 1985, 1993, 1997, 2001, and 2004. Place names referred to in the following paragraphs were obtained from other sources and do not appear on the aerial photographs themselves. Development on the subject property and in the surrounding area for each of these years is discussed in the paragraphs that follow.

- 1947:** In this photograph, the subject property as well as much of the surrounding area is wooded and undeveloped. A small house is visible to the east, and a few houses can be seen to the southeast, facing Mukilteo Speedway. Development in the area is limited to small farms with pasture and an occasional small orchard. The Paine Field airport can be seen three-quarters of a mile to the east.
- 1955:** The subject property remains undeveloped and wooded. Two houses have been constructed to the north, across 84th Street Southwest. Residential development in the area has increased slightly.
- 1967:** The subject property remains wooded and undeveloped. Residential development in the general area has increased.

- 1976:** The current apartment complex has been constructed on the subject property. A commercial building has been constructed to the immediate east, and a gasoline station identified from other sources as a Mobil station now appears to the northeast. Both residential and commercial development in the area has increased greatly.
- 1981:** The subject property remains developed with an apartment building. Residential and commercial development in the area continues to increase.
- 1985:** Residential and commercial development in the area continues to increase.
- 1993:** A commercial building has been constructed to the southeast of the subject property.
- 1997:** Development on the subject property and on adjoining parcels remains unchanged from the 1993 photograph.
- 2001:** The subject property remains developed with an apartment building. A residential subdivision is under construction to the immediate west.
- 2004:** The subject property and surrounding area appear largely as described for our March 2009 site visit. A copy of this photograph appears as the Site Plan, Plate 2, in this report.

4.8 Interviews

The User Questionnaire was completed by United Commercial Bank a copy is included with this report on the compact disc as Appendix A. The User Questionnaire is in Adobe pdf format and requires Adobe Acrobat 7.0 or higher to view the report.

On March 13, 2009, we spoke with Jackie, the on site manger, and Derry, the maintenance manager (no last names given). Information provided by them appears in various places in this report.

5.0 ENVIRONMENTAL SETTING

5.1 Regional Physiographic Conditions

The site is located on a gently rolling elevated drift plain in the Puget Sound Lowland geomorphic province. The Puget Sound Lowland is a basin lying between the Cascade Mountains to the east and the Olympic Mountains to the west and is covered mainly by glacially-deposited sediments. The plain was formed during the last period of continental glaciation that ended approximately 13,500 years ago. The site lies on the side of a west-facing slope at an approximate elevation of 420 feet above sea level.

5.2 Soil and Geologic Conditions

A published geologic map for the site vicinity suggests that much of the material underlying the subject site is glacial till, a dense, heterogeneous mixture of silt, sand, and gravel. Typically, the till exhibits relatively low vertical hydraulic conductivity which frequently results in formation of a perched water table along its upper contact. The perched water table (if present) is frequently seasonal and derives recharge primarily from infiltration of precipitation through more permeable overlying soils.

We were not provided with any geotechnical studies for review and cannot comment more definitively upon the subsurface conditions beneath the site.

5.3 Hydrogeologic Conditions

The geologic unit that we assume characterizes the site is of relatively low permeability, although unmapped deposits of higher permeability sand and gravel may occur within this unit. Based upon local drainage patterns and upon our review of a U.S. Geological Survey map of the area, it is likely that the flow of surface, or shallow-seated subsurface, water across the property would be toward the west, toward Possession Sound. According to a U.S. EPA Ground Water Handbook, shallow water tables typically conform to surface topography.

6.0 RECORDS REVIEW

Geotech Consultants, Inc. utilized the services of FirstSearch Technology Corporation (FSTC) to complete a search of available state and federal government records. FSTC reported those sites and businesses that are located within the minimum search distances specified by American Society for Testing and Materials (ASTM) Designation E 1527-05. Additionally, through observations made during our site reconnaissance, we attempted to identify local topographic conditions that may influence the potential for regulated facilities to adversely impact the subject property. The databases searched by FSTC, as well as the search areas applied to each, are summarized in the following sections. The Search Summary report, Site Summary report, and the ASTM Radius Maps are included in this report as an appendix. A copy of the entire FSTC Site Assessment Report is provided on a compact disk, attached to the back cover of this report. The FSTC report is in Adobe .pdf format, and requires Adobe Acrobat 7.0 or higher to view it.

6.1 Subject Property

The subject property does not appear in any state or federal databases reviewed for this report.

6.2 Federal Records Sources

6.2.1 NPL/DELISTED NPL

The National Priorities List (NPL) is the EPA's registry of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLIS) of 1980. No active NPL sites are within approximately one

mile of the subject property. No delisted NPL sites are within approximately one-half mile of the subject property.

6.2.2 CERCLIS/NFRAP

The CERCLIS database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites are either being investigated or have been investigated for participation in the Superfund cleanup program. Those sites that have been investigated and removed from the database have been given a status of "No Further Remedial Action Planned" (NFRAP) at the federal level. A review of the EPA's listing reveals no listed sites within approximately one-half mile of the subject property.

6.2.3 RCRA COR ACT

The CORRACTS database contains information concerning RCRA facilities that have conducted, or are currently conducting a corrective action. No sites within a one-mile radius of the subject property are found in the CORRACTS database.

6.2.4 TSD

RCRA TSD sites are facilities permitted by EPA to treat, store, or dispose of hazardous waste. A review of the RCRIS-TSD list shows no listed sites within a one-half mile radius of the subject property.

6.2.5 FINDS

Businesses named in the Facility Index System (FINDS) listing are users or generators of potentially hazardous or toxic materials as a normal aspect of their business practices. Listed businesses are required to closely monitor and report their use or generation of such materials to the EPA. Businesses that use or generate hazardous or toxic materials below the EPA's reporting threshold quantity may not appear on this list.

A review of the FINDS listing and the EPA's RCRA Notifiers list, along with our site and area reconnaissance, reveals no RCRA-regulated businesses on the subject property or adjacent sites. Any waste generated by the dry cleaner to the east apparently falls below the EPA's threshold for reporting.

Several other sites and businesses within an approximate one-eighth mile radius of the property are regularly monitored by the EPA and the WDOE for their use or generation of small amounts of hazardous substances as a normal part of their business activities.

Based upon the distances of these sites from the subject property, upon their relative hydrologic positions, or both, they are not considered likely sources of potential contamination.

6.2.6 Institutional Controls / Engineering Controls

The Brownfield Management System (BMS) is designed to assist the EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield Grant Programs. Our review of the BMS

database, which includes information about sites with Institutional Controls (IC) and Engineering Controls (EC) revealed no IC or EC sites within one-eighth of a mile of the subject property.

6.2.7 ERNS

The Emergency Response Notification System (ERNS) is a national database that stores information on the sudden or accidental release of hazardous substances, including petroleum, into the environment. The subject property does not appear in the ERNS database of spill response activities.

6.3 State Records Sources

6.3.1 WDOE and Tribal Underground Storage Tanks

A review of the Washington Department of Ecology (WDOE) listing of underground storage tanks (USTs) reveals no registered USTs on the subject property. Heating oil tanks are not required to be registered with WDOE and would not necessarily appear on this list. The 7-Eleven store that adjoins the Courtyard Mukilteo Apartments to the east is listed as having three underground fuel storage tanks.

6.3.2 WDOE and Tribal Leaking Underground Storage Tanks

A review of the current Leaking Underground Storage Tank (LUST) list reveals two sites within a half-mile radius of the subject property that have reported releases of petroleum into the environment.

COMPANY AND ADDRESS	LOCATION	WDOE REMARKS
7-Eleven 2306-23258C 8400 Mukilteo Speedway	Adjacent to the east Upgradient	Cleanups completed in 1996 and 2000 for contaminated soil and groundwater.
Union 76 (Conoco/Phillips 2603152, formerly Exxon) 8325 Mukilteo Speedway	0.05 mile northeast Crossgradient	Monitoring groundwater after soil cleanup.

As stated earlier, we did not observe any groundwater monitoring wells on the 7-Eleven property. Our request to review the 7-Eleven files could not be completed within the time frame required to complete this study. Review of files at the WDOE could possibly provide information useful to determine risk posed to the subject property from the historical releases at the 7-Eleven.

Based upon the distance of the Union 76 site from the subject property and upon its inferred crossgradient hydrologic position, it does not appear to be a likely source of potential contamination.

6.3.3 WDOE Hazardous Site Listings (SPL and SCL)

The Washington Department of Ecology's (WDOE) Confirmed & Suspected Contaminated Sites database lists sites where the presence of hazardous substances is

suspected or has been confirmed, and has been reported to WDOE. It may include sites that have been investigated under the NPL or CERCLIS programs, and sites that have been successfully remediated. One such site is located within a one-mile radius of the Courtyard Mukilteo Apartments. Western Hydroblaster, 7924 - 40th Avenue West, is located 0.69 mile northeast of the subject property, in a crossgradient hydrologic position. It is listed as having soil and surface water contaminated by metals and petroleum products, and is awaiting cleanup.

Based upon the distance of this site from the subject property and upon its relative hydrologic position, it is not considered a likely source of potential contamination.

6.3.4 WDOE and Tribal Institutional Controls Listing

Our review of the Brownfield Management System (BMS) database, which includes information about state and tribal sites with Institutional Controls (IC) revealed no IC sites within one-eighth of a mile of the subject property. The state does not maintain a database of Engineering Controls (EC). The BMS is designed to assist the EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield Grant Programs.

6.3.5 WDOE and Tribal Voluntary Cleanup Program Listing

The Voluntary Cleanup Program maintains a list of individuals cleaning up contaminated sites without WDOE oversight. For a fee, WDOE staff will review a Voluntary Cleanup Report and issue a written decision regarding the adequacy of the cleanup actions taken. If the actions and results are found satisfactory by the WDOE, a site (or cleanup phase) may receive a No Further Action decision. No sites are located within a one-eighth of a mile radius of the subject property.

6.3.6 WDOH Spills-1990

A review of the Washington Department of Health (WDOH) Spills - 1990 list of sites identified as contaminated by hazardous chemicals produced during use of the property as a site for clandestine drug lab processes shows no sites within an approximate one-eighth of a mile radius of the subject property that have been contaminated by drug lab operations.

6.3.7 Unmapped Sites

Sites that have errors in the address or incomplete addresses, that do not fit in the address range, or that have conflicting information may not be located accurately. We reviewed the list of unmapped (non-geocoded) sites and attempted to identify those sites that are near the subject property. Based upon our review of the list of unmapped sites, these sites do not appear to be likely sources of potential contamination to the subject property.

More information about listed sites can be found in the FSTC *Environmental FirstSearch* report attached to this report on the compact disk attached to the back cover of this report.

6.4 Local Agency Sources

A review of the Snohomish Health District records pertaining to current and abandoned landfills within the county suggests that no landfills are located within one-half mile of the subject property. A statewide listing of municipal solid waste facilities also does not record any landfills in this area.

6.5 Assumptions and Opinion of Contaminant Mobility and Site Vulnerability

We have not confirmed any potential sources of environmental contamination on the subject property itself.

The 7-Eleven gasoline station to the immediate east, in an inferred upgradient hydrologic position, reportedly completed cleanups for contaminated soil and groundwater in 1996 and 2000. Our request to review the 7-Eleven the files at WDOE offices was not granted within the time available to prepare this report. The Union 76 (listed as Conoco/Phillips) gasoline station to the northeast underwent a cleanup in 1995 and is listed as monitoring the groundwater on its property. The vacant restaurant building to the northeast, across 84th Street Southwest, was formerly a Mobil gasoline station. In addition, a dry cleaner has operated in the building to the immediate east since at least 1985.

These sites present at least some potential to affect soil or groundwater conditions at the Courtyard Mukilteo Apartments. However, properties that are affected by contaminated groundwater migrating from an off-site source are generally not required by the Department of Ecology to contribute to cleanup efforts, if their activities have not contributed to the problem.

7.0 RESULTS OF INVESTIGATION

We performed a Phase 1 Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice 1527-05, for the property at 5010 - 84th Street Southwest in Mukilteo, Washington. Any exceptions to, or deletions from, this practice are described in Sections 2.1 and 2.2 of this report.

7.1 Findings

This assessment revealed one ASTM-recognized environmental condition and two non-ASTM environmental concerns:

1. A 7-Eleven store that has reported two cleanups for contaminated soil and groundwater and a dry cleaner lie directly east of the subject property, in an inferred upgradient hydrologic position. What effect, in any, conditions at these sites may have had on the subject property are not known.

While not defined as recognized environmental conditions by ASTM, two potential environmental concerns were identified associated with the subject property.

1. Based upon the 1969 construction date of the Courtyard Mukilteo Apartments, asbestos may be present in materials of construction.

2. Again, based on the 1969 construction date of the Courtyard Mukilteo Apartments, it is possible that lead-based paint (LBP) may be present.

7.2 Conclusions and Recommendations

7.2.1 ASTM Recognized Condition

7.2.1.1 Adjacent Gasoline Station and Dry Cleaner

The 7-Eleven gasoline station to the immediate east, in an inferred upgradient hydrologic position, reportedly completed cleanups for contaminated soil and groundwater in 1996 and 2000. Our request to review the 7-Eleven the files at WDOE offices was not granted within the time available to prepare this report. The Union 76 (listed as Conoco/Phillips) gasoline station to the northeast underwent a cleanup in 1995 and is listed as monitoring the groundwater on its property. The vacant restaurant building to the northeast, across 84th Street Southwest, was formerly a Mobil gasoline station. In addition, a dry cleaner has operated in the building to the immediate east since at least 1985.

These sites present at least some potential to affect soil or groundwater conditions at the Courtyard Mukilteo Apartments. However, properties that are affected by contaminated groundwater migrating from an off-site source are generally not required by the Department of Ecology to contribute to cleanup efforts, if their activities have not contributed to the problem.

A higher degree of confidence would require reviewing files available the WDOE (typically a four to six week lead time) and possibly drilling, sampling, and laboratory analyses (a Phase 2 investigation). Please let us know if we can be of further assistance.

7.2.2 Non-ASTM Recognized Conditions

7.2.2.1 Asbestos-Containing Materials

Based on the 1969 construction date of the apartment buildings, asbestos may be present in several materials, including, but not limited to, "popcorn" ceiling material, drywall and joint compound, any pre-1984 vinyl flooring and mastic, window putty, and roofing.

At the time of our visit, the interior and exterior building materials appeared to be well-maintained and in good condition. We spoke with Derry (no last name given), the on-site maintenance manager, who informed us that approximately 5 of the 70 apartments had "popcorn" textured ceilings and the remainder had painted drywall ceilings. He also informed us that the apartments with ceiling texture had been sealed. The Courtyard Mukilteo Apartments underwent substantial renovations in 2005-06, including replacing vinyl flooring in the units. Currently, flooring is being replaced as needed when the units are vacated.

All maintenance workers should be advised of the potential presence of asbestos in the "popcorn" ceiling material, drywall and joint compound, any pre-1984 vinyl flooring and mastic, window putty, and roofing. If any of these materials are scheduled for removal or disturbance, we recommend testing them and taking appropriate precautions at that time.

7.2.2.2 Lead-Based Paint

Based on the 1969 construction date of the building, it is possible that lead-based paint (LBP) may be present on, or in, the structures, beneath existing layers of latex paint. No areas of peeling or chipping paint were observed.

Adverse human health effects related to LBP generally occur due to (1) the ingestion of paint by small children, or (2) the inhalation of paint particles during removal, renovation, or demolition. If future plans for the building include renovation or demolition, we recommend notifying the appropriate contractor of the potential for LBP and following Occupational Safety and Health Administration (OSHA) standards during the activities.

7.3 Environmental Professional Statement

As required by 40 CFR 312.21(d): We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

7.4 Limitations

This report has been prepared for the exclusive use of United Commercial Bank and its representatives for specific application to this site. This work was performed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. Our work is in accordance with our Fee Schedule and General Conditions and our signed proposal, which is dated March 6, 2009.

8.0 REFERENCES

Aerometric, Inc. Historic Aerial Photography. 12652 Interurban Avenue South, Seattle, Washington.

Department of Interior, U.S. Geological Survey. *Topographic Map of the Mukilteo, Washington Quadrangle*. 1983.

Division of Radiation Protection, Department of Health, State of Washington. *Radiation Fact Sheet*.

Office of Research and Development, U.S. EPA. *U.S. EPA Ground Water Handbook - Volume 1: Ground Water and Contamination*. EPA/625/6-90/016a. September 1990.

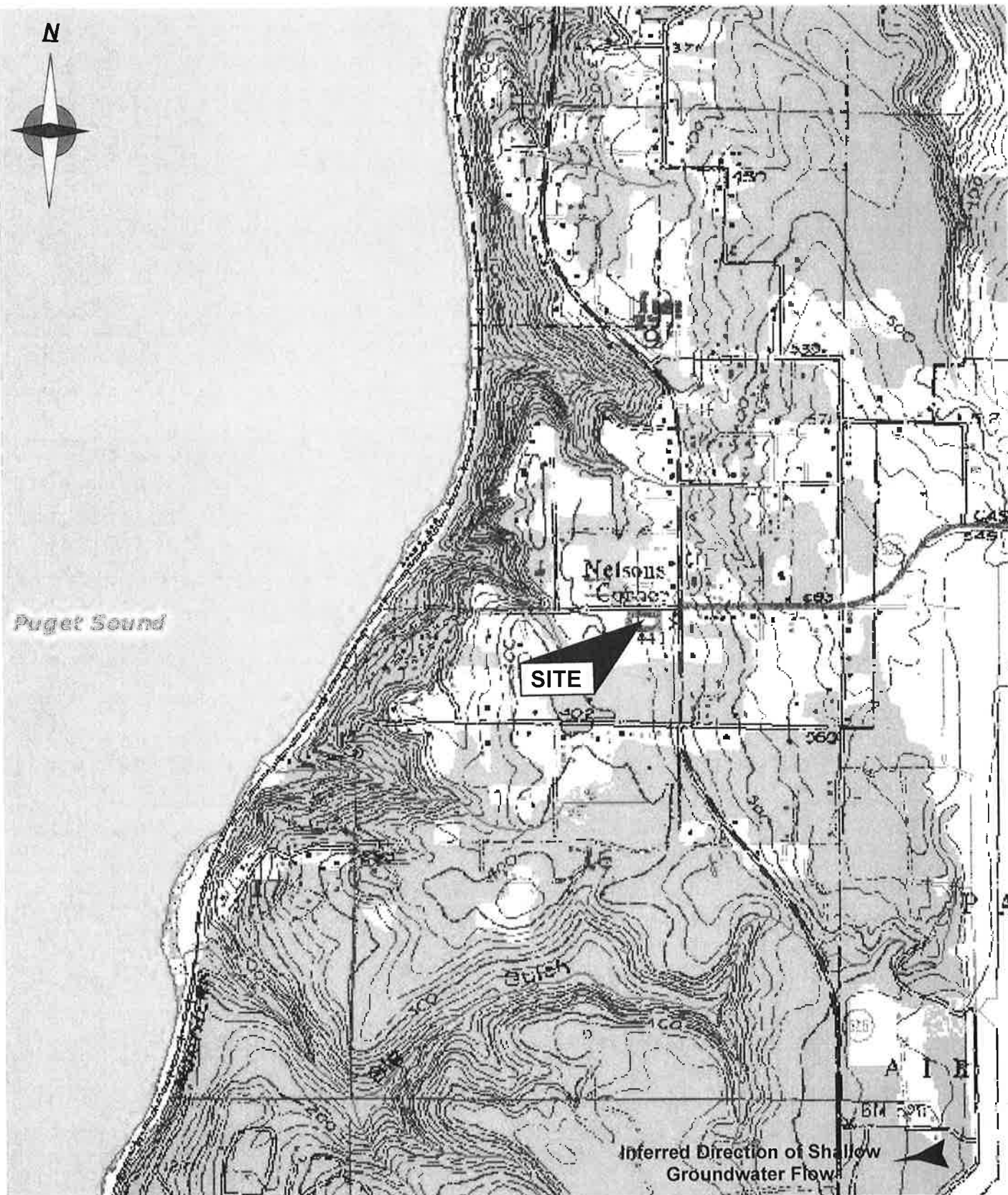
R. L. Polk and Company. *Polk's Everett City Directory*. Various years.

Smith, Mackey. *Geologic Map GM-20, Preliminary Surficial Geologic Map of the Mukilteo and Everett Quadrangles, Snohomish County, Washington*. State of Washington, Department of Natural Resources. 1976.

Snohomish Health District. *Solid Waste Sites of Record*. April 2, 2002.



Puget Sound



(Source: U.S. Geologic Survey map of Mukilteo, Washington Quadrangle, 1973)



GEOTECH
CONSULTANTS, INC.

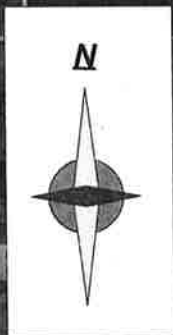
VICINITY MAP

Courtyard Mukilteo Apartments
5010 - 84th Street Southwest
Mukilteo, Washington

Job No:
09052A

Date:
March 2009

Plate:
1



condos

GRAHAM WAY

triplex

house

house

Dairy Queen
(vacant)
former Mobil
gas station

Union 76
gas station
formerly Exxon

84th Street Southwest

house

house

house

house

house

Subject Property

7-Eleven
vacant
dry cleaner
tobacco
tanning
restaurant
nail salon
grocery

gas
pumps

Taco Bell
restaurant

Mukilteo Speedway

office suites and deli

house (vacant)

house (vacant)

undeveloped

Inferred Direction of Shallow
Groundwater Flow



GEOTECH
CONSULTANTS, INC.

SITE PLAN

Courtyard Mukilteo Apartments
5010 - 84th Street Southwest
Mukilteo, Washington

Job No:
09052A

Date:
March 2009

Scale:
None

Plate:
2



Looking southwest at Courtyard Mukilteo Apartments



Looking northeast over Courtyard Mukilteo Apartments



GEOTECH
CONSULTANTS, INC.

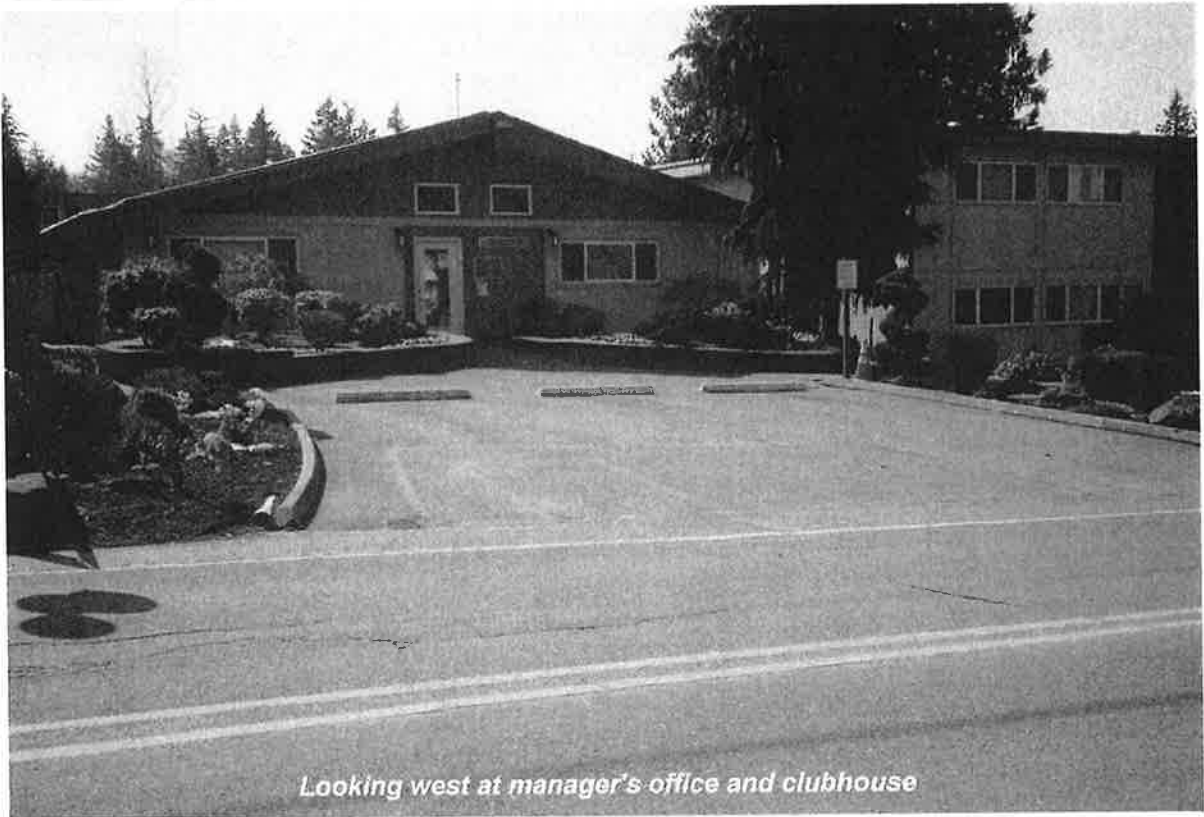
SITE PHOTOGRAPHS

Courtyard Mukilteo Apartments
5010 - 84th Street Southwest
Mukilteo, Washington

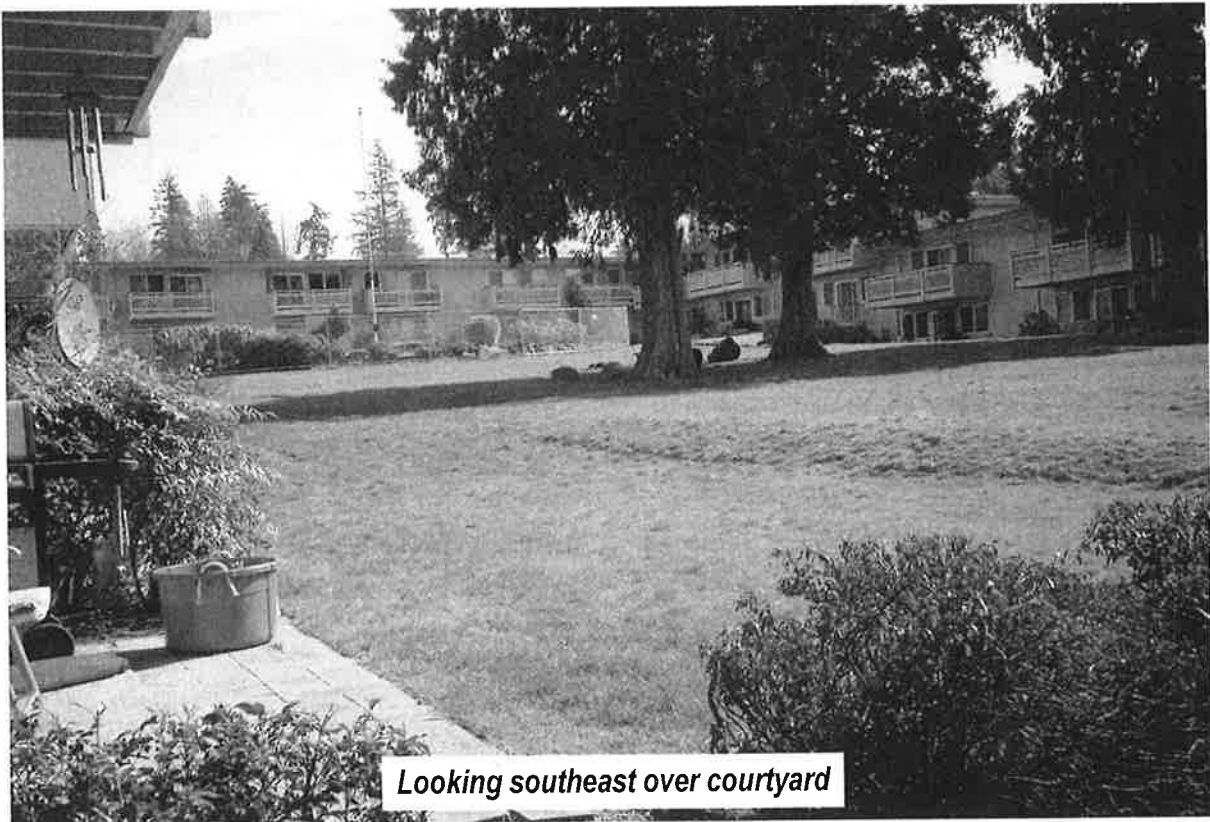
Job No: 09052A

Date: March 2009

Plate: 3



Looking west at manager's office and clubhouse



Looking southeast over courtyard



GEOTECH
CONSULTANTS, INC.

SITE PHOTOGRAPHS

Courtyard Mukilteo Apartments
5010 - 84th Street Southwest
Mukilteo, Washington

Job No:

09052A

Date:

March 2009

Plate:

4

APPENDIX

FSTC Report Summary

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property: Courtyard Apts.

5010 84TH ST

MUKILTEO WA 98275

Job Number: 09052A

PREPARED FOR:

Geotech Consultants, Inc.
13256 NE 20th St., Suite 16
Bellevue, WA 98005

03-09-09

Environmental
FIRSTSEARCH



Tel: (866) 664-9981

Fax: (818) 249-4227

Environmental FirstSearch Search Summary Report

Target Site: 5010 84TH ST
MUKILTEO WA 98275

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-12-09	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	01-12-09	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-09-09	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-09-09	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	11-13-08	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	11-13-08	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	11-13-08	0.25	0	2	0	-	-	0	2
RCRA NLR	Y	09-08-08	0.12	0	2	-	-	-	0	2
Federal IC / EC	Y	02-02-09	0.25	0	0	0	-	-	0	0
ERNS	Y	03-03-09	0.12	0	0	-	-	-	1	1
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	10-07-08	1.00	0	0	0	0	1	1	2
State/Tribal SWL	Y	04-07-05	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	10-07-08	0.50	0	2	0	0	-	0	2
State/Tribal UST/AST	Y	10-07-08	0.25	0	2	0	-	-	0	2
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	10-20-08	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	07-05-07	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	10-07-08	0.50	0	0	0	0	-	0	0
State Other	Y	10-07-08	0.25	0	0	0	-	-	0	0
- TOTALS -				0	8	0	0	1	2	11

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 03-09-09
Requestor Name: Dave Bair
Standard: ASTM-05

Search Type: COORD
Job Number: 09052A
Filtered Report

Target Site: 5010 84TH ST
MUKILTEO WA 98275

Demographics

Sites: 11	Non-Geocoded: 2	Population: NA
Radon: -0.1 PCVL		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-122.301024	-122:18:4	Easting: 552220.669
Latitude:	47.921856	47:55:19	Northing: 5307632.471
			Zone: 10

Comment

Comment:UNITED COMMERCIAL BANK

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel
98203	EVERETT	WA	0.64 NE	Y
98204	EVERETT	WA	0.36 NE	Y
98087	Lynnwood	WA	0	Y
98275	MUKILTEO	WA		Y
98037	LYNNWOOD	WA		Y

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch Sites Summary Report

Target Property: 5010 84TH ST
MUKILTEO WA 98275

JOB: 09052A
UNITED COMMERCIAL BANK

TOTAL: 11 **GEOCODED:** 9 **NON GEOCODED:** 2 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	LUST	7-ELEVEN 2306-23258C 8639/REPORTED CLEANED UP	8400 MUKILTEO SPEEDWAY MUKILTEO WA 98275	0.03 SE	1
3	UST	7-ELEVEN 2306-23258C 8639/OPERATIONAL	8400 MUKILTEO SPEEDWAY MUKILTEO WA 98275	0.03 SE	1
4	LUST	CONOCOPHILLIPS COMPANY-2603152 9572/MONITORING	8325 MUKILTEO SPEEDWAY MUKILTEO WA 98275	0.05 NE	2
5	UST	CONOCOPHILLIPS COMPANY-2603152 9572/OPERATIONAL	8325 MUKILTEO SPEEDWAY MUKILTEO WA 98275	0.05 NE	2
7	RCRANLR	CONOCOPHILLIPS 30152 WAD988488722/NLR	8325 MUKILTEO SPEEDWAY MUKILTEO WA 98275	0.05 NE	2
8	RCRAGN	CONOCOPHILLIPS 30152 WAD988488722/VGN	8325 MUKILTEO SPEEDWAY MUKILTEO WA 98275	0.05 NE	2
9	RCRANLR	ASPEN TRUCKING LLC WAH000016782/NLR	8490 MUKILTEO SPEEDWAY STE MUKILTEO WA 98275	0.06 SE	3
10	RCRAGN	ASPEN TRUCKING LLC WAH000016782/TRANSPORTER	8490 MUKILTEO SPEEDWAY STE MUKILTEO WA 98275	0.06 SE	3
11	STATE	WESTERN HYDROBLASTER CSCR:2775/RANKED, AWAITING RA	7924 40TH AV W MUKILTEO WA 98275	0.69 NE	4

***Environmental FirstSearch
Sites Summary Report***

Target Property: 5010 84TH ST
MUKILTEO WA 98275

JOB: 09052A
UNITED COMMERCIAL BANK

TOTAL: 11 **GEOCODED:** 9 **NON GEOCODED:** 2 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
16	STATE	HANABROOK E FORK PIGEON CK 2 CSCR:2773/AWAITING SHA	W HIGHLAND RD and BEVERLY L EVERETT WA 98203	NON GC	
20	ERNS	PETRO CHEMICAL TRANSPORT 648665/PIPELINE RELATED	7-ELEVEN STORE 841 MUKILTEO MUKILTEO WA	NON GC	

Environmental FirstSearch
Site Detail Report

Target Property: 5010 84TH ST
MUKILTEO WA 98275

JOB: 09052A
UNITED COMMERCIAL BANK

LUST

SEARCH ID: 8

DIST/DIR: 0.03 SE

MAP ID: 1

NAME: 7-ELEVEN 2306-23258C
ADDRESS: 8400 MUKILTEO SPEEDWAY
MUKILTEO WA 98275

REV: 10/07/08
ID1: 8639
ID2: 522775
STATUS: REPORTED CLEANED UP
PHONE:

CONTACT:

Alternate Name: SOUTHLAND 7-11 2306 - 23258B
Release Status: Awaiting Cleanup

Release ID: 349223
Release Notification Date: 12/1/1995
Status Date: 1/8/1996 11:28:38 AM
Media: Soil
Ecology Region: NORTHWEST

Alternate Name: SOUTHLAND 7-11 2306 - 23258B
Release Status: Cleanup Started

Release ID: 349223
Release Notification Date: 12/1/1995
Status Date: 5/14/1996
Media: Soil
Ecology Region: NORTHWEST

Alternate Name: SOUTHLAND 7-11 2306 - 23258B
Release Status: Reported Cleaned Up

Release ID: 349223
Release Notification Date: 12/1/1995
Status Date: 5/14/1996
Media: Soil
Ecology Region: NORTHWEST

Alternate Name: SOUTHLAND 23258
Release Status: Cleanup Started

Release ID: 522775
Release Notification Date: 1/26/2000
Status Date: 11/14/1999
Media: Soil
Ecology Region: NORTHWEST

Alternate Name: SOUTHLAND 23258
Release Status: Cleanup Started

Release ID: 522775
Release Notification Date: 1/26/2000
Status Date: 11/14/1999
Media: Ground Water
Ecology Region: NORTHWEST

Alternate Name: SOUTHLAND 23258
Release Status: Reported Cleaned Up

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 5010 84TH ST
MUKILTEO WA 98275

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UNITED COMMERCIAL BANK

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Ecology Region: NORTHWEST

Alternate Name: SOUTHLAND 23258
Release Status: Reported Cleaned Up

Release ID: 522775
Release Notification Date: 1/26/2000
Status Date: 12/15/1999
Media: Ground Water
Ecology Region: NORTHWEST

Environmental FirstSearch Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: *EPA* NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP - No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W - Withdrawn

RCRA COR ACT: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered

part of the reservation.

State/Tribal Sites: *WA DOE* CONFIRMED & SUSPECTED CONTAMINATED SITES REPORT- Within 90 days of learning of a potentially contaminated site, the Dept. of Ecology conducts an initial investigation of each site. If the initial investigation shows that further action is needed, the site will appear in the Confirmed & Suspected Contaminated Sites (CSCS) Report. Once remedial action has been completed, the Toxics Cleanup Program's management determines the removal of a site from the CSCS Report. The Hazardous Sites List is a subset of the CSCA Report. It contains those sites that have been ranked using the Washington Ranking Method.

The WARM BIN # indicates the outcome of the Washington Ranking Model (WARM). The WARM BIN Number will be a number between 0 and 5.

State/Tribal SWL: *WA DOE/COUNTY* WA DOE SOLID WASTE LANDFILLS LISTING- The Solid Waste Facility Database contains disposal information for landfills and incinerators. The types of facilities that are included are those that are permitted under chapter 173-304 WAC, Minimum Functional Standards for Solid Waste Handling and chapter 173-351 WAC, Criteria for Municipal Solid Waste Landfills.

SEATTLE-KING COUNTY ABANDONED LANDFILL STUDY- The Seattle-King County Department of Public Health maintains lists of landfills owned by the city of Seattle or King county that have been abandoned or closed. These facilities were surveyed in 1984 to determine what, if any, public health problems they present. Facilities listed by the Seattle-King County DOH are assigned an id which begins with the letters WA_ALS followed by a number. Please note, that some facilities could not be geocoded because of poor locational information. These have been included in the database and will appear in a search as non-geocoded records within the relevant zip code.

SEATTLE-KING COUNTY ABANDONED LANDFILL TOXICITY/HAZARD ASSESSMENT PROJECT- This list presents the results of a 1986 follow-up study by the Seattle-King County DOH of two city owned and four county owned abandoned landfills previously surveyed by the agency in 1984. These facilities are assigned an id beginning WA_ALT followed by a number.

TACOMA-PIERCE COUNTY CLOSED LANDFILL SURVEY- The Tacoma-Pierce County Health Department maintains a list of closed landfills and dumpsites located in Pierce County. These facilities were surveyed by the TPCHD to determine what, if any, public health hazards they present and whether further investigation was necessary. Facilities listed by TPCHD are assigned an id which begins with the letters WA_CLS followed by a number. Please note, that some facilities could not be geocoded because of poor locational information. These have been included in the database and will appear in a search as non-geocoded records within the relevant zip code.

State/Tribal LUST: *WA DOE/EPA* WASHINGTON STATE LEAKING UNDERGROUND STORAGE TANKS- An inventory maintained by the WA DOE of known leaking underground storage tanks.

INDIAN LANDS LEAKING UNDERGROUND STORAGE TANKS- The US EPA Region 10 maintains an inventory of Indian Land leaking underground storage tanks currently under federal administration.

State/Tribal UST/AST: *WA DOE/EPA* UNDERGROUND STORAGE TANKS- An inventory maintained by the WA DOE of regulated underground storage tanks.

INDIAN LANDS UNDERGROUND STORAGE TANKS- The US EPA Region 10 maintains an inventory of Indian Land underground storage tanks currently under federal administration.

State/Tribal IC: *WA DOE* INSTITUTIONAL CONTROLS LISTING- An inventory of sites maintained by the WA DOE's Toxic Cleanups Program that have institutional controls associated with them Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

State/Tribal VCP: *WA DOE* VOLUNTARY CLEANUP PROGRAM & INDEPENDENT CLEANUP REPORTS-The Voluntary Cleanup Program maintains a list of individuals cleaning up contaminated sites without DOE oversight. For a fee, DOE staff will review an Independent Cleanup Report and issue a written decision regarding the adequacy of the cleanup actions taken. If the actions and results are found satisfactory by the DOE, a site (or cleanup phase) may receive a No Further Action decision.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Other: *US DOJ* NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

State Other: *WA DOE* NO FURTHER ACTION (NFA) REPORT- A list maintained by the Washington Department of Ecology that contains information on sites previously listed on the Confirmed and Suspected list. The DOE description of this data notes: Because it is necessary to maintain historical records of sites that have been investigated and cleaned up, sites are not deleted from the database when cleanup activities are completed. Instead, a No Further Action code is entered based upon the type of NFA determination the site received.

VOLUNTARY CLEANUP PROGRAM & INDEPENDENT CLEANUP REPORTS- The Voluntary Cleanup Program maintains a list of individuals cleaning up contaminated sites without DOE oversight. For a fee, DOE staff will review an Independent Cleanup Report and issue a written decision regarding the adequacy of the cleanup actions taken. If the actions and results are found satisfactory by the DOE, a site (or cleanup phase) may receive a No Further Action decision.

Environmental FirstSearch Database Sources

NPL: *EPA* Environmental Protection Agency

Updated quarterly

NPL DELISTED: *EPA* Environmental Protection Agency

Updated quarterly

CERCLIS: *EPA* Environmental Protection Agency

Updated quarterly

NFRAP: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA TSD: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA GEN: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA NLR: *EPA* Environmental Protection Agency

Updated quarterly

Federal IC / EC: *EPA* Environmental Protection Agency

Updated quarterly

ERNS: *EPA/NRC* Environmental Protection Agency

Updated semi-annually

Tribal Lands: *DOI/BIA* United States Department of the Interior

Updated annually

State/Tribal Sites: WA DOE The Washington Department of Ecology, Toxics Cleanup Program
The Washington Department of Ecology
Phone Numbers:
Headquarters: (360) 407-6112
NORTHWEST REGION: (425) 647-7000
SOUTHWEST REGION: (360) 407-6300
CENTRAL REGION: (509) 575-2490

Updated biannually

State/Tribal SWL: WA DOE/COUNTY The Washington Department of Ecology
Phone Numbers:
Headquarters: (360) 407-6112
NORTHWEST REGION: (425) 647-7000
SOUTHWEST REGION: (360) 407-6300
CENTRAL REGION: (509) 575-2490
EASTERN REGION: (509) 456-2926
The Seattle-King County Department of Public Health: (206) 296-4785

Updated annually/when available

State/Tribal LUST: WA DOE/EPA The Washington Department of Ecology
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Headquarters: (360) 407-6112
NORTHWEST REGION: (425) 647-7000
SOUTHWEST REGION: (360) 407-6300
CENTRAL REGION: (509) 575-2490
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The United States Environmental Protection Agency Region 10, Ground Water Protection Unit.

Updated biannually/when available

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SOUTHWEST REGION: (360) 407-6300
CENTRAL REGION: (509) 575-2490

Updated Updated when available

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

State Other: *US DOJ* U.S. Department of Justice

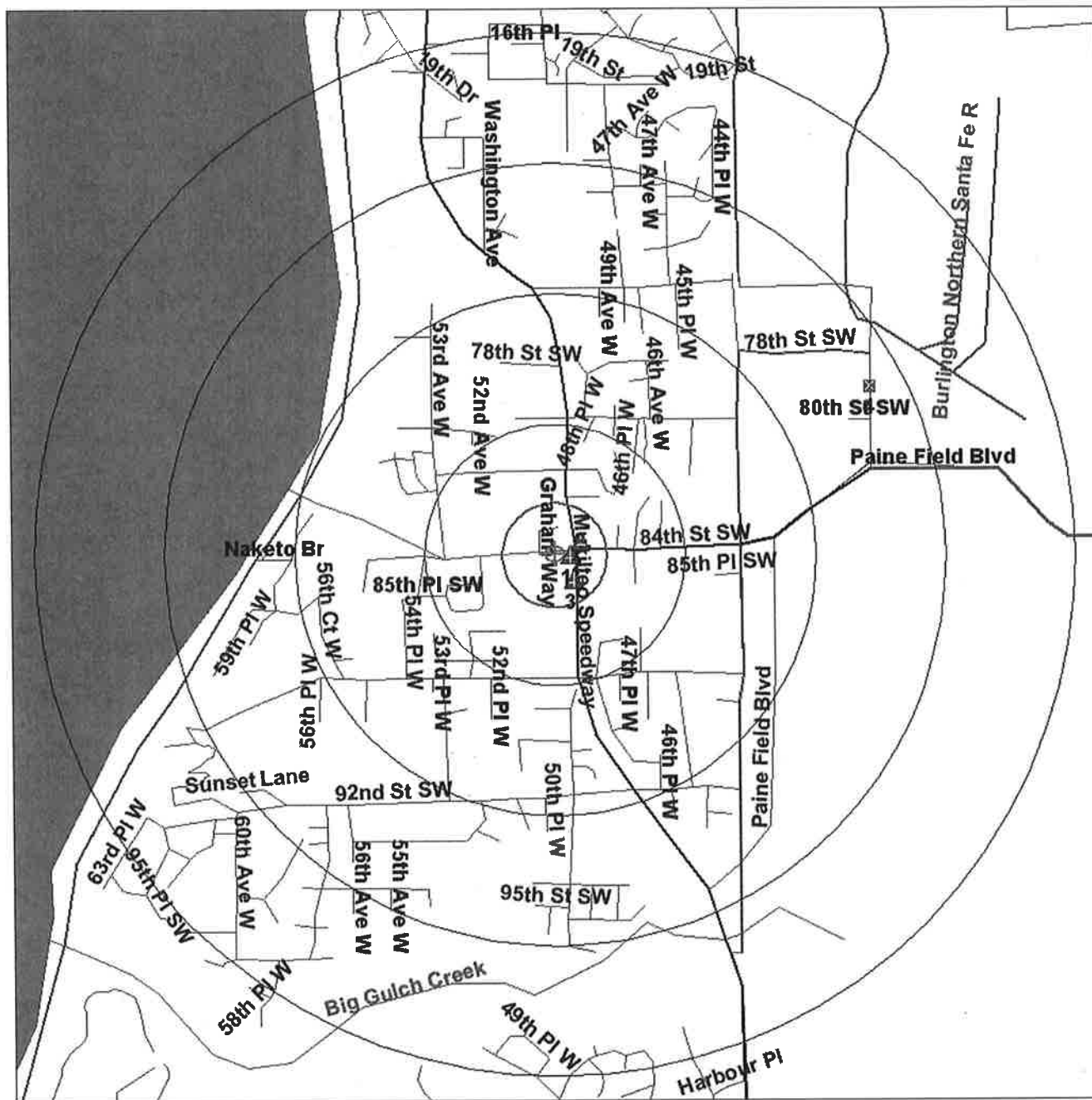
Updated when available

State Other: *WA DOE* The Washington Department of Ecology
Phone Numbers:

Headquarters: (360) 407-6112
NORTHWEST REGION: (425) 647-7000
SOUTHWEST REGION: (360) 407-6300
CENTRAL REGION: (509) 575-2490

Updated biannually/when available

5010 84TH ST, MUKILTEO WA 98275



Source: U.S. Census TIGER Files

Target Site (Latitude: 47.921856 Longitude: -122.301024)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

[illegible]

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



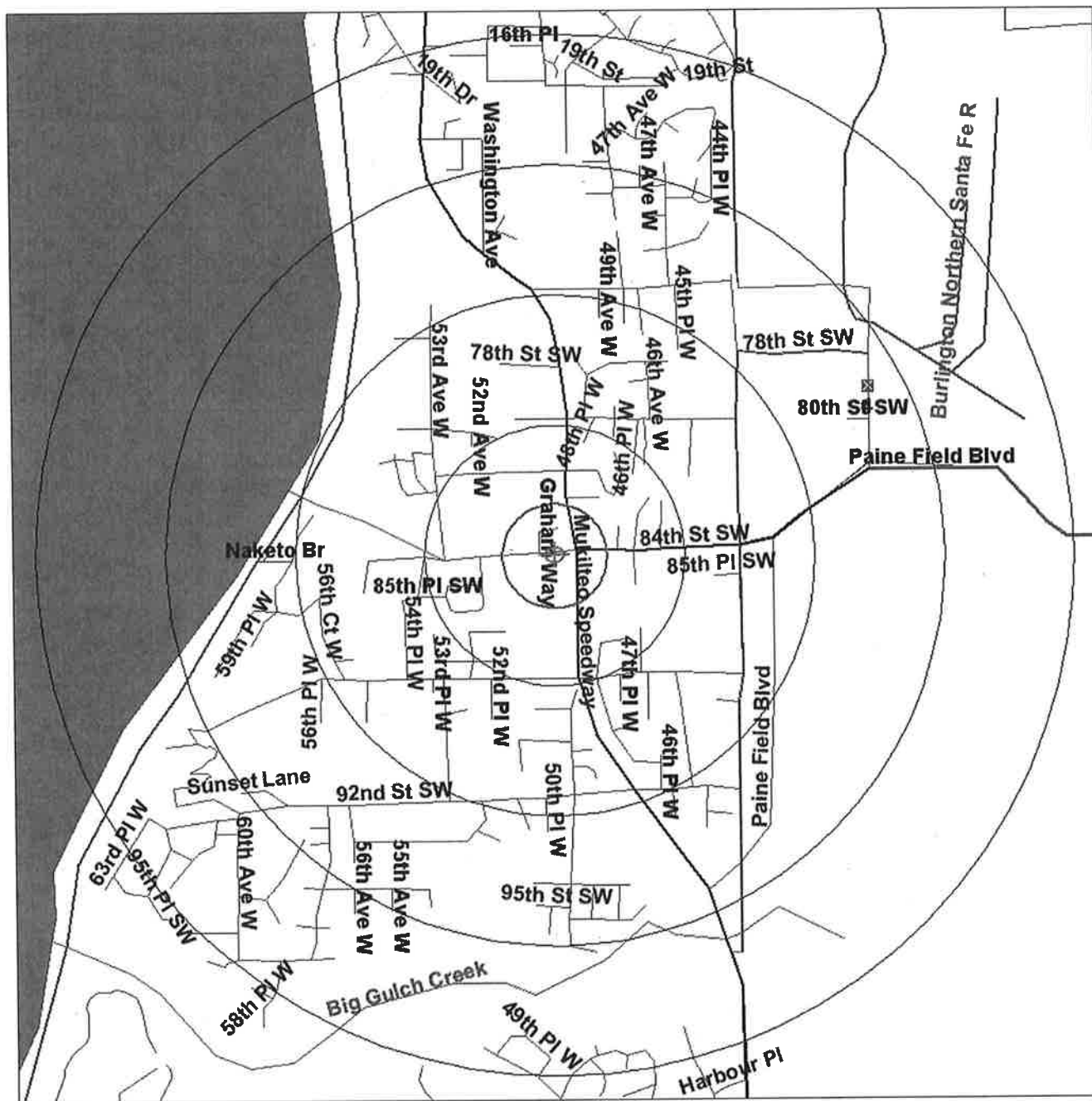


Environmental FirstSearch

1 Mile Radius
ASTM-05: NPL, RCRACOR, STATE



5010 84TH ST, MUKILTEO WA 98275



Source: U.S. Census TIGER Files

Target Site (Latitude: 47.921856 Longitude: -122.301024)

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NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

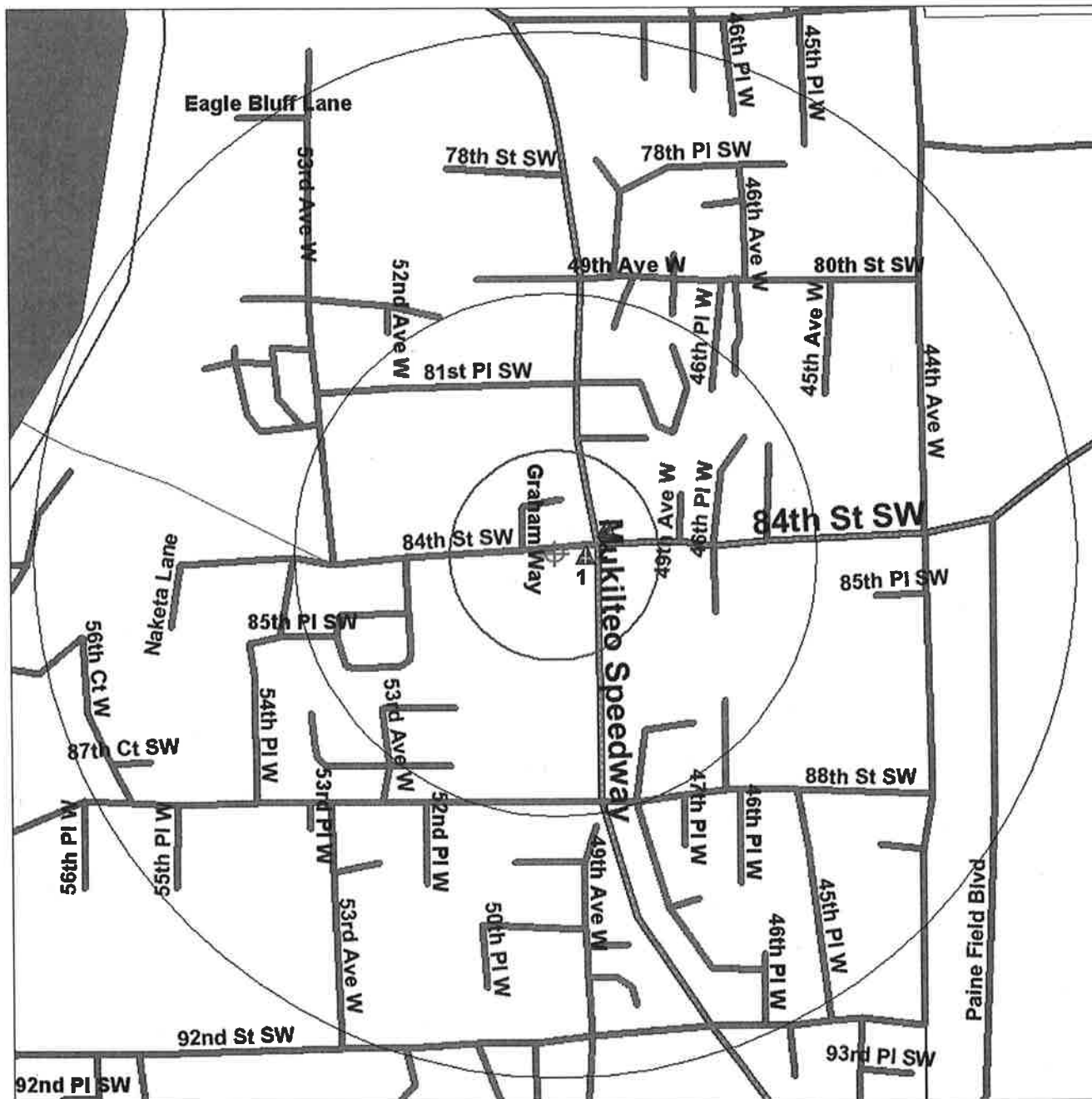
Triballand

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



5010 84TH ST, MUKILTEO WA 98275



Source: U.S. Census TIGER Files

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Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





Environmental FirstSearch

.12 Mile Radius
ASTM-05: ERNS, RCRANLR



5010 84TH ST, MUKILTEO WA 98275



Source: U.S. Census TIGER Files

- Target Site (Latitude: 47.921856 Longitude: -122.301024)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E.
Suite 106
Everett, Washington 98208
(425) 337-3174
Fax (425) 337-3045

**CRITICAL AREA STUDY
AND
BUFFER MITIGATION PLAN
FOR**

RECEIVED
DEC 27 2016
CITY OF MUKILTEO

COURTYARD TOWNHOMES – SR 525
SNOHOMISH COUNTY, WA

Wetland Resources, Inc. Project #08183-2016

Prepared By
Wetland Resources, Inc.
9505 19th Avenue SE, Suite 106
Everett, WA 98208
(425) 337-3174

Prepared For
Courtyard Townhomes LLC
Attn: Dave Madle
15103 56th Ave NW
Stanwood, WA 98292

December 20, 2016

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FIGURE 1: AERIAL VIEW OF THE SUBJECT PROPERTY1

1.0 INTRODUCTION

Wetland Resources, Inc. (WRI) completed an initial site investigation in May of 2007 to verify the boundaries of a wetland delineation done by Shockey/Brent in 2001, on and in the vicinity of the property located at 8512 Mukilteo Speedway in Mukilteo, WA. An additional site investigation was done in August 2008, to verify the wetland classification and acquire data. The property was partially cleared and prepared for development. After an initial submittal, City of Mukilteo officials determined that the project was not vested under a prior iteration of the Mukilteo Municipal Code (MMC). As such, the property needed to be reevaluated and the on-site wetland needed to be re-delineated and re-classified under the newly adopted *Washington State Department of Ecology (DOE) Wetland Rating System for Western Washington: 2014 Update*, and the updated MMC. On December 14, 2016 WRI completed a wetland boundary verification and collected data in support of producing an updated wetland rating.

The 1.77-acre subject property is further located as a portion of Section 16, Township 28N, Range 4E, W.M. The subject site is irregularly shaped and is comprised of two individual parcels. The tax identification numbers for the subject site are 00611600013404, and 00611600013401. The intent of this document is to characterize all identified critical areas and buffers in the vicinity of the subject property, assess potential impacts associated with the applicant's development proposal, and provide mitigation adequate to compensate for all proposed impacts.



Figure 1: Aerial view of the subject property

1.1 SITE DESCRIPTION

Access to the subject site is from the west via a gravel driveway connecting to SR-525. The subject site is partially developed and contains a mix of non-mature forested area, fallow pasture, fruit trees, and an abandoned single-family residence and detached garage. Surrounding property use can be described as a mix of single and multi-family residential development and commercial space.

Vegetation on-site is a combination of native plants, and large areas of invasive species including Himalayan blackberry and knotweed. The undeveloped portion of the site is partially forested with small areas of fallow pasture, which have been overtaken by blackberry and knotweed. The vegetation assemblage in this forested portion bordering and adjacent to the subject site is typical of Puget Lowland second-growth forests. Dominant canopy species include Douglas fir, big leaf maple, Western hemlock, and red alder. Sub-canopy vegetation consists of red alder, beaked hazelnut, Cascade Oregon grape, salmonberry, Indian plum, red elderberry, snowberry, and vine maple. Observed groundcover consists of sword fern, bracken fern, creeping blackberry, and Himalayan blackberry. Topography of the subject property is sloped with undulations throughout and an westerly aspect. On-site soils are mapped as Alderwood-Urban land complex. Soils found during the investigation are similar to the mapped series.

One wetland (Wetland A) was found within the boundary of the investigation area, the wetland was re-delineated and wetland flagging was re-hung along its delineated edge. The subject wetland appears to be accurately delineated as depicted on the original site plan. This non-mature forested wetland is 8,464 square feet in size, and is fed by a ditch conveying surface runoff from the adjoining apartment complex, as well as surface water run-off and rainfall. This wetland appears to be isolated from other critical areas. No additional wetlands or streams were found on or immediately adjacent to the subject property. The aforementioned ditch is not regulated under MMC 17.52B, as it conveys hydrology from an artificial source rather than a natural one.

The City of Mukilteo provides regulatory guidance on wetland classification within the County's jurisdiction, *Wetlands shall be classified as Category I, II, III or IV using the 2014 Washington State Department of Ecology's Wetland Rating System for Western Washington, Publication No. 04-06-025, or as amended hereafter. Identification of wetlands and delineation of their boundaries pursuant to this chapter shall be done in accordance with the approved federal wetland delineation manual and applicable regional supplements. All areas within the city meeting the wetland designation criteria in that procedure are hereby designated critical areas and are subject to the provisions of this chapter.* Pursuant to MMC 17.52B.090, Wetland A is classified as a Category IV wetland, with a habitat score of 4. All Category IV wetlands in the City of Mukilteo receive standard 40-foot protective buffers.

1.2 PROJECT DESCRIPTION

Courtyard Townhomes LLC, hereafter referred to as the applicant, is proposing the construction of a 4-building 16-unit, multi-family residential development and associated

infrastructure. To accommodate for this development, and maintain the required 15-ft building set back from the on-site wetland, the applicant proposes to average 377 square feet of the wetland buffer adjacent to Buildings D and C. This portion of the buffer will be reduced to a minimum of 33 feet, which is greater than the maximum 20-ft reduction. The area proposed for the buffer reduction is currently dominated by Himalayan blackberry with no significant trees. As such, reducing this area this area would have the least impact in terms of buffer function, and will not adversely impact the functions and values of the subject wetland. This proposed mitigation will not reduce the total area of buffer on the subject property.

As mitigation, 3,812 square feet of additional buffer (a 10.1:1 mitigation ratio) will be provided on the southern portion of the property. A forested canopy of big leaf maple and red alder currently dominates the area proposed for additional buffer. Additionally, the applicant proposes to temporarily impact 2,755 square feet of buffer for the installation of sewer and water lines. Mitigation will be provided by replanting the temporary impact areas with native shrubs.

During the original clearing phase of the project, which was permitted and completed in 2012 & 2013, a portion of the buffer was impacted. To mitigate for this impact the applicant proposes to restore approximately 2,796 square feet of wetland buffer. This restoration area will be re-vegetated with an assemblage of native trees and shrubs, after the completion of the development project.

Table 1: Summary of Proposed Actions

Action	Impact Area	Compensatory Mitigation	Mitigation to Impact Ratio
Buffer Reduction	377 square feet	3,812 square feet of Buffer Addition	10.1:1
Temporary Buffer Impact for Sewer & Water Line	2,755 square feet	2,755 square feet of Buffer Restoration	1:1
Temporary Buffer Impact for Cleared Vegetation	2,796 square feet	2,796 square feet of Buffer Restoration	1:1

1.3 WETLAND CLASSIFICATION

1.3.1 Cowardin System Classification

According to the Cowardin System, as described in Classification of Wetlands and Deepwater Habitats of the United States, Cowardin, et al. 1979, the classification for the on-site wetland and stream is as follows:

Wetland A: Palustrine, Forested, Broad-leaved Deciduous, Seasonally Flooded

1.3.2 City of Mukilteo Classifications

As required by MMC 17.52B.090, the subject wetlands were classified using the *Washington State Department of Ecology (DOE) Wetland Rating System for Western Washington: 2014 Update*. Wetlands were also classified according to the U.S. Fish and Wildlife Service (USFWS) *Classifications of Wetlands and Deepwater Habitats of the United States*, also known as the Cowardin Classification System.

Wetland A - Category II: Wetland A received a total score of 14 on the DOE *Wetland Rating Form for Western Washington 2014 Update*, with a score for habitat functions of 4. In Mukilteo, wetlands that receive scores between 9 and 15 points are classified as Category IV wetlands. Category IV wetlands in Mukilteo receive standard buffers of 40 feet.

2.0 WETLAND DETERMINATION

2.1 REVIEW OF EXISTING INFORMATION

Prior to conducting the site investigation, public resource information was reviewed to gather background information on the subject property and the surrounding area in regards to wetlands, streams, and other critical areas. These sources included the USFWS National Wetlands Inventory (NWI), USDA-NRCS Web Soil Survey, Mukilteo Streams Wetlands and Watersheds map, WDFW Priority Habitat and Species (PHS) Interactive Map, WDFW SalmonScape mapping tool, and DNR Forest Practices Application Mapping tool (FPAMT).

Literature Review Findings

- NWI does not display any wetland features on or in the immediate vicinity of the subject site. The closest wetlands depicted are approximately 0.3 miles southwest of the subject site.
- NRCS maps soils in the vicinity of the subject site Alderwood-Urban land complex. Inclusions of McKenna and Norma soils, both on the Hydric Soils list, occur as minor components within Alderwood-Urban land complex
- The Mukilteo Streams Wetlands and Watershed map does show the previously identified watercourse adjacent to the northwest corner of the subject site. Additionally, the on-site wetland has been identified.
- WDFW PHS does not display any sensitive areas on or near the subject site. The closest features depicted are the wetland identified by NWI and a number of Bald Eagle nesting sites approximately 0.3 miles northwest of the subject site.
- WDFW SalmonScape does not display any critical areas on or near the subject site. The closest stream depicted is approximately 0.4 west of the subject site, within the Naketa Beach Sub-basin.
- DNR FPAMT does not display any streams on the subject site. It does depict the same stream as WDFW SalmonScape, and in the same location.

2.2 WETLAND DETERMINATION METHODOLOGY

Wetland Resources' staff conducted a site visits on December 14, 2016 to locate wetlands and streams occurring within and near the project site. Wetland conditions were evaluated using routine methodology described in the *Corps of Engineers Wetlands Delineation Manual (Final Report; January 1987)*, except where superseded by the *2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0, referred to as 2010 Regional Supplement)*. Our findings are consistent with both manuals.

The following criteria descriptions were used in the boundary determination:

- 1.) Examination of the site for hydrophytic vegetation (species present and percent cover);
- 2.) Examination of the site for hydric soils;
- 3.) Determining the presence of wetland hydrology

2.2.1 Hydrophytic Vegetation Criteria

The manuals define hydrophytic vegetation as the sum total of macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present. One of the most common indicators for hydrophytic vegetation is when more than 50 percent of a plant community consists of species rated "Facultative" and wetter on lists of plant species that occur in wetlands.

2.2.2 Soils Criteria and Mapped Description

The manuals define hydric soils as those that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. Field indicators are used for determining whether a given soil meets the definition for hydric soils.

According to NRCS Web Soil Survey, the soil map unit Alderwood-Urban land complex is predicted to occur on the subject property.

Alderwood-Urban land complex, is described as consisting of about 60 percent Alderwood gravelly sandy loam and about 25 percent urban land. Included in this unit are small areas of McKenna and Norma soils and Terric Medisaprists in depressional areas and drainageways on plains. Also included are small areas of soils that are very shallow over a hardpan; small areas of Everett, Indianola, and Ragnar soils on terraces and outwash plains; and soils that have a stony and bouldery surface layer. Included areas make up about 15 percent of the total acreage. The Alderwood soil is moderately deep over a hardpan and is moderately well drained. It formed in glacial till. Typically the surface layer is very dark grayish brown gravelly sandy loam about 7 inches thick. The upper part of the subsoil is dark yellowish brown and dark brown very gravelly sandy loam about 23 inches thick. A weakly cemented hardpan is at a depth of about 35 inches. Permeability of this soil is moderately rapid above the hardpan and very slow through it. Available water capacity is low. Urban land consists of areas that are covered by streets,

buildings, parking lots, and other structures that obscure or alter the soils so that identification is not possible.

2.2.3 Hydrology Criteria

Wetland hydrology encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface for a sufficient duration during the growing season. Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and chemically reducing conditions, respectively.

Additionally, areas which are seasonally inundated and/or saturated to the surface for a consecutive number of days ≥ 12.5 percent of the growing season are wetlands, provided the soil and vegetation parameters are met. Areas inundated or saturated between 5 and 12.5 percent of the growing season in most years may or may not be wetlands. Areas saturated to the surface for less than 5 percent of the growing season are non-wetlands. Field indicators are used for determining whether wetland hydrology parameters are met.

2.3 BOUNDARY DETERMINATION FINDINGS

2.3.1 Wetland A

HGM Class: Depression

Ecology Rating: Category IV

City of Mukilteo standard buffer width: 40 feet

Wetland A is located on the western side of the subject site. Dominant vegetation in Wetland A is represented by red alder (*Alnus rubra*; FAC), salmonberry (*Rubus spectabilis*; FAC), Sitka willow (*Salix sitchensis*, FACW), Pacific willow (*Salix lucida*, FACW), and Himalayan blackberry (*Rubus armeniacus*; FAC). Typical soils in this wetland have a Munsell color of very dark gray (10YR 3/1) and a texture of gravelly sandy loam from 0 to 18 inches with dark brown (10YR 3/3) redoximorphic features present as concentrations in the matrix. These soil characteristics are consistent with the Redox Dark Surface (F6) hydric soil indicator listed in the 2010 Regional Supplement. Soils were saturated at the surface, during our December 2016 site visit.

The dominant species rate “facultative” or wetter, indicating that a hydrophytic vegetative community is present in the areas mapped as wetland.

Field observations indicate that the area mapped as wetland is flooded, ponded, or saturated long enough during the growing season to develop anaerobic conditions in the upper part of the soils. Therefore, the vegetation, soil, and hydrologic criteria are all met for the on-site wetland.

2.3.2 Non-wetland Area

Dominant vegetation within the site is represented by big-leaf maple (*Acer macrophyllum*; FACU), Douglas fir (*Pseudotsuga menziesii*; FACU), beaked hazelnut (*Corylus cornuta*; FACU), western sword fern (*Polystichum munitum*; FACU), pasture grasses (*Agrostis* spp.; FACU), velvet grass (*Holcus lanatus*; FACU), Japanese knotweed (*Fallopia japonica*, FACU), trailing blackberry (*Rubus ursinus*; FACU),

and Himalayan blackberry (*Rubus armeniacus*, FACU). Based on the observed dominant species, the majority of the vegetation species do not rate “facultative” or wetter, indicating that it is not a hydrophytic community.

Typical soils from 0 to 18 inches below the surface of the subject site have a Munsell color of dark brown (10YR 3/3), with a texture of silt loam. No redoximorphic features were observed in any of the non-wetland areas. This soil profile does not meet the criteria for any hydric soil indicators.

Soils were moist at the time of our December 2016 site investigation. Soils sampled in the area mapped as non-wetland do not appear to be flooded, ponded, or saturated long enough during the growing season to develop anaerobic conditions in the upper part, and therefore do not appear to meet wetland hydrology criteria.

The dominant vegetative community is not hydrophytic, hydric soils are absent in these areas, and direct hydrologic indicators are lacking. Therefore, it appears that areas present on the subject site do not meet criteria for wetlands.

2.4 WILDLIFE

The subject site provides low to moderate habitat functions. Although a portion of the property contains non-mature forest, the majority of the property including those forested areas is dominated by invasive species (Himalayan blackberry). Due to the low structural and plant diversity on the subject site overall wildlife use is limited. Therefore, the onsite wildlife habitat is limited to small mammal and avian species. No mammalian species were detected during our on-site investigation in 2016, although several species, including gray squirrels (*Sciurus* spp.) and raccoon (*Procyon lotor*), are expected to occur within the area. Avian activity was not strongly detected. However, given the habitat available nearby, it is expected that the following avian species use the area: American Crow (*Corvus brachyrhynchos*), American Robin (*Turdus migratorius*), Steller’s Jay (*Cyanocitta stelleri*), Black-capped Chickadee (*Parus atricapilla*), Dark-eyed Junco (*Junco hyemalis*), northern flicker (*Colaptes auratus*), and Song Sparrow (*Melospiza melodia*). These lists are not meant to be all-inclusive and may omit species that currently utilize or could utilize the site.

3.0 WETLAND FUNCTIONS AND VALUES ASSESSMENT

Pursuant to requirements set forth in MMC 17.52B.140 critical areas reports shall assess the impacts of any alteration proposed for a critical area or buffer. The following assessment is intended to compare the current and post-development functions and values provided by Wetland A in the vicinity of the project area.

3.1 METHODOLOGY

The methodology for this functions and values assessment is based on professional opinion developed through past field analyses and interpretation. This assessment pertains specifically to the on-site wetland system, but is typical for assessments of similar systems common to Western Washington.

3.2 FUNCTIONAL COMPONENTS

Wetlands in Western Washington perform a variety of ecosystem functions. Included among the most important functions provided by wetlands are stormwater control, water quality improvement, fish and wildlife habitat, aesthetic value, recreational opportunities and education. The most commonly assessed functions and their descriptions are listed below.

Streams provide both hydrologic and habitat connections throughout the Western Washington Region. Many channels serve as rearing grounds for a variety of fish species, including salmonids. Many wildlife species make use of the resources provided by riparian ecosystems.

3.3 VALUE ASSESSMENT

3.3.1 Wetland A

Hydrologic Function

Wetland A is a depressional wetland. In general, wetlands in depressional areas with limited outlets store greater amounts of water than wetlands with unrestricted flow outlets. This wetland collects and temporarily stores precipitation as well as runoff from the surrounding area during storm events. However, the wetland's unrestricted outlet reduces the potential residence time of water within the wetland. Due to this condition, the wetland provides a moderate value for this function.

Water Quality

This wetland provides some water quality benefits as water moves through the system. Since this wetland is a depression with an unconstricted outlet, the residence time is moderate. Depressional wetlands improve water quality by allowing sediment to settle out of the sequestered stormwater due to the reduction in flow velocity. This sediment is often ionically bonded to pollutants such as phosphorous. A portion of Wetland A is seasonally flooded. Seasonally flooded depressional areas provide the aforementioned functions most effectively because of their ability to contribute live storage. The presence of dense, uncut, herbaceous vegetation allows this wetland to perform an increased bio-filtration function, however the wetland is quite small and is isolated from larger wetland systems. Subsequently, these conditions allow the wetland to provide a moderate value of Water Quality function.

Wildlife Habitat

Wetland A has a low potential to perform a wildlife habitat function. The wetland has low structural complexity and is composed mostly of non-mature trees and invasive species. There is low species diversity, and only two hydroperiods. The vegetation within the wetland provides resources such as food, water, thermal cover and hiding cover in close proximity, which wildlife species need to thrive. However, due to the high number of invasive plants, wildlife species diversity is expected to be low. High intensity land uses including roads and residential development surrounding the subject property disturb the continuity of the corridor. The disturbed nature of the corridor and relative isolation of the wetland limits the ability to provide a high value for this function. Therefore this wetland provides a low value for this function.

3.4 POST-DEVELOPMENT FUNCTIONS AND VALUES

The additional buffer area will provide an added barrier between the surrounding development and the on-site wetland, thereby increasing wetland protection. The existing vegetation and underlying soils will absorb and control excess runoff that enters the wetland areas. The existing woody species within the additional buffer areas will help to maintain water quality improvement functions on this site by slowing overland flows and allowing sediments to settle before entering the watercourse. Excess nutrients and pollutants associated with pesticides, fertilizers, and septic systems would be absorbed or filtered out by the existing species within the newly designated buffer areas. Additionally, mitigation (3,812 square feet of buffer addition) at a 10:1:1 ratio more than compensate for the minor (377 square feet) buffer reduction proposed.

3.4.1 Conclusion

Based on these anticipated conditions, it is expected that this proposal will sufficiently replace and improve the functions and values offered by this site.

3.5 NATIVE GROWTH PROTECTION AREAS AND BUFFERS

In the City of Mukilteo, regulated streams, wetlands and their buffers are designated collectively as Native Growth Protection Areas (NGPAs). All Native Growth Protection Areas shall be shown on the development site plans or final plat maps, and shall be noted as follows, per MMC 17.52.035:

Any area in which development is prohibited by these critical areas regulations shall be set aside in a native growth protection area. NGPAs shall be placed in a separate tract on which development is prohibited, protected by execution of an easement, dedicated to a conservation organization or land trust, or similarly preserved through a permanent protective mechanism acceptable to the city. The location and limitation associated with the critical area and its buffer shall be shown on the face of the deed, site plan, or plat applicable to the property and shall be recorded with the Snohomish County assessor's office.

B. Native growth protection areas and buffers shall not be used for storage or deposit of construction debris or material, or deposit of vegetative spoils.

C. All native growth protection areas shall be shown on the development site plans or final plat maps, and shall be noted as follows:

There shall be no clearing, excavation, or fill within a native growth protection area shown on the face of this site plan/plat, with the exception of required utility installation, removal of dangerous trees, thinning of woodlands for the benefit of the woodlands as determined by a certified landscape architect or arborist, and removal of obstructions on drainage courses, or as allowed under Section 17.52A.070, Vegetation management on steep slopes.

D. A temporary sign shall be placed at the boundary of all native growth protection areas during periods of construction, clearing, grading, or excavation on adjacent property. The sign shall describe the

limitations of on-site disturbance and development within the native growth protection area. A permanent sign shall be placed at the boundary of all native growth protection areas describing the limitation on development. NGPA signs shall be spaced fifty feet on center along the periphery of the critical area.

3.5.1 NGPA Signage

Signs designating the presence of the NGPA shall be posted along the NGPA boundary. Signs shall be placed at approximately 50-foot intervals around the perimeter of the NGPA. An example of Type 1 sign language is as follows:

NATIVE GROWTH PROTECTION AREA
THIS WETLAND AND UPLAND BUFFER ARE PROTECTED TO
PROVIDE WILDLIFE HABITAT AND MAINTAIN WATER QUALITY.
PLEASE DO NOT DISTURB THIS VALUABLE RESOURCE.
*SEE RECORDED PLAT FOR RESTRICTIONS

The signs shall be constructed of aluminum or similar durable material. They shall be secured to 4" x 4" x 7' (min.) pressure treated posts buried a minimum of two feet in quick setting concrete.

4.0 BUFFER RESTORATION PLAN

To accommodate the development, the applicant is proposing temporary impacts to a portion of Wetland A's buffer. Minor grading and installation of a sewer and water line associated with the required connection point to the west, will impact approximately 2,755 square feet of buffer. After the installation of the sewer and water line, the impact area will be restored with native shrubs. Additionally, approximately 2,796 square feet of buffer was impacted during the clearing phase of the project in 2012 & 2013. This impact area will be restored with native trees and shrubs.

4.1.1 Temporary Buffer Impact

Approximately 2,755 square-feet of buffer associated with Wetland A will be restored with the following shrubs after installation of the required sewer connection to the west.

COMMON NAME	LATIN NAME	SIZE	SPACING	QUANTITY
Pacific ninebark	<i>Physocarpus capitatus</i>	1 gallon	5'	18
Oso-berry	<i>Oemleria cerasiformis</i>	1 gallon	5'	18
Snowberry	<i>Symphoricarpos albus</i>	1 gallon	5'	18
Salal	<i>Gaultheria shallon</i>	1 gallon	5'	18
Oregon grape	<i>Mahonia nervosa</i>	1 gallon	5'	18
Sword fern	<i>Polystichum munitum</i>	1 gallon	5'	18

TOTAL PLANTINGS**108****4.1.2 Buffer Restoration**

Approximately 2,796 square-feet of buffer associated with Wetland A will be restored with the following trees and shrubs after development on-site has been completed.

COMMON NAME	LATIN NAME	SIZE	SPACING	QUANTITY
Western red cedar	<i>Thuja plicata</i>	1 gallon	10'	14
Big leaf maple	<i>Acer macrophyllum</i>	1 gallon	10'	14
Pacific ninebark	<i>Physocarpus capitatus</i>	1 gallon	5'	28
Oso-berry	<i>Oemleria cerasiformis</i>	1 gallon	5'	28
Snowberry	<i>Symphoricarpos albus</i>	1 gallon	5'	28

TOTAL PLANTINGS**112****4.2 GRASS SEEDING**

Any disturbed soil in buffers shall be seeded to the recommended grass seed mixture below, or similar approved mixture. The County shall approve any change in species or concentration. Fertilizer shall only be used if absolutely necessary due to potential runoff into adjacent waters. If deemed absolutely necessary by the consulting biologist and/or the County, an appropriate fertilizer will be recommended for the particular situation.

4.2.1 Buffer Mix:

COMMON NAME	LATIN NAME	LBS/1,000 S.F.
Tall fescue	<i>Festuca arundinacea</i>	0.4
Colonial bentgrass	<i>Agrostis tenuis</i>	0.4
Annual ryegrass	<i>Lolium multiflorum</i>	0.5
Red clover	<i>Trifolium repens</i>	0.2

Table 2: Summary of Proposed Restoration

Action	Impact Area	Compensatory Mitigation	Mitigation to Impact Ratio
Temporary Buffer Impact for Sewer & Water Line	2,755 square feet	2,755 square feet of Buffer Restoration	1:1
Temporary Buffer Impact for Cleared Vegetation	2,796 square feet	2,796 square feet of Buffer Restoration	1:1

This mitigation plan is consistent with the *Mitigation Plan Requirements* as outlined in MMC 17.52B.140. The proposed restoration is expected to provide an increase in biological functions as compared to those currently provided on-site.

4.3 PERFORMANCE SURETY

Performance Surety. All wetland mitigation and buffer enhancement shall be completed prior to final plat approval and/or building occupancy depending on the type of application. However, when improvements cannot be completed prior to final acceptance due to weather conditions which may negatively affect the success of the project, a performance surety may be used. The surety shall equal one hundred fifty percent of the cost of the mitigation project, and the required improvements shall be installed in a satisfactory manner within six months or less.

Buffer Enhancement Projects: The amount of the maintenance surety shall be equal to fifteen percent of the costs of the enhancement project and the term of the surety shall reflect that of the monitoring program.

Quantity of 1 gallon plants (\$12/ea., installed)	220
Estimated Cost of Plant Materials and Labor	\$2,640
Estimated Cost of Monitoring (\$1200/yr.)	\$6,000
Estimated Cost of Maintenance (\$700/yr.)	\$3,500
Total Estimated Project Cost	\$12,140

4.4 PROJECT NOTES

Pre-Construction Meeting

Mitigation projects are typically more complex to install than is described in plans. Careful monitoring by a wetland biologist for all portions of this project is strongly recommended. Construction timing and sequencing is important to the success of this type of project. There shall be a pre-construction meeting on the project site between the Permittee, the consulting wetland biologist, equipment operator(s), and a City representative. The objective will be to verify the location of proposed planting.

Inspections

A wetland biologist shall be contracted to periodically inspect the mitigation installation described in this plan. Minor adjustments to the original design may be necessary prior to and during construction due to unusual or hidden site conditions. A City representative and/or the consulting biologist will make these decisions during construction.

Planting Notes

Plant in the early spring or late fall and obtain all plants from a reputable nursery. Care and handling of all plant materials is extremely important to the overall success of the project. The origin of all plant materials specified in this plan shall be native plants, nursery grown in the

Puget Sound region of Washington. Some limited species substitution may be allowed, only with the agreement of the landscape designer, wetland biologist, and/or The City

Handling

Plants shall be handled so as to avoid all damage, including breaking, bruising, root damage, sunburn, drying, freezing or other injury. Plants must be covered during transport. Plants shall not be bound with wire or rope in a manner that could damage branches. Protect plant roots with shade and wet soil in the time period between delivery and installation. Do not lift container stock by trunks, stems, or tops. Do not remove from containers until ready to plant. Water all plants as necessary to keep moisture levels appropriate to the species horticultural requirements. Plants shall not be allowed to dry out. All plants shall be watered thoroughly immediately upon installation. Soak all containerized plants thoroughly prior to installation. Bare root plants are subject to the following special requirements, and shall not be used unless planted between November 1 and March 1, and only with the permission of the landscape designer, wetland biologist, and City staff. Bare root plants must have enough fibrous root to insure plant survival. Roots must be covered at all times with mud and/or wet straw, moss, or other suitable packing material until time of installation. Plants whose roots have dried out from exposure will not be accepted at installation inspection.

Storage

Plants stored by the Permittee for longer than one month prior to planting shall be planted in nursery rows, and treated in a manner suitable to that species horticultural requirement. Plants must be re-inspected by the wetland biologist and/or landscape designer prior to installation.

Damaged plants

Damaged, dried out, or otherwise mishandled plants will be rejected at installation inspection. All rejected plants shall be immediately removed from the site.

Plant Names

Plant names shall comply with those generally accepted in the native plant nursery trade. Any question regarding plant species or variety shall be referred to the landscape designer, wetland biologist, or City staff. All plant materials shall be true to species and variety and legibly tagged.

Quality and condition

Plants shall be normal in pattern of growth, healthy, well-branched, vigorous, with well-developed root systems, and free of pests and diseases. Damaged, diseased, pest-infested, scraped, bruised, dried out, burned, broken, or defective plants will be rejected. Plants with pruning wounds over 1" in diameter will be rejected.

Roots

All plants shall be balled and burlapped or containerized, unless explicitly authorized by the landscape designer and/or wetland biologist. Rootbound plants or B&B plants with damaged, cracked, or loose rootballs (major damage) will be rejected. Immediately before installation, plants with minor root damage (some broken and / or twisted roots) must be root-pruned. Matted or circling roots of containerized plantings must be pruned or straightened and the sides of the root ball must be roughened from top to bottom to a depth of approximately half an inch

in two to four places. Bare root plantings of woody material are allowed only with permission from the landscape designer, wetland biologist and/or City staff.

Sizes

Plant sizes shall be the size indicated in the plant schedule in approved plans. Larger stock may be acceptable provided that it has not been cut back to the size specified, and that the root ball is proportionate to the size of the plant. Smaller stock may be acceptable, and preferable under some circumstances, based on site-specific conditions. Measurements, caliper, branching, and baling and burlapping shall conform to the American Standard of Nursery Stock by the American Association of Nurserymen (latest edition).

Form

Evergreen trees shall have single trunks and symmetrical, well-developed form. Deciduous trees shall be single trunked unless specified as multi-stem in the plant schedule. Shrubs shall have multiple stems and be well-branched.

Timing of Planting

Unless otherwise approved by City staff, all planting shall occur between November 1 and March 1. Overall, the earlier plants go into the ground during the dormant period, the more time they have to adapt to the site and extend their root systems before the water demands of spring and summer.

Weeding

Existing and exotic vegetation in the mitigation areas will be hand weeded from around all newly installed plants at the time of installation and on a routine basis throughout the monitoring period. No chemical control of vegetation on any portion of the site is allowed without the written permission of Snohomish County staff.

Site conditions

The contractor shall immediately notify the landscape designer and/or wetland biologist of drainage or soil conditions likely to be detrimental to the growth or survival of plants. Planting operations shall not be conducted under the following conditions: freezing weather, when the ground is frozen, excessively wet weather, excessively windy weather, or in excessive heat.

Planting Pits

Planting pits shall be circular or square with vertical sides, and shall be 6" deeper and 12" larger in diameter than the root ball of the plant. Break up the sides of the pit in compacted soils. Set plants upright in pits. Burlap shall be removed from the planting pit. Backfill shall be worked back into holes such that air pockets are removed without adversely compacting down soils.

Fertilizer

Slow release fertilizer may be used if pre-approved by The City. Fertilizers shall be applied only at the base of plantings underneath the required covering of mulch (that does not make contact with stems of the plants). No soil amendment or fertilizers will be placed in planting holes.

Water

Plants shall be watered midway through backfilling, and again upon completion of backfilling. For spring plantings (if approved), a rim of earth shall be mounded around the base of the tree or shrub no closer than the drip line, or no less than 30" in diameter, except on steep slopes or in hollows. Plants shall be watered a second time within 24-48 hours after installation. The earthen rim / dam should be leveled prior to the second growing season.

Staking

Most shrubs and many trees DO NOT require any staking. If the plant can stand alone without staking in a moderate wind, do not use a stake. If the plant needs support, then strapping or webbing should be used as low as possible on the trunk to loosely brace the tree with two stakes. Do not brace the tree tightly or too high on the trunk. If the tree is unable to sway, it will further lose the ability to support itself. Do not use wire in a rubber hose for strapping as it exerts too much pressure on the bark. As soon as supporting the plant becomes unnecessary, remove the stakes. All stakes must be removed within two (2) years of installation.

Plant Location

Three foot by 2-inch by 1/4-inch lath stakes or suitable flagging material shall be placed next to or on each planting to assist in locating the plants while removing the competing non-native vegetation and to assist in locating the plants during the monitoring period.

Arrangement and Spacing

The plants shall be arranged in a pattern with the appropriate numbers, sizes, species, and distribution that are required in accordance with the approved plans. The actual placement of individual plants shall mimic natural, asymmetric vegetation patterns found on similar undisturbed sites in the area. Spacing of the plantings may be adjusted to maintain existing vegetation with the agreement of the landscape designer, wetland biologist, and/or City staff.

Inspection(s)

A wetland biologist shall be present on site to inspect the plants prior to planting. Minor adjustments to the original design may be required prior to and during construction.

Mulch

All landscaped areas denuded of vegetation and soil surface surrounding all planting pit areas shall receive no less than 2 to 4 inches of organic compost or certified weed free straw after planting. Compost or certified weed free straw shall be kept well away (at least 2 inches) from the trunks and stems of woody plants.

5.0 PROJECT MONITORING PROGRAM

5.1 REQUIREMENTS FOR MONITORING PROJECT

1. Initial compliance/as-built report
2. Semi-annual site inspection (twice per year spring and fall) for five years

3. Annual reports including final report (one report submitted in the fall of each monitored year)

Purpose for Monitoring

The purpose for monitoring this mitigation project shall be to evaluate its success. Success will be determined if monitoring shows at the end of five years that the definitions of success stated below are being met. The property owner shall grant access to the mitigation area for inspection and maintenance to the contracted landscape and/or wetland specialist and The City during the period of the bond or until the project is evaluated as successful.

Monitoring

Monitoring shall be conducted for five years in accordance with the approved Mitigation Plan. The monitoring period will begin once the City receives written notification confirming the mitigation plan has been implemented and City staff inspects the site and issues approval of the installation.

Vegetation Monitoring

Representative photopoints shall be selected, and permanently marked in the field with rebar, PVC, or other marking device. Photos must be taken from the original locations during each monitoring year to establish a record of plant growth throughout the monitoring period. The exact location of permanent photopoints must be depicted in the as-built report (attached map), and Year 0 photographs shall be included in the as-built letter to document baseline conditions.

Vegetation sampling shall be conducted as a qualitative assessment, for the purpose of establishing approximate invasive cover and approximate areal coverage. Total invasive cover will be determined as follows: the contracted biologist will walk the entirety of the mitigation planting area and record approximate invasive species coverage. Total observed invasive species cover divided by the total area of the mitigation site yields approximate invasive cover. The findings will be presented in the annual report.

Total areal coverage will be determined as follows: the contracted biologist will walk the entirety of the mitigation planting area and record approximate areal coverage. Total areal coverage divided by the total area of the mitigation site yields approximate areal coverage. The findings will be presented in the annual report.

Each monitoring report will establish an approximate percent coverage of invasive species and areal coverage, which will serve as the basis for maintenance recommendations (invasive species removal and re-planting). Maintenance shall occur following any monitoring report documenting an increase in invasive species cover, even if cover is reported below ten percent.

5.2 MONITORING REPORTS

Report Contents

Monitoring shall occur in the fall of each monitoring year. Reports shall be submitted by August 1st of each year during the monitoring period. As applicable, monitoring reports must include descriptions / data for:

1. Site plan and vicinity map
2. Description of project, including date of installation, current year of monitoring, restatement of mitigation / restoration goals, and performance standards
3. Plant survival and areal coverage (qualitative assessment)
4. Assessment of nuisance / exotic biota and recommendations for management
5. Receipts for any structural repair or replacement
6. Color photographs taken from permanent photo-points that shall be depicted on the monitoring report map.

5.3 PROJECT SUCCESS AND COMPLIANCE

5.3.1 Criteria for Success

Upon completion of the proposed mitigation project, an inspection by a qualified biologist will be made to document mitigation installation. A compliance letter (as-built) will be supplied to The City for review, within 30 days after the completion of planting. County review and acceptance of successful mitigation installation is required prior to commencement of the 5-year monitoring period.

A landscape professional or wetland biologist will perform condition monitoring of the plantings annually in the fall. A written report describing the monitoring results will be submitted to The City after each site inspection of each monitored year. Final inspection will occur five years after completion of this project. The contracted consultant will prepare a final report describing success or failure of the project.

5.3.2 City of Mukilteo Contact

Certain actions within the wetland and buffer mitigation areas may require inspection or approval by City staff. Requests for inspection/approval shall be coordinated with the City. The property owner shall grant access to the mitigation areas for inspection and maintenance to the contracted wetland specialist and the City of Mukilteo during the monitoring period, or until the project is evaluated as successful.

5.3.3 Definition of Success

The mitigation project goal will be deemed successful when objectives are met, as evidenced through the observation of set performance standards.

5.3.4 Objectives

Objective 1: To establish a diverse, native plant community in the wetland buffer that will persist and create an appropriate vegetative matrix.

Objective 2: To have significant native vegetative cover throughout the restoration area.

Objective 3: To remove existing invasive species and limit the establishment and spread of those species in the buffer.

5.3.5 Performance standards

Year 1 Monitoring

Performance Standard: 100 percent survival of planted species
No greater than 20 percent coverage of invasive species

Year 3 Monitoring

Performance Standard: 80 percent survival of planted species
No greater than 20 percent coverage of invasive species
New growth shall be observable and documented

Year 5 Monitoring

Performance Standard: 80 percent survival of planted species
No greater than 10 percent coverage of invasive species
New growth shall be observable and documented

5.4 MAINTENANCE

This mitigation project will require periodic maintenance to replace mortality of the planted trees and shrubs. Maintenance is also necessary to control invasive, non-native plant species and competing grasses. The planting areas will be maintained in the spring of each year for the five-year monitoring period. Maintenance will include hand removal of competing grasses and non-native vegetation from a 2-foot diameter ring surrounding a given plant. Removal of invasive species shall be done by hand to decrease the likelihood of damage occurring to the plantings. All blackberry, reed canarygrass, and other aggressive invasive species sprouting anywhere within the mitigation site shall be removed during each maintenance period. Herbicide use is prohibited.

When necessary, mulch shall be replaced around each plant. Each plant shall receive a 2-foot diameter ring of mulch to a height of 3 to 4 inches above the existing soil surface. A 4-inch diameter ring around the base of each plant shall be kept free of mulch. Wood chips or composted mulch is acceptable.

Following each monitoring site visit, recommendations will be made for the replacement of plant mortality and other general maintenance. If necessary, re-planting shall occur in the fall, and a brief memo shall be included in the annual monitoring report, and submitted to City staff indicating that re-planting has successfully occurred.

5.4.1 Contingency Plan

If, during any of the inspections, more than 20 percent of the plants are severely stressed, or it appears more than 20 percent may not survive, additional plantings of the same species or, if necessary, alternative species may be added to the planting area. If this situation persists into the next inspection, a meeting with a representative for the City, the consulting wetland biologist and the property owner will be scheduled to decide upon contingency plans. Elements of the

contingency plan may include, but will not be limited to more aggressive weed control, plant mortality replacement, species substitution, fertilization, and/or soil amendments.

6.0 USE OF THIS REPORT

This Critical Area Study is supplied to Courtyard Townhomes LLC, as a means of determining on-site wetlands conditions and providing appropriate mitigation for on-site buffer impacts, as required by City of Mukilteo during the permitting process. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions. The laws applicable to wetlands are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

The work for this report has conformed to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report, and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.



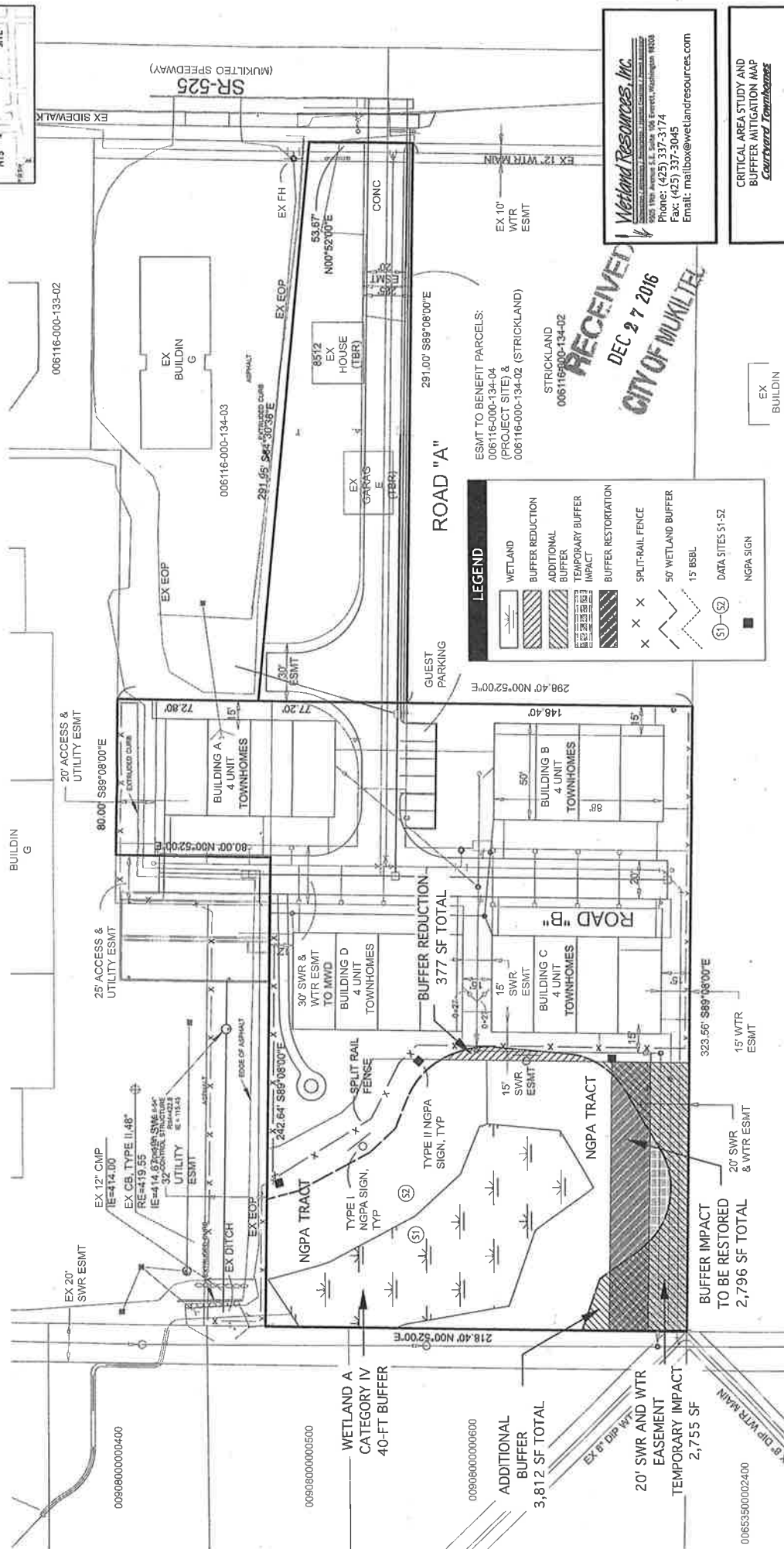
Jeff Mallahan
Associate Ecologist

7.0 REFERENCES

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Courtyard Townhomes - SR 525

SECTION 16, TWP 28 N, RGE 04 E, W.M.



DEC 27 2016
CITY OF MUKILTEO

Wetland Resources, Inc.
2025 10th Avenue S.E. Suite 606 Everett, Washington 98206
Phone: (425) 337-3174
Fax: (425) 337-3045
Email: mailbox@wetlandresources.com

CRITICAL AREA STUDY AND
BUFFFER MITIGATION MAP
Courtyard Townhomes

Courtyard Townhomes, LLC
Attn: Dave Made
15103 56th Ave NW
Stanwood WA 98292

Sheet 1/1
WRJ Job # 08183
Drawn by: JM
Date: 12.20.16



August 15, 2008

Mr. Larry Waters
Public Works Director
City of Mukilteo
4480 Chennault Beach Road
Mukilteo WA 98275

RECEIVED
DEC 27 2016
CITY OF MUKILTEO

RECEIVED
SEP 04 2008
CITY OF MUKILTEO

Re: Courtyard Townhomes (16 Townhomes), Mukilteo Speedway (SR-525)
Traffic Analysis for the City of Mukilteo, GTC# 08-141

Mr. Waters:

Gibson Traffic Consultants (GTC) has been requested to provide information for the proposed Courtyard Townhomes residential development in the City of Mukilteo. This traffic analysis addresses trip generation, trip distribution, and level of service for the development according to City of Mukilteo and the Washington State Department of Transportation (WSDOT) requirements.

PROPOSED SITE DEVELOPMENT AND ACCESS

The proposed development will consist of 16 residential townhomes in four buildings (4 per building). Additionally, the existing single-family residential unit on the site will be removed and has been credited to the development. The development is scheduled to be constructed and occupied in the year 2009, which has also been assumed to be the horizon year. The development site is located on the west side of the Mukilteo Speedway (SR-525). A site vicinity map has been included in **Figure 1**. Site access will utilize the existing Mukilteo Water District driveway and will include a new connection to Mukilteo Speedway across from 80th Street SW.

SCOPE OF ANALYSIS AND METHODOLOGY

GTC has conducted a trip generation and distribution assessment to determine development impacts on City of Mukilteo streets according to the relevant City of Mukilteo ordinance. No off-site intersections are impacted with 10 or more PM peak-hour trips; therefore, only the site access has been analyzed, per standard WSDOT guidelines.

Trip generation estimates for the proposed development are based on trip rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 7th Edition* (2003). Trip generation calculations were performed using the average rate per unit for the existing single-family residential unit to be removed and the new townhomes.

Weekday PM Peak-hour turning movements at the intersection of Mukilteo Speedway at 88th Street SW, were counted by WSDOT in February of 2008, these counts were extrapolated to the north to analyze the site access.

Weekday PM Peak-hour level of service (LOS) analysis calculations were completed using *Synchro 6.0*. This software applies the operational analysis methodology of the current *Highway Capacity Manual* for stop-controlled intersections. Congestion is generally measured in terms of level of service. In accordance with the 2000 *Highway Capacity Manual*, road facilities and intersections are rated between LOS A and LOS F, with LOS A being free flow and LOS F being forced flow or over-capacity conditions. The level of service criteria have been summarized in **Table 1**. The level of service at two-way stop-controlled intersections is based on the average delay of the worst approach. The level of service at signalized and all-way stop-controlled intersections is based on the average delay for all approaches. Geometric characteristics and conflicting traffic movements are taken into consideration when determining level of service values. The acceptable level of service at the site access intersections is LOS E since they will be intersecting a state route, SR-525.

Matthew Palmer, responsible for the traffic analysis and report, is a licensed professional engineer (Civil) in the State of Washington and current member of the Washington State section of ITE.

Existing Conditions and Counts

SR-525 is posted 35 mph in the vicinity. PM peak turning movement counts at the adjacent intersection of SR-525 at 88th Street SW were received from WSDOT and were conducted on February 26, 2008. The PM peak is used for the channelization warrant determination for residential locations as it typically has the highest traffic volume on the roadway. The development site is currently vacant. The existing street and highway system in the vicinity of the development site is shown on **Figure 1**.

Existing Accident Experience

Accident data for the latest period from January 1, 2005 through December 31, 2007 was obtained from WSDOT for Mile Post 6.32 to 6.55 on SR-525. This was inclusive of the proposed access location onto SR-525 at approximately MP 6.41. There were six accidents during this period that are within the proposed access vicinity of which four were rear-end accidents, one was a fixed object, and one was an other accident. From the 2007 WSDOT

Annual Traffic Report, there are 15,000 ADT on SR-525; the accident rate is 0.37 accidents per million entering vehicles. Therefore, there is no accident history to warrant not allowing an access to SR-525 at the proposed location. A summary of the accident data is included in **Table 2**.

DEVELOPMENT IMPACTS

Trip Generation

Traffic generation for the Courtyard Townhomes residential development is based on national research data for land uses contained in the Institute of Transportation Engineers' (ITE) *Trip Generation, 7th Edition* (2003). The following ITE Land Use Codes have been used to determine the trip generation for the development:

- Land Use Code 230 (Condominium/Townhouse) – 16 new residential units
- Land Use Code 210 (Single-Family Detached Housing) – existing unit being removed

The development is anticipated to generate **84 daily trips with 6 AM peak-hour trips (1 inbound/5 outbound) and 7 PM peak-hour trips (4 inbound/3 outbound)**. A summary of the trip generation has been included in **Table 3**. The trip generation calculations have been included in the attachments.

Trip Distribution

The development's trip distribution is based on studies performed in the site vicinity. It is anticipated that 65% of the development's trips will travel along Mukilteo Speedway (SR-525), thirty percent to and from the north and thirty-five percent to and from the south. Approximately 10% of the development trips will travel to and from local destinations to the north of the site. The remaining 25% of the development trips are anticipated to travel to and from the east along SR-526. A detailed AM peak-hour and PM peak-hour trip distribution has been included in **Figures 2A and 2B, respectively**. Note: There would not be 3 directional peak hour trips added to any County arterial. Therefore, it would not be subject to any mitigation under the proposed county/city interlocal agreement.

2009 Future with Development Level of Service Analysis

The 2009 baseline turning movements were calculated by applying a 3.0% annually compounded growth rate to the existing turning movements. The growth rate accounts for future development in the site vicinity and is consistent with the growth rate used for other developments in the vicinity.

The future with development turning movements were calculated by adding the development's trips to the baseline turning movements. The access is anticipated to operate at acceptable LOS C with 16.5 seconds of delay under the 2009 future with development conditions. The intersection level of service calculations have been included in the attachments.

State Sight Distance Analysis

Per WSDOT DM Figure 920-6, a Road Approach that has less than 100 ADT on a State Highway with a posted speed of 35 mph there must be greater than 230 feet of sight distance. From the preliminary access review the proposed access point has greater than 350 feet of road approach sight distance in either direction. Thus, there is sufficient sight distance on SR-525 for the proposed access.

State Intersection Separation

The minimum spacing requirement for a road approach on a Highway Access Management Class 3 facility is 330 feet, per DM Figure 1435-2. This pertains to accesses located on the same side of the highway. The spacing to the south of the proposed access is greater than 330 feet and to the north there is approximately 95 feet of access separation to a commercial driveway serving less than 8,000 SF of general services. This is the site's only frontage to a roadway and the site only has 55 feet of frontage, so the access can not be moved. Due to the low accident history and the low volumes at the proposed access the separation of 95 feet to the office should not pose a conflict. Note: The access separation does meet the City access separation criteria.

State Channelization

A channelization warrant analysis was performed at the access point for right-turn channelization per WSDOT Design Manual (DM) requirements. For the right-turn warrant, DM Figure 910-15 was used. Based on the PM peak-hour volumes and distribution of development trips, right-turn channelization is not recommended. **Based on the low accident history at the proposed access location and acceptable LOS there is no other reason to warrant channelization.** The nomograph used for the channelization analysis and the DM Figure are included in the attachments.

Impacted Snohomish County Arterial Intersections

The traffic distribution indicates that the majority of the new site trips generated will use SR-525. No Snohomish County arterials are impacted by three or more weekday directional development trips; therefore, the development is not required to mitigate county arterials.

Mr. Larry Waters
August 15, 2008
Page 5

MITIGATION MEASURES

Washington State Department of Transportation

The development site access intersection to SR-525 will operate at acceptable levels of service with the development. Additionally, no collection project on the Snohomish County Exhibit C list is impacted with 3 directional peak-hour trips; therefore, no mitigation is warranted.

City of Mukilteo

The City of Mukilteo has established a traffic mitigation fee system to help fund improvements to public transportation facilities. The city has established a traffic impact fee of \$1,875 per new PM peak-hour trip generated. The proposed development would generate a total of 7 new PM peak-hour trips. The development's payment to the City of Mukilteo will be \$13,125.

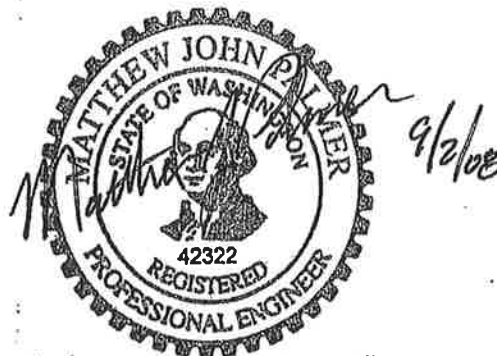
GTC trusts that the traffic assessment for the proposed Courtyard Townhomes residential development provides adequate information as needed by the City of Mukilteo and WSDOT's Northwest Region to complete their respective SEPA reviews. Please call GTC at (425) 339-8266 if there are any questions or comments regarding the information documented herein.

Sincerely,

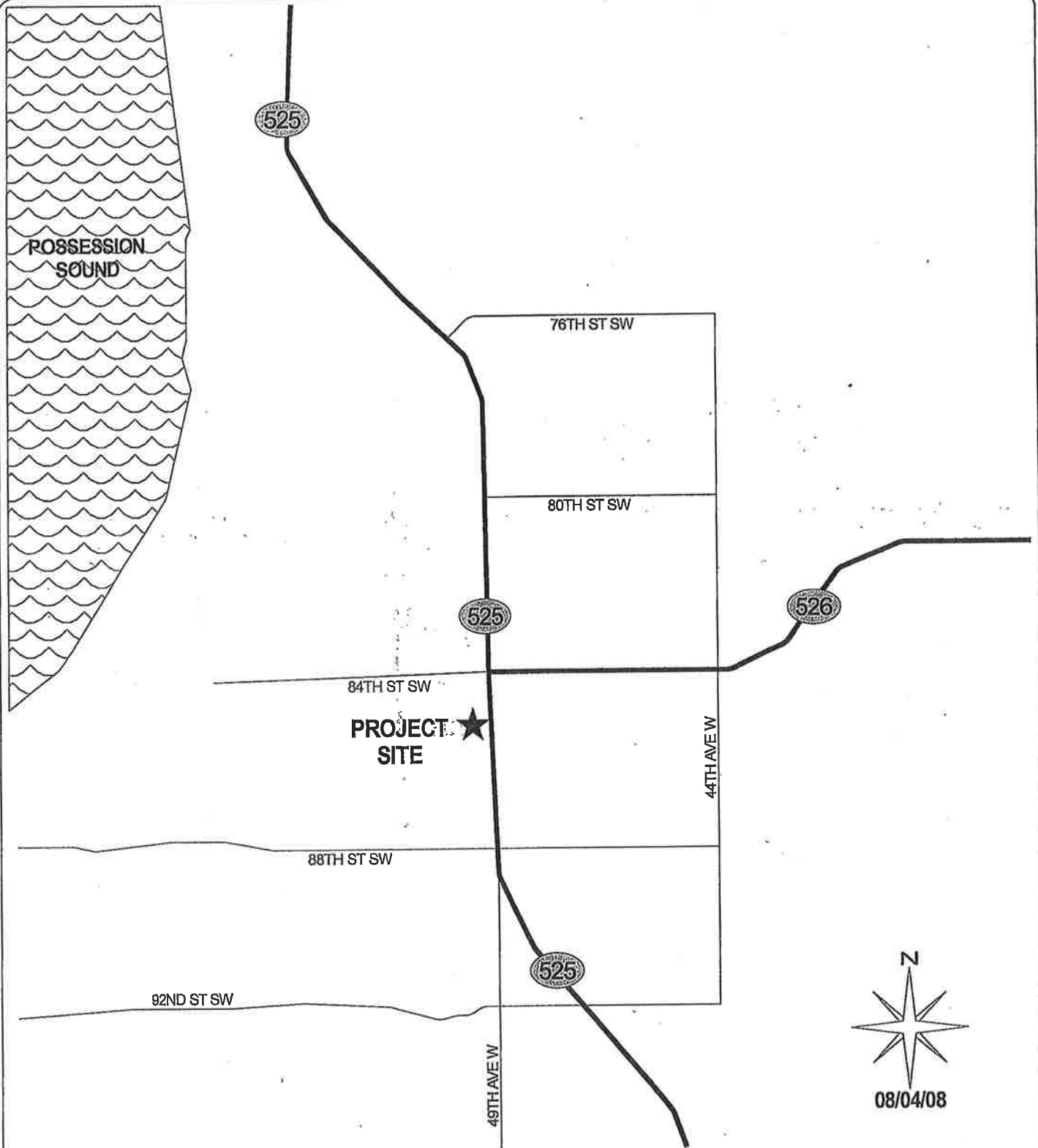
GIBSON TRAFFIC CONSULTANTS, INC.

Matthew J. Palmer, P.E.
Traffic Engineer

Attachments



**GIBSON
TRAFFIC
CONSULTANTS**



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #08-141

COURTYARD TOWNHOMES
(16 TOWNHOMES)

LEGEND

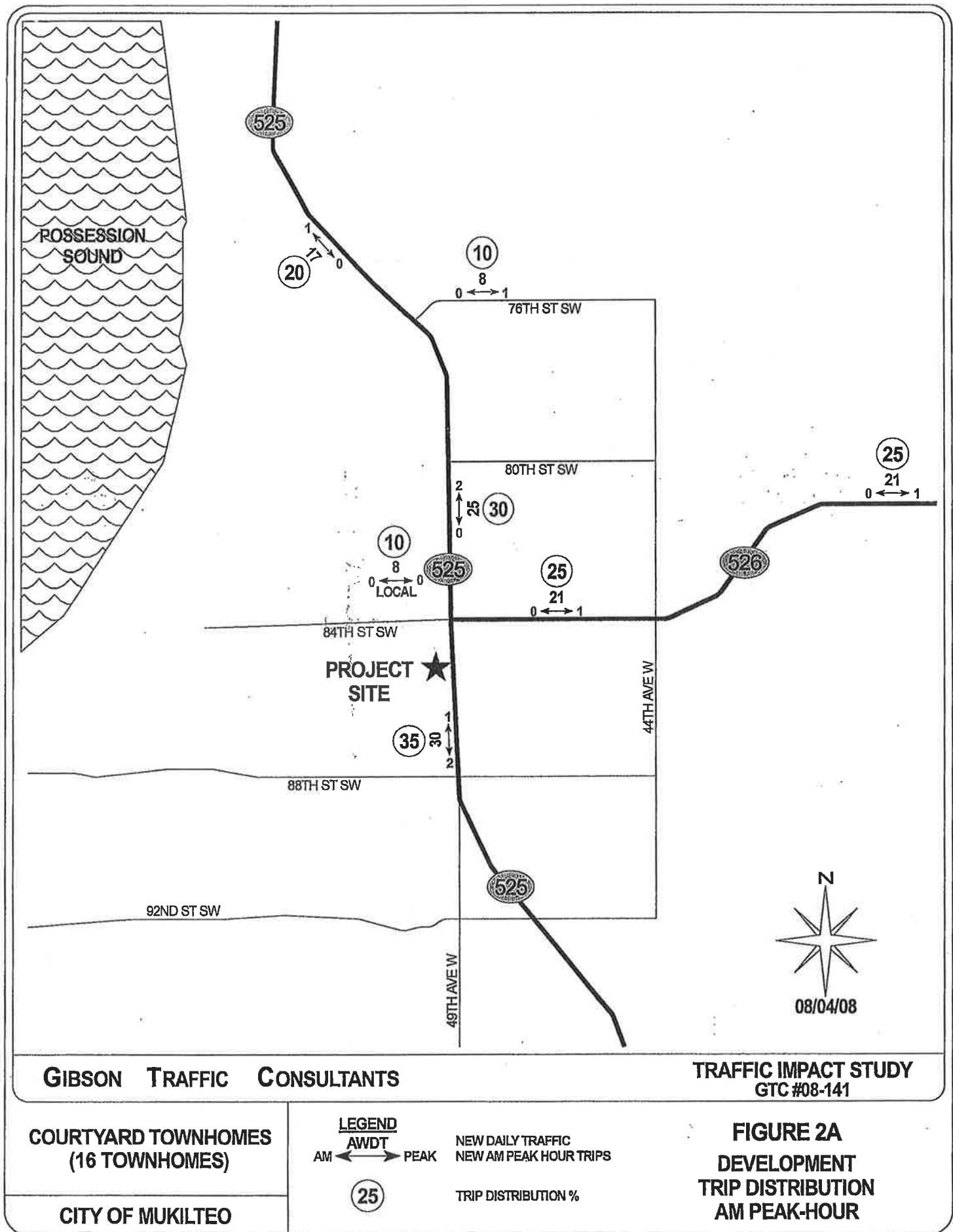


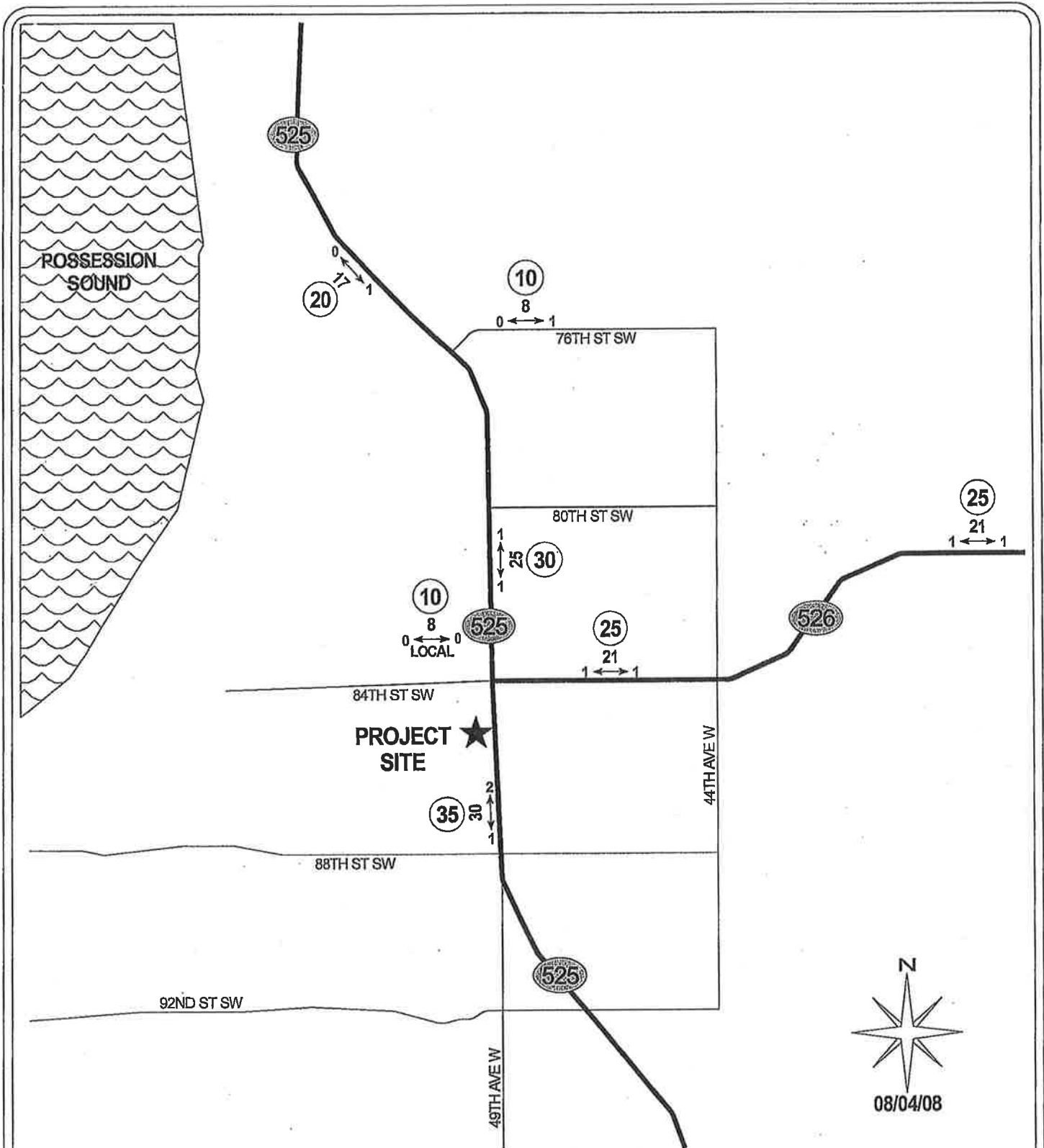
PROJECT SITE

FIGURE 1

SITE VICINITY MAP

CITY OF MUKILTEO





GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #08-141

COURTYARD TOWNHOMES
(16 TOWNHOMES)

CITY OF MUKILTEO

LEGEND
AWDT
PM ←→ PEAK
NEW DAILY TRAFFIC
NEW PM PEAK HOUR TRIPS
TRIP DISTRIBUTION %

FIGURE 2B
DEVELOPMENT
TRIP DISTRIBUTION
PM PEAK-HOUR

TABLE 1

INTERSECTION LEVEL OF SERVICE (LOS) CRITERIA

Level of Service ¹	Expected Delay	Control Delay (Seconds per Vehicle)	
		Unsignalized Intersections	Signalized Intersections
A	Little/No Delay	≤10	≤10
B	Short Delays	>10 and ≤15	>10 and ≤20
C	Average Delays	>15 and ≤25	>20 and ≤35
D	Long Delays	>25 and ≤35	>35 and ≤55
E	Very Long Delays	>35 and ≤50	>55 and ≤80
F	*	>50	>80

- * When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection.

Source: *Highway Capacity Manual* 2000.

- ¹ LOS A: free-flow traffic conditions, with minimal delay to stopped vehicles (no vehicle is delayed longer than one cycle at signalized intersection).
- LOS B: generally stable traffic flow conditions.
- LOS C: occasional back-ups may develop, but delay to vehicles is short term and still tolerable.
- LOS D: during short periods of the peak hour, delays to approaching vehicles may be substantial but are tolerable during times of less demand (i.e. vehicles delayed one cycle or less at signal).
- LOS E: intersections operate at or near capacity, with long queues developing on all approaches and long delays.
- LOS F: jammed conditions on all approaches with excessively long delays and vehicles unable to move at times.

¹ Based on 2007 WSDOT Annual Traffic Report.

Accident Type											
	Opposite Direction	Driveway	Parked Vehicle or Fixed Object	Pedestrian or Bicycle	Rearend	At Angle or Broadside	Head-On	Other	3-year Total	ADT ¹	Rate
SR-525											
Access MP 6.32 to 6.45	0	0	1	0	4	0	0	1	6	15000	0.37

TABLE 3
TRIP GENERATION SUMMARY

Land Use	Size	Average Daily Trips	AM Peak-Hour			PM Peak-Hour Trips		
			Total	Inbound	Outbound	Total	Inbound	Outbound
Residential Townhouse	16 Units	94	7	1	6	8	5	3
Single-Family (Removed)	-1 SF	-10	-1	0	-1	-1	-1	0
TOTAL		84	6	1	5	7	4	3

**Trip Generation for: Weekday
(a.k.a.): Average Weekday Daily Trips (AWDT)**

NET EXTERNAL TRIPS BY TYPE														
IN BOTH DIRECTIONS					DIRECTIONAL ASSIGNMENTS									
LAND USES	VARIABLE	ITE LU code	Gross Trips			Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW	
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips		% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	NEW
Residential Townhouse	16 units	230	5.86	50%	50%	94	0%	94	0%	0	0%	0	94	In Out
Single-Family (Removed)	-1 units	210	9.57	50%	50%	-10	0%	-10	0%	0	0%	0	-10	In Out
Totals						84		84		0		0	84	In Out

Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM
(a.k.a.): Weekday AM Peak Hour

NET EXTERNAL TRIPS BY TYPE																				
IN BOTH DIRECTIONS										DIRECTIONAL ASSIGNMENTS										
			Gross Trips				Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK		NEW	PASS-BY		DIVERTED LINK		NEW	
LAND USES	VARIABLE	ITE LU code	Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	% of Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	% of Ext. Trips	In+Out (Total)	In+Out (Total)	In	Out	In	Out	In	Out
Residential Townhouse	16 units	230	0.44	17%	83%	7	0%	0	0	0%	0	0%	0	7	0	0	0	0	1	6
Single-Family (Removed)	-1 units	210	0.75	25%	75%	-1	0%	0	0	0%	0	0%	0	-1	0	0	0	0	0	-1
Totals						6		0	0		0		0	6	0	0	0	0	1	5

Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM
(a.k.a.): Weekday PM Peak Hour

A - 9

Courtyard Townhomes
GTC #08-141

AM Peak-Hour

%	New ADT	New PM Peak Hour Trips		
		In	Out	Total
100%	84	1	5	6
1%	0.84	0.01	0.05	0.06
2%	1.68	0.02	0.10	0.12
3%	2.53	0.03	0.15	0.18
4%	3.37	0.04	0.20	0.24
5%	4.21	0.05	0.25	0.30
6%	5.05	0.06	0.30	0.36
7%	5.89	0.07	0.35	0.42
8%	6.74	0.08	0.40	0.48
9%	7.58	0.09	0.45	0.54
10%	8.42	0.10	0.50	0.60
11%	9.26	0.11	0.55	0.66
12%	10.10	0.12	0.60	0.72
13%	10.94	0.13	0.65	0.78
14%	11.79	0.14	0.70	0.84
15%	12.63	0.15	0.75	0.90
16%	13.47	0.16	0.80	0.96
17%	14.31	0.17	0.85	1.02
18%	15.15	0.18	0.90	1.08
19%	16.00	0.19	0.95	1.14
20%	16.84	0.20	1.00	1.20
21%	17.68	0.21	1.05	1.26
22%	18.52	0.22	1.10	1.32
23%	19.36	0.23	1.15	1.38
24%	20.21	0.24	1.20	1.44
25%	21.05	0.25	1.25	1.50
26%	21.89	0.26	1.30	1.56
27%	22.73	0.27	1.35	1.62
28%	23.57	0.28	1.40	1.68
29%	24.42	0.29	1.45	1.74
30%	25.26	0.30	1.50	1.80
31%	26.10	0.31	1.55	1.86
32%	26.94	0.32	1.60	1.92
33%	27.78	0.33	1.65	1.98
34%	28.62	0.34	1.70	2.04
35%	29.47	0.35	1.75	2.10
36%	30.31	0.36	1.80	2.16
37%	31.15	0.37	1.85	2.22
38%	31.99	0.38	1.90	2.28
39%	32.83	0.39	1.95	2.34
40%	33.68	0.40	2.00	2.40
41%	34.52	0.41	2.05	2.46
42%	35.36	0.42	2.10	2.52
43%	36.20	0.43	2.15	2.58
44%	37.04	0.44	2.20	2.64
45%	37.89	0.45	2.25	2.70
46%	38.73	0.46	2.30	2.76
47%	39.57	0.47	2.35	2.82
48%	40.41	0.48	2.40	2.88
49%	41.25	0.49	2.45	2.94
50%	42.10	0.50	2.50	3.00

%	New ADT	New PM Peak Hour Trips		
		In	Out	Total
100%	84	1	5	6
51%	42.94	0.51	2.55	3.06
52%	43.78	0.52	2.60	3.12
53%	44.62	0.53	2.65	3.18
54%	45.46	0.54	2.70	3.24
55%	46.30	0.55	2.75	3.30
56%	47.15	0.56	2.80	3.36
57%	47.99	0.57	2.85	3.42
58%	48.83	0.58	2.90	3.48
59%	49.67	0.59	2.95	3.54
60%	50.51	0.60	3.00	3.60
61%	51.36	0.61	3.05	3.66
62%	52.20	0.62	3.10	3.72
63%	53.04	0.63	3.15	3.78
64%	53.88	0.64	3.20	3.84
65%	54.72	0.65	3.25	3.90
66%	55.57	0.66	3.30	3.96
67%	56.41	0.67	3.35	4.02
68%	57.25	0.68	3.40	4.08
69%	58.09	0.69	3.45	4.14
70%	58.93	0.70	3.50	4.20
71%	59.77	0.71	3.55	4.26
72%	60.62	0.72	3.60	4.32
73%	61.46	0.73	3.65	4.38
74%	62.30	0.74	3.70	4.44
75%	63.14	0.75	3.75	4.50
76%	63.98	0.76	3.80	4.56
77%	64.83	0.77	3.85	4.62
78%	65.67	0.78	3.90	4.68
79%	66.51	0.79	3.95	4.74
80%	67.35	0.80	4.00	4.80
81%	68.19	0.81	4.05	4.86
82%	69.04	0.82	4.10	4.92
83%	69.88	0.83	4.15	4.98
84%	70.72	0.84	4.20	5.04
85%	71.56	0.85	4.25	5.10
86%	72.40	0.86	4.30	5.16
87%	73.25	0.87	4.35	5.22
88%	74.09	0.88	4.40	5.28
89%	74.93	0.89	4.45	5.34
90%	75.77	0.90	4.50	5.40
91%	76.61	0.91	4.55	5.46
92%	77.45	0.92	4.60	5.52
93%	78.30	0.93	4.65	5.58
94%	79.14	0.94	4.70	5.64
95%	79.98	0.95	4.75	5.70
96%	80.82	0.96	4.80	5.76
97%	81.66	0.97	4.85	5.82
98%	82.51	0.98	4.90	5.88
99%	83.35	0.99	4.95	5.94
100%	84.19	1.00	5.00	6.00

Courtyard Townhomes
GTC #08-141

PM Peak-Hour

%	New ADT	New PM Peak Hour Trips		
		In	Out	Total
100%	84	4	3	7
1%	0.84	0.04	0.03	0.07
2%	1.68	0.08	0.06	0.14
3%	2.53	0.12	0.09	0.21
4%	3.37	0.16	0.12	0.28
5%	4.21	0.20	0.15	0.35
6%	5.05	0.24	0.18	0.42
7%	5.89	0.28	0.21	0.49
8%	6.74	0.32	0.24	0.56
9%	7.58	0.36	0.27	0.63
10%	8.42	0.40	0.30	0.70
11%	9.26	0.44	0.33	0.77
12%	10.10	0.48	0.36	0.84
13%	10.94	0.52	0.39	0.91
14%	11.79	0.56	0.42	0.98
15%	12.63	0.60	0.45	1.05
16%	13.47	0.64	0.48	1.12
17%	14.31	0.68	0.51	1.19
18%	15.15	0.72	0.54	1.26
19%	16.00	0.76	0.57	1.33
20%	16.84	0.80	0.60	1.40
21%	17.68	0.84	0.63	1.47
22%	18.52	0.88	0.66	1.54
23%	19.36	0.92	0.69	1.61
24%	20.21	0.96	0.72	1.68
25%	21.05	1.00	0.75	1.75
26%	21.89	1.04	0.78	1.82
27%	22.73	1.08	0.81	1.89
28%	23.57	1.12	0.84	1.96
29%	24.42	1.16	0.87	2.03
30%	25.26	1.20	0.90	2.10
31%	26.10	1.24	0.93	2.17
32%	26.94	1.28	0.96	2.24
33%	27.78	1.32	0.99	2.31
34%	28.62	1.36	1.02	2.38
35%	29.47	1.40	1.05	2.45
36%	30.31	1.44	1.08	2.52
37%	31.15	1.48	1.11	2.59
38%	31.99	1.52	1.14	2.66
39%	32.83	1.56	1.17	2.73
40%	33.68	1.60	1.20	2.80
41%	34.52	1.64	1.23	2.87
42%	35.36	1.68	1.26	2.94
43%	36.20	1.72	1.29	3.01
44%	37.04	1.76	1.32	3.08
45%	37.89	1.80	1.35	3.15
46%	38.73	1.84	1.38	3.22
47%	39.57	1.88	1.41	3.29
48%	40.41	1.92	1.44	3.36
49%	41.25	1.96	1.47	3.43
50%	42.10	2.00	1.50	3.50

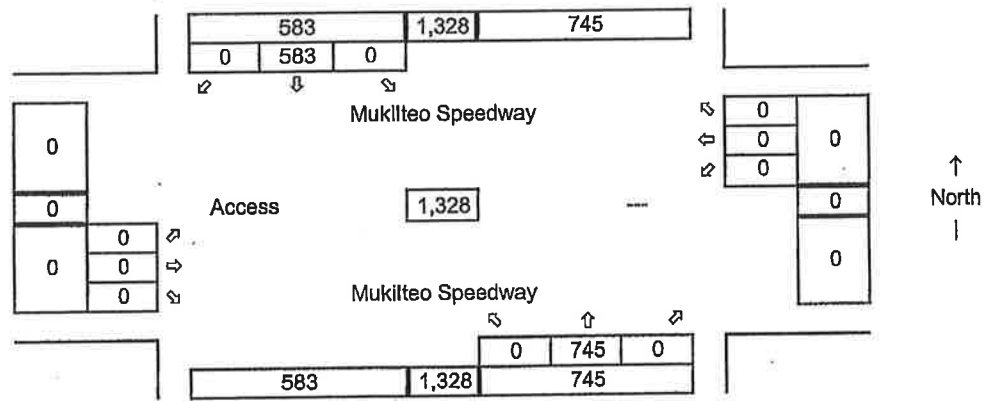
%	New ADT	New PM Peak Hour Trips		
		In	Out	Total
100%	84	4	3	7
51%	42.94	2.04	1.53	3.57
52%	43.78	2.08	1.56	3.64
53%	44.62	2.12	1.59	3.71
54%	45.46	2.16	1.62	3.78
55%	46.30	2.20	1.65	3.85
56%	47.15	2.24	1.68	3.92
57%	47.99	2.28	1.71	3.99
58%	48.83	2.32	1.74	4.06
59%	49.67	2.36	1.77	4.13
60%	50.51	2.40	1.80	4.20
61%	51.36	2.44	1.83	4.27
62%	52.20	2.48	1.86	4.34
63%	53.04	2.52	1.89	4.41
64%	53.88	2.56	1.92	4.48
65%	54.72	2.60	1.95	4.55
66%	55.57	2.64	1.98	4.62
67%	56.41	2.68	2.01	4.69
68%	57.25	2.72	2.04	4.76
69%	58.09	2.76	2.07	4.83
70%	58.93	2.80	2.10	4.90
71%	59.77	2.84	2.13	4.97
72%	60.62	2.88	2.16	5.04
73%	61.46	2.92	2.19	5.11
74%	62.30	2.96	2.22	5.18
75%	63.14	3.00	2.25	5.25
76%	63.98	3.04	2.28	5.32
77%	64.83	3.08	2.31	5.39
78%	65.67	3.12	2.34	5.46
79%	66.51	3.16	2.37	5.53
80%	67.35	3.20	2.40	5.60
81%	68.19	3.24	2.43	5.67
82%	69.04	3.28	2.46	5.74
83%	69.88	3.32	2.49	5.81
84%	70.72	3.36	2.52	5.88
85%	71.56	3.40	2.55	5.95
86%	72.40	3.44	2.58	6.02
87%	73.25	3.48	2.61	6.09
88%	74.09	3.52	2.64	6.16
89%	74.93	3.56	2.67	6.23
90%	75.77	3.60	2.70	6.30
91%	76.61	3.64	2.73	6.37
92%	77.45	3.68	2.76	6.44
93%	78.30	3.72	2.79	6.51
94%	79.14	3.76	2.82	6.58
95%	79.98	3.80	2.85	6.65
96%	80.82	3.84	2.88	6.72
97%	81.66	3.88	2.91	6.79
98%	82.51	3.92	2.94	6.86
99%	83.35	3.96	2.97	6.93
100%	84.19	4.00	3.00	7.00

Synchro ID: 1

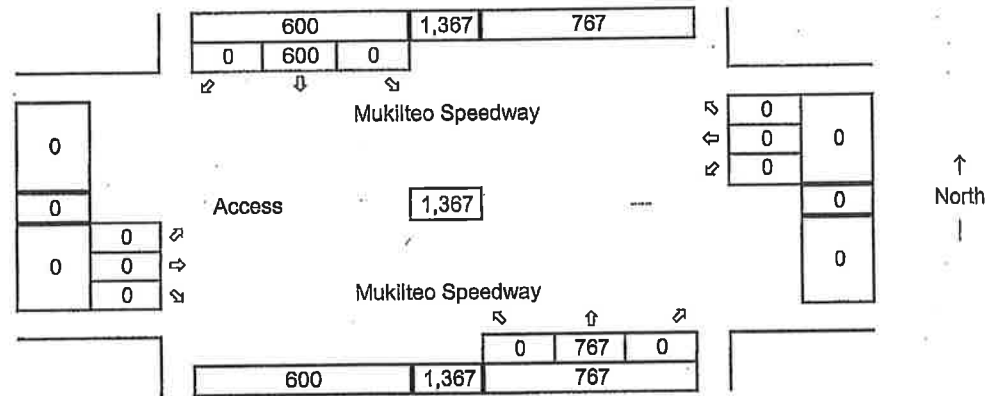
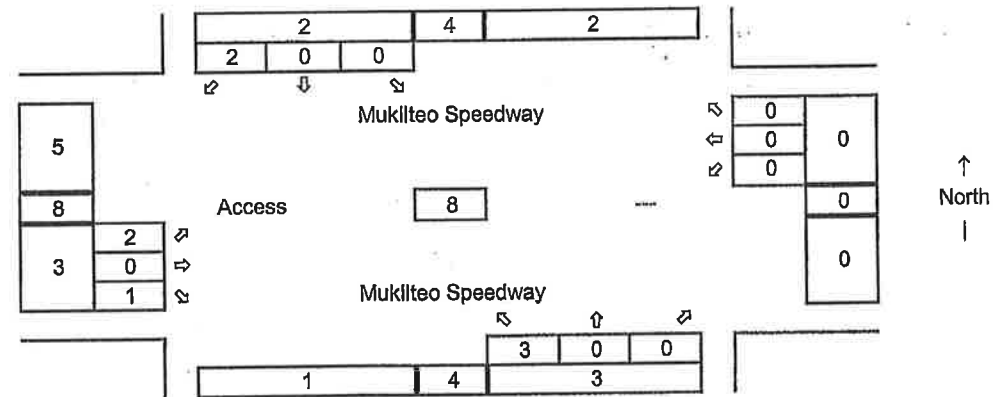
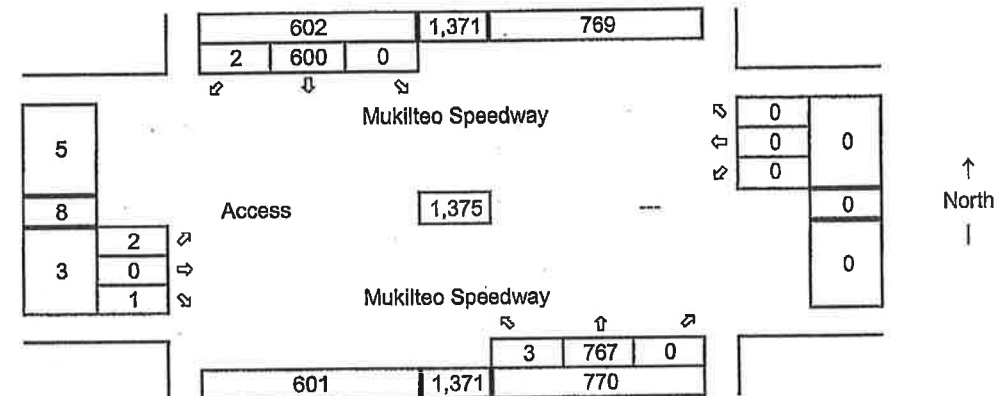
Existing
Average Weekday
PM Peak Hour











Year: 2/26/08

Data Source: WSDOT

Future without Project
Average Weekday
PM Peak Hour

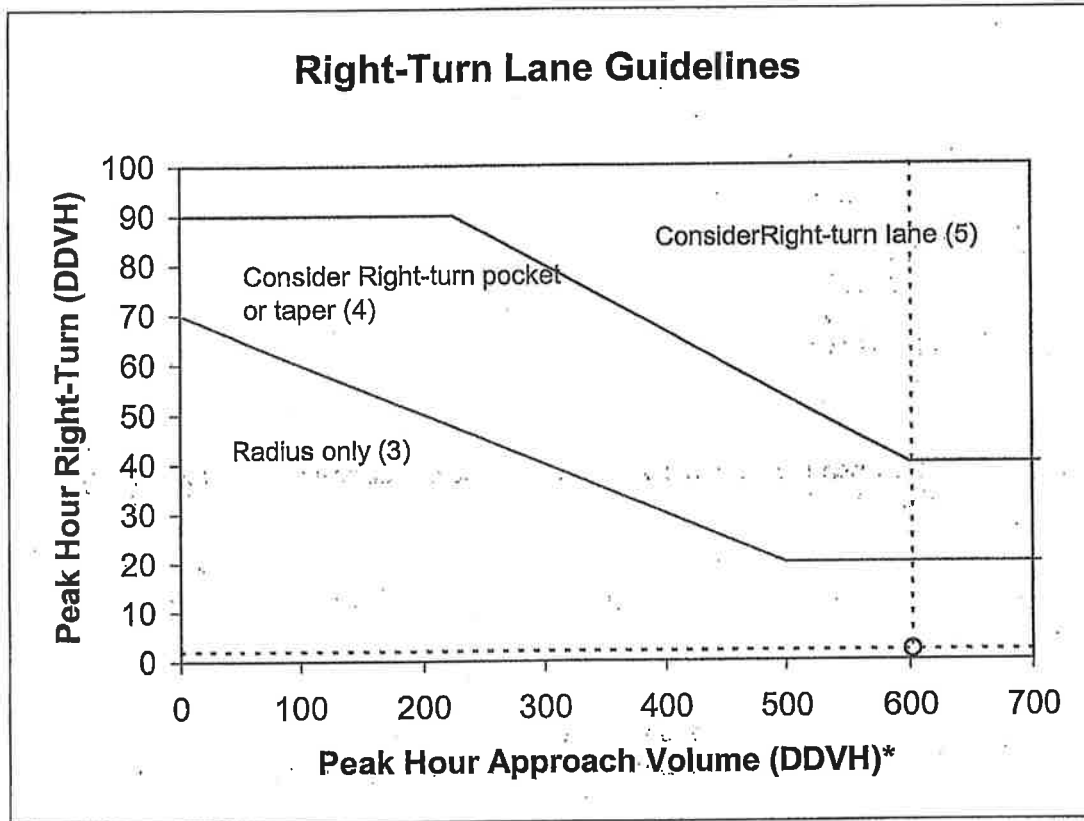
Year: 2009
 Growth Rate = 3.0%
 Years of Growth = 1
 Total Growth = 1.0300

Total Project Trips
Average Weekday
PM Peak HourFuture with Project
Average Weekday
PM Peak Hour

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	2	1	3	767	600	2
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	1	3	834	652	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TW	L	T	L	T	L
Median storage (veh)	1					
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1493	653	654			
vC1, stage 1 conf vol	653					
vC2, stage 2 conf vol	840					
vCu, unblocked vol	1493	653	654			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)	5.4					
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	100	100			
cM capacity (veh/h)	273	467	933			
Direction, Lane #	EB 1	NB 1	NB 2	SB 1		
Volume Total	3	3	834	654		
Volume Left	2	3	0	0		
Volume Right	1	0	0	2		
cSH	317	933	1700	1700		
Volume to Capacity	0.01	0.00	0.49	0.38		
Queue Length 95th (ft)	1	0	0	0		
Control Delay (s)	16.5	8.9	0.0	0.0		
Lane LOS	C	A				
Approach Delay (s)	16.5	0.0		0.0		
Approach LOS	C					
Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization			50.4%		ICU Level of Service	A
Analysis Period (min)			15			

GIBSON TRAFFIC CONSULTANTS

SR-525 @ Site Access - 2009



Posted Speed

Right Turn Volume: 2 [DDHV]
Adjusted Right Turn Volume: 2 [DDHV]
Pk Hr Curb Ln Approach Vol: 602 [DDHV]

(1) For two-lane highways, use the peak hour DDHV (through + right turn).
For multilane, high speed highways (posted speed 45 mph or above), use the right-lane peak hour approach volume (through + right turn).

(2) When all three of the following conditions are met, reduce the right-turn DDHV by 20.
The posted speed is 45 mph or less, the right-turn volume is greater than 40 VPH, the peak hour approach volume (DDHV) is less than 300 VPH.

(3) See Figure 910-7 for right-turn corner design.

(4) See Figure 910-12 for right-turn pocket or taper design.

(5) See Figure 910-13 for right-turn lane design.

(6) For additional guidance, see 910.07(3) in the text.

* For Multilane, low speed highways (posted speed is less than 45 mph), no right-turn lane or taper is required.

Based on WSDOT January 2007 Design Manual: Figure 910-15, Page 910-37.

STATE OF WASHINGTON - DEPARTMENT OF TRANSPORTATION
T R I P S S Y S T E M
LOCATOR LOG

DATE 06/07/07
TIME 12:53:27
PAGE 243

CITY	U	F	S	SRMP	A	D	L/R	FEATURE	LEFT SIDE	CENTER	RIGHT SIDE	ARM	S	C	I	#	CMPS
									READ UP	READ UP	READ UP		I	H	N	LNS	DIRN
													G	N	T	L	R
0830	U	1	10	6.43	L			LOCATOR	HARBOUR POINTE EATERY			6.60	N			1	1
0830	U	1	10	6.41	L			LOCATOR	TRADE WINDS DAY SPA			6.58	N			1	1
0830	U	1	10	6.41	R			LOCATOR				6.58	N			1	1
0830	U	1	10	6.41	C			BEG SU LN	TWO WAY TURN			6.58	N			1	1
0830	U	1	10	6.38	R			LOCATOR				6.55	N			1	1
0830	U	1	10	6.35	L			LOCATOR	CHILDQUEST LEARNING CENT			6.52	N			1	1
0830	U	1	10	6.26	B			LOCATOR	BABBITT RD/CO RD 13640			6.43	N			1	1
0830	U	1	10	6.26	B			INTERSECTN	88TH ST SW			6.43	N			1	1
0830	U	1	10	6.25	R			WYE CONN				6.42	N	Y		1	1
0830	U	1	10	6.01	L			WYE CONN				6.18	N	Y		1	1
0830	U	1	10	5.99	L			LOCATOR	CO RD 13520			6.16	N			1	1
0830	U	1	10	5.99	R			LOCATOR				6.16	N			1	1
0830	U	1	10	5.99	B			INTERSECTN	92ND ST SW			6.16	N	SG Y	G	1	1
0830	U	1	10	5.72				LANE CHG	LANE CHANGE			5.89	N			1	1
0830	U	1	10	5.63	R			WYE CONN				5.80	N		Y	2	2
0830	U	1	10	5.60	L			END SU LN				5.77	N			2	2
0830	U	1	10	5.60	R			END SU LN				5.77	N			2	2
0830	U	1	10	5.60	R			INTERSECTN	BICYCLE			5.77	N			2	2
0830	U	1	10	5.60	L			INTERSECTN	SR 525 SPAPINE (SPUR) SB			5.77	N	SG Y	G	2	2
0830	U	1	10	5.59	R			INTERSECTN	SR 525 SPAPINE (SPUR) NB			5.76	N	SG Y	G	2	2
0830	U	1	10	5.51	R			WYE CONN	SR 525 SPAPINE (SPUR) NB			5.68	N	SG	Y	2	2
0830	U	1	10	5.44	L			LOCATOR				5.61	N			2	2
0830	U	1	10	5.38	R			LOCATOR	TRACK/SNOHOMISH CO AIRPO			5.55	N			2	2
0830	U	1	10	5.38	R			LOCATOR	ENT WN QRT MIDGET ASSOC			5.55	N			2	2
0830	U	1	10	5.34	L			LOCATOR				5.51	N			2	2
0830	U	1	10	5.27	L			LOCATOR				5.44	N			2	2
0830	U	1	10	5.25	L			LOCATOR				5.42	N			2	2
0830	U	1	10	5.25	R			INTERSECTN	PVT RD (DEAD END)			5.42	N	SG Y	G	2	2
0830	U	1	10	5.25	L			INTERSECTN				5.42	N	SG Y	G	2	2
0830	U	1	10	5.05	L			INTERSECTN				5.22	N	Y	G	2	2
0830	U	1	10	5.04	L			LOCATOR				5.21	N			2	2
0830	U	1	10	5.04	L			LOCATOR				5.21	N			2	2
0830	U	1	10	5.02	R			MP MARKER	MP-MRKR 005			5.19	N			2	2
0830	U	1	10	4.93	L			LOCATOR				5.10	N			2	2
0830	U	1	10	4.89	R			LOCATOR	ENT/EXIT MONKEY TRAP			5.06	N			2	2
0830	U	1	10	4.86	L			LOCATOR				5.03	N			2	2
0830	U	1	10	4.86	R			LOCATOR	ENT/EXIT MONKEY TRAP			5.03	N			2	2
0830	U	1	10	4.83	L			LOCATOR				5.00	N			2	2
0830	U	1	10	4.83	R			INTERSECTN	PVT RD (DEAD END)			5.00	N	SG Y	G	2	2
0830	U	1	10	4.83	L			INTERSECTN				5.00	N	SG Y	G	2	2
0830	U	1	10	4.80	L			LOCATOR				4.97	N			2	2
0830	U	1	10	4.79	L			LOCATOR	CHENAUULT BEACH RD			4.96	N			2	2
0830	U	1	10	4.79	L			LOCATOR	HENRY'S DONUT			4.96	N			2	2
0830	U	1	10	4.79	L			LOCATOR	LOTUS RESTAURANT			4.96	N			2	2
0830	U	1	10	4.75	L			LOCATOR	SPEEDWAY MAILBOXES			4.92	N			2	2
0830	U	1	10	4.71	L			LOCATOR	ADPRO LITHO INC			4.88	N			2	2
0830	U	1	10	4.68	L			LOCATOR	ENT PROFESSIONAL COLLISI			4.85	N			2	2
0830	U	1	10	4.66	L			LOCATOR	ECONOMY FENCE CENTER			4.83	N			2	2
0830	U	1	10		L			LOCATOR	ENT PET HOSPITAL				N			2	2
CITY	U	F	S	SRMP	A	D	L/R	FEATURE	LEFT SIDE	CENTER	RIGHT SIDE	ARM	S	C	I	#	CMPS
									READ UP	READ UP	READ UP		I	H	N	LNS	DIRN
													G	N	T	L	R

SR TYPE ID: 525

COUNTY: 31-SNOHOMISH

TRANSPORTATION DISTRICT: 1 WSP D-D: 701

STATE OF WASHINGTON - DEPARTMENT OF TRANSPORTATION
T R I P S S Y S T E M
LOCATOR LOGDATE 06/07/07
TIME 12:53:27
PAGE 242

CITY	U	F	S	SRMP	A	D	L/R	FEATURE	LEFT SIDE	CENTER	RIGHT SIDE	ARM	S	C	I	#	CMPS
									READ UP	READ UP	READ UP		I	H	N	LNS	DIRN
													G	N	T	L	R
0830	U	1	10	7.39	R			INTERSECTN									
0830	U	1	10	7.21	R			BEG SU LN									
0830	U	1	10	7.09	R			INTERSECTN									
0830	U	1	10	7.07	R			ENT/EXIT									
0830	U	1	10	7.01	R			LOCATOR									
0830	U	1	10	7.01	R			LOCATOR									
0830	U	1	10	7.01	R			INTERSECTN									
0830	U	1	10	6.99	R			MP MARKER									
0830	U	1	10	6.96	C			END SU LN									
0830	U	1	10	6.79	L			LOCATOR									
0830	U	1	10	6.77	B			MISC FEATR									
0830	U	1	10	6.76	R			LOCATOR									
0830	U	1	10	6.76	R			INTERSECTN									
0830	U	1	10	6.73	L			LOCATOR									
0830	U	1	10	6.73	L			LOCATOR									
0830	U	1	10	6.72	L			LOCATOR									
0830	U	1	10	6.72	L			INTERSECTN									
0830	U	1	10	6.71	L			LOCATOR									
0830	U	1	10	6.69	L			LOCATOR									
0830	U	1	10	6.67	L			LOCATOR									
0830	U	1	10	6.66	L			LOCATOR									
0830	U	1	10	6.66	B			INTERSECTN									
0830	U	1	10	6.62	R			LOCATOR									
0830	U	1	10	6.62	L			LOCATOR									
0830	U	1	10	6.59	R			LOCATOR									
0830	U	1	10	6.58	L			LOCATOR									
0830	U	1	10	6.57	R			LOCATOR									
0830	U	1	10	6.56	L			LOCATOR									
0830	U	1	10	6.56	R			LOCATOR									
0830	U	1	10	6.54	C			BEG SU LN									
0830	U	1	10	6.54	R			LOCATOR									
0830	U	1	10	6.53	L			LOCATOR									
0830	U	1	10	6.51	R			LOCATOR									
0830	U	1	10	6.51	R			LOCATOR									
0830	U	1	10	6.51	R			LOCATOR									
0830	U	1	10	6.51	L			LOCATOR									
0830	U	1	10	6.51	L			INTERSECTN									
0830	U	1	10	6.51	R			INTERSECTN									
0830	U	1	10	6.48	L			LOCATOR									
0830	U	1	10	6.48	R			LOCATOR									
0830	U	1	10	6.47	L			LOCATOR									
0830	U	1	10	6.46	L			LOCATOR									
0830	U	1	10	6.46	R			LOCATOR									
0830	U	1	10	6.46	C			END SU LN									
0830	U	1	10	6.45	L			LOCATOR									
0830	U	1	10	6.45	R			LOCATOR									
CITY	U	F	S	SRMP	A	D	L/R	FEATURE	LEFT SIDE	CENTER	RIGHT SIDE	ARM	S	C	I	#	CMPS
									READ UP	READ UP	READ UP		I	H	N	LNS	DIRN
													G	N	T	L	R

CLOVER LN
 HOLDING
 WASHINGTON AVE
 SCHOOL
 TO OLYMPIC VIEW MIDDLE
 CO RD-13640
 76TH ST SW
 MP MKR 007
 TWO WAY TURN
 ENT NEW BLDG
 PED XING
 CO RD 13820
 80TH ST SW
 MUKILTEO BARBER/DENTISTR
 MUKILTEO SQ/BISTRO
 STATE FARM INSURANCE
 CITY ST
 US POST OFFICE
 EXIT US POST OFFICE
 MUKILTEO DENTAL CENTER
 CO RD 13796-TO MKLTO DEN
 81ST PL SW
 81ST PL SW
 CAR WASH
 ENT XPRESS LUBE
 ESPRESSO
 Z'S BURGER/Y'S CLEANERS
 ENT HANDY MART
 76 GAS STA/ SNACK SHOP
 747 PLNT/PALINE FIELD
 TO CASINO RD/BOEING CO
 CO RD 95700
 SR 526
 TACO BELL
 ENT/EXIT TACO BELL
 TRANSACT
 CO RD 13740-TO WALDHEIM
 84TH ST SW
 7-11
 CLEANERS/CURVES FOR WOMEN
 CHINA EXPRESS/ HOT SPOT
 TWO WAY TURN
 VIVA MEXICO/HAIR SALON

SR TYPE ID: 525

COUNTY: 31-SNOHOMISH

TRANSPORTATION DISTRICT: 1 WSP D-D: 701

LIMITED ACCESS AND MANAGED ACCESS MASTER PLAN FOR NORTHWEST REGION

SR	Spur or Couplet	Begin MP	Begin Et	End MP	End Et	Plan Info	Speed Limit	Current Access	M/A Class	Established L/A	Planned L/A	L/A Acquired	Modification Date
515		1.27		2.07		Kent NCL to 224th St.	45		Class 4 M/A				9/25/2002
515		2.07		7.82		224th St. to SR 900	45-25		Class 3 M/A				12/30/2003
516		0		1.66		SR 509 to Kent WCL	35	M/A	Class 4 M/A		Partial L/A		12/30/2003
516		1.58		1.89		Kent WCL to I 5	35	M/A	Class 5 M/A		Partial L/A		12/30/2003
516		1.89		2.22		SR 5, Pierce Co. Line to Jct. SSH No. 5-A	35	L/A		Full L/A		Yes - All	12/31/2003
516		2.22		4.55		Jct. SR 5 to Jct. SR 167	35-55	L/A		Partial L/A		Yes - All	12/31/2003
516		4.55		4.98		SR 167, Kent: So. 285th St.	40/30	L/A		Full L/A		Yes - All	12/31/2003
516		4.98		11.35		S. 4th Ave. to SR 18	30-45	M/A	Class 3 M/A		Partial L/A		12/31/2003
516		11.33	LT	11.41	LT	SR 18: SR 516 I/C to Cedar River Vic		L/A		Modified L/A		Yes - All	12/31/2003
516		11.34	RT	11.4	RT	SR 18: SE 296th St Vic to SR 516 I/C		L/A		Modified L/A		Yes - All	12/31/2003
516		11.4	RT	11.58	RT	SR 18: SE 296th St Vic to SR 516 I/C		L/A		Full L/A		Yes - All	12/31/2003
516		11.41	LT	11.56	LT	SR 18: SR 516 I/C to Cedar River Vic		L/A		Full L/A		Yes - All	12/31/2003
516		11.56		16.22		SR 18 to SR 169	35/50	M/A	Class 3 M/A		Modified L/A		12/30/2003
516		11.62	RT	11.86	RT	160th Ave. SE to Jenkins Creek		L/A		???		Yes-Right	12/31/2003
518		0		.41		SR 509, Des Moines Way So. to 140th St.	35/60	L/A		Full L/A		Yes - All	12/31/2003
518		.41		3.1		Riverton Heights: SR 509 to SR 5	60	L/A		Full L/A		Yes - All	12/31/2003
518		3.1		3.81		SR 5, So. 178th St. to So. 128th St.	60	L/A		Full L/A		Yes - All	12/31/2003
519		0		.16		Eastbound: Kingdome Vicinity and SR 90 Connection		L/A		Full L/A		Yes - All	12/31/2003
519		.16		.25		Eastbound: Kingdome Vicinity and SR 90 Connection		L/A		Modified L/A		Yes - All	12/31/2003
519		.25		1.31		I 90 to Ferry Landing	30/40	M/A	Class 5 M/A				12/30/2003
520		0		.18		SR 5, Seattle Freeway: Galer St. to E. 75th	40	L/A		Full L/A		Yes - All	12/31/2003
520		.18		1.07		Roanoke Connection: 10th Ave. N to Montlake I/C	40/50	L/A&M/A		Full L/A		Most	12/31/2003
520		1.07		1.59		Roanoke St. Extension: Arboretum I/C	50	L/A		Full L/A		Yes - All	12/31/2003
520		1.59		2.42		Roanoke St. Extension: Arboretum I/C to Evergreen Pl. Br.	50	L/A		Full L/A		Yes - All	12/31/2003
520		2.42		3.95		Arboretum to Evergreen Pl.	50	L/A		Full L/A		Yes - All	12/31/2003
520		3.95		5.18		E. Approach to Evergreen Pl. Br.	50/55	L/A		Full L/A		Yes - All	12/31/2003
520		5.18		8.18		E. Approach to Evergreen Pl. Br.: 92nd Ave. NE to Bellevue Corp. Limits	55	L/A		Full L/A		Yes - All	12/31/2003
520		8.18		7.07		SR 405, Bellevue to Northrup I/C	55	L/A		Full L/A		Yes - All	12/31/2003
520		7.07		9.93		Northrup I/C to Jct. SR 202	55	L/A		Full L/A		Yes - All	12/31/2003
520		9.93		10.36		NE 40th St. I/C	55	L/A		Full L/A		Yes - All	12/31/2003
520		10.36		12.07		Northrup I/C to Jct. SR 202	55	L/A		Full L/A		Yes - All	12/31/2003
520		12.07		12.83		Sammamish R. to Jct. SR 202	55	L/A		Full L/A		Yes - All	12/31/2003
522		0		.56		SR 5, Seattle Freeway: E. 43rd St. to E. 75th St	35	L/A		Full L/A		Yes - All	12/31/2003
522		.56		10.45		I 5 to Vic. I 405 I/C	30-45	M/A	Class 4 M/A				8/26/2003
522		10.45		10.72		Bothell to Woodinville	35	L/A		Full L/A		Yes - All	12/31/2003
522		10.72		11.58		SR 405, NE 140th to Snohomish Co. Line	35/55	L/A		Full L/A		Yes - All	12/31/2003
522		11.58		12.7		SR 202 I/C Vicinity	55	L/A		Full L/A		Yes - All	12/31/2003
522		12.7		13.04		NE 195th St. I/C	55	L/A		Full L/A		Yes - All	12/31/2003
522		13.04		18.14		Woodinville to Monroe	55	L/A		Full L/A		Yes - All	12/31/2003
522		18.14		19.04		Falco Rd. & Echo Lake Rd I/C		L/A&M/A		Full L/A		Most	12/31/2003
522		22.73		24.88		Tealer Rd. to W Monroe I/C		L/A		Full L/A		Yes - All	12/31/2003
523		0		2.45		SR 99 to SR 522	35	M/A	Class 4 M/A				12/30/2003
524		0		5.01		SR 104 to I 5	25-35	M/A	Class 5 M/A				8/28/2003
524		0		.7		Main St. to SR 104	35	M/A	Class 5 M/A				12/30/2003
524		5.01		5.43		SR 5, Alderwood Manor I/C	35	L/A		Full L/A		Yes - All	12/31/2003
524		5.43		14.56		I 5 to SR 522	35	M/A	Class 3 M/A				12/30/2003
524	S	4.54		5.14		Begin Spur Cdrwy	35	M/A	Class 5 M/A				12/31/2003
525		0		.17		SR 5, E. 200th St. to Swamp Crk.	60	L/A		Full L/A		Yes - All	12/31/2003
525		.17		1.47		Swamp Crk. I/C to 164th St. SW	60	L/A		Full L/A		Yes - All	12/31/2003
525		1.57	A	2.77		164th St. SW to SR 99 I/C	60	L/A		Full L/A		Yes - All	12/31/2003
525		2.77		3.26		SR 99: Shelby Road to Lincoln Way	60/40	L/A		Full L/A		Yes - All	12/31/2003
525		3.26		8.47		SR 99 to Mukilteo Ferry Terminal	40-25	M/A	Class 3 M/A		Modified L/A	Spotted	12/31/2003
525		8.47		10.32		Mukilteo Ferry Terminal to Campbell	30-55	M/A	Class 4 M/A				9/25/2002
525		10.32		17.28		Campbell Rd. to Scott Rd.	55	M/A	Class 2 M/A				9/25/2002
525		17.28		18.02		Thompson Rd. to Freeland	55	L/A		Partial L/A		Yes - All	12/31/2003
525		18.14		24.29		Freeland Ave. to Greenbank	55/50	M/A	Class 2 M/A				9/25/2002
525		24.29		25.84		Greenbank	50	M/A	Class 3 M/A				9/25/2002
525		25.84		30.29		Greenbank to SR 20	50	M/A	Class 2 M/A				8/28/2003
525		30.29		30.52		SR 20: Jct 525 Vic to Jacobs Rd	50	L/A		Partial L/A		Yes - All	12/31/2003
526		0		.67		SR 525 to Everett WCL	35/40	M/A	Class 3 M/A		Partial L/A		12/30/2003
526		.67		.92		???	40	???	???	???	???	???	9/25/2002
526		.92		1.46		Everett: 40th Ave. W. to SR 5	40/55	L/A		Partial L/A		Yes - All	12/31/2003
526		1.46		4.41		Everett: 40th Ave. W. to SR 5	55/35	L/A		Full L/A		Yes - All	12/31/2003
526		4.41		4.78		SR 5, Swamp Crk. to Jct. SSH No. 2-J	35	L/A		Full L/A		Yes - All	12/31/2003
527		0		2.5		SR 522 to I 405		M/A	Class 3 M/A				9/25/2002
527		2.5		2.91		SR 405, King Co. Line to Jct. SR 5		L/A		Full L/A		Yes - All	12/31/2003
527		2.91		3.27		Jct. SR 405 to 208th St. SE Vic.		L/A&M/A				Spotted	12/31/2003
527		3.27		8.27		I 405 to I 5		M/A	Class 3 M/A				12/30/2003
527		8.27		8.35	RT	164th St S.E. Vic. to 129th Pl. S.E.		L/A		???		Yes - All	12/30/2003
527		8.35		8.64	RT	164th St S.E. Vic. to 129th Pl. S.E.		L/A		???		Yes - All	12/30/2003
527		8.64		8.76	LT	164th St S.E. Vic. to 129th Pl. S.E.		L/A		???		Yes - All	12/30/2003
527		11.54		11.92		SR 5, Swamp Crk. to Jct. SSH No. 2-J		L/A		Full L/A		Yes - All	12/31/2003
528		0		.08		SR 5, Marysville to Quilceda Crk.	25	L/A		Full L/A		Yes - All	12/31/2003
528		.08		.94		I 5 to Allen Crk.	25/35	M/A	Class 5 M/A				9/25/2002
528		.94		2.07		I 5 to 67th Ave.	35	M/A	Class 4 M/A				9/25/2002
528		2.07		3.4		67th Ave. to SR 9	35	M/A	Class 3 M/A				12/30/2003
528		3.4		3.46		SR 9: Lake Stevens to Arlington		L/A		Partial L/A		Yes - All	12/31/2003
529		0		.13		SR 5: Everett: Pacific Ave. to Snohomish River	30	L/A		Full L/A		Yes - All	12/31/2003
529		.13		.37		Everett Jct SR 5 to Skyline Drive Vic 43rd St. to Pacific Ave.	30	M/A		Partial L/A			12/31/2003
529		1.46		4.57		W. Marine View Dr. to Snohomish R. Br.	30-55	M/A	Class 3 M/A				9/25/2002
529		4.57		5.02		Everett North	30-55	L/A		Full L/A		Yes - All	12/31/2003
529		5.02		5.59		Union Slough North	55-25	L/A		Full L/A		Yes - All	12/31/2003
529		5.59		8.27		SR 5, Snohomish R. to Marysville		L/A		Full L/A		Yes - All	12/31/2003
529		8.27		8.35		City of Marysville	25	M/A	Class 5 M/A				12/30/2003
529	S	8.35		.68		Maple St. to I 5	25	M/A	Class 6 M/A				12/30/2003
530		18.95		17.06		SR 5, Stimson Rd. to Stillaguamish River Br (Begin Route MP 18.95)	35	L/A		Full L/A		Yes - All	12/31/2003
530		17.06		20.75		I 5 to SR 9	25-55	M/A	Class 2 M/A				9/25/2002
530		20.75		20.79		SR 9, SR 530 Vic. to Stillaguamish River Bridge		M/A	Class 5 M/A	Partial L/A			12/31/2003
530		20.79		25.86		SR 9 to 139th Ave. NE	25-55	M/A	Class 5 M/A				9/25/2002
530		25.86		20.9		SR 9, SR 530 Vic. to Stillaguamish R. Vic.	25	L/A		Partial L/A		Yes - All	12/31/2003

Class	Nonconforming ⁽¹⁾	Variance ⁽²⁾	Conforming ⁽³⁾	Access Point Spacing ^{**}	Limitations ⁽⁴⁾
Class 1 Mobility is the primary function	Yes*	No	No	1320 ft	<ul style="list-style-type: none"> One access only to contiguous parcels under same ownership Private access connection is not allowed unless no other reasonable access exists (must use local road/street system if possible)
Class 2 Mobility is favored over access	Yes*	Yes*	No	660 ft	<ul style="list-style-type: none"> One access connection only to contiguous parcels under same ownership unless frontage > 1320 ft Private access connection not allowed unless no other reasonable access exists (must use local road/street system if possible)
Class 3 Balance between mobility and access in areas with less than maximum buildout	Yes	Yes	Yes	330 ft	<ul style="list-style-type: none"> One access connection only to contiguous parcels under same ownership Joint access connection for subdivisions preferred; private connection allowed, with justification
Class 4 Balance between mobility and access in areas with less than maximum buildout	Yes	Yes	Yes	250 ft	One access connection only to contiguous parcels under same ownership, except with justification
Class 5 Access needs may have priority over mobility	Yes	Yes	Yes	125 ft	More than one access connection per ownership, with justification

Notes:

* The access connection continues only until such time other reasonable access to a highway with a less restrictive class or acceptable access to the local road/street system becomes available and is allowed.

** Minimum, on the same side of the highway.

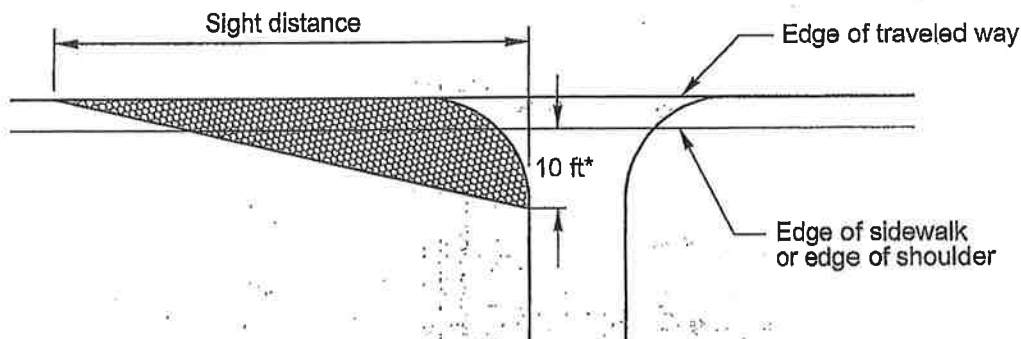
[1] See 1435.09(2).

[2] See 1435.09(3).

[3] See 1435.09(1).

[4] Unless grandfathered (see 1435.08).

Managed Access Highway Class Description
Figure 1435-2



* Not to exceed 18 ft from the edge of traveled way.

Posted Speed Limit (mph)	25	30	35	40	50	60	70
<u>AWDVTE 100 or less</u>	<u>155</u>	<u>200</u>	230	<u>295</u>	<u>395</u>	<u>525</u>	<u>625</u>
<u>AWDVTE 100 to 1500</u>	<u>155</u>	200	<u>250</u>	<u>305</u>	<u>425</u>	<u>570</u>	<u>645</u>
Road Approach Sight Distance (ft)							

These distances require an approaching vehicle to reduce speed or stop to prevent a collision.

Design road approach sight distance for road approaches with AWDVTE over 1500 as an intersection, see Chapter 910.

Provide decision sight distance (Chapter 650) for through traffic at all utility and special use road approaches on facilities with full access control.

For road approaches where left turns are not allowed, a sight triangle need only be provided to the left, as shown.

For road approaches where left turns are allowed, provide a sight triangle to the right in addition to the one to the left.

The sight distance to the right is measured along the center line of the roadway.

For additional information on calculating the sight triangle, see Chapter 910.

Road Approach Sight Distance
Figure 920-6

SR 525 MAINLINE

STATE ROUTE - SRSH COUNTY: SNOHOMISH

DOT DISTRICT 1

DIRECTION TO INVENTORY		WIDTH AND SURFACE INFORMATION		CLASSIFICATIONS	
: : LEFT/RIGHT INDICATOR		DECREASES/DIV		LEGAL	
: : : D LR DESCRIPTION		NBR LFT RHT		CITY ST SPEED T P S	
SRMP	B ARM	FEATURE	D LR DESCRIPTION	OW TC L D I W/S W/S W/S	TOT RDY WID A SE NBR FC D IB R K T
4.62	4.79	INTRSECTN	L CHENAULT BEACH RD	CT SG Y	40 R P *
4.83	5.00	INTRSECTN	R PVT RD (DEAD END)	PV SG Y	40 R P *
5.02	5.19	MP MARKER	R 5	CT Y	
5.05	5.22	INTRSECTN	L 106TH ST SW	CT SG Y	
5.25	5.42	INTRSECTN	L HARBOUR PT BLVD SW	PV SG Y	
5.51	5.68	WYE CONN	R PVT RD (DEAD END)	NB ST Y	
5.59	5.76	INTRSECTN	R SR 525 SPPAINE (SPUR)	NB ST SG Y	
5.60	5.77	END-SU-EN	R SR 525 SPPAINE (SPUR)	NB ST SG Y	
		END SU LN	R BICYCLE	06A	
		INTRSECTN	L BICYCLE	06A	
5.63	5.80	WYE CONN	R PVT RD (DEAD END)	PV SG Y	
5.68	5.85	INTRSECTN	R SR 525 SPPAINE (SPUR)	SB ST SG Y	
5.69	5.86		R SR 525 SPPAINE (SPUR)	SB ST	
5.72	5.89		B 92ND ST SW	CT SG Y	
5.90	6.07	INTRSECTN	L 92ND ST SW	CT Y	
5.99	6.16	WYE CONN	R 92ND ST SW	CT Y	
6.01	6.18	WYE CONN	R 88TH ST SW	CT Y	
6.25	6.42	WYE CONN	B 88TH ST SW	CT Y	
6.26	6.43	INTRSECTN	C TWO WAY TURN	12A	
6.41	6.58	BEG SU LN	C TWO WAY TURN	12A	
6.45	6.62	END SU LN	C TWO WAY TURN	12A	
6.46	6.63	INTRSECTN	R SR 526	CT SG Y	
6.51	6.68	INTRSECTN	L 84TH ST SW	CT SG Y	
6.56	6.73	BEG SU LN	C TWO WAY TURN	12A	
6.66	6.83	INTRSECTN	B 81ST PL SW	CT Y	
6.72	6.89	INTRSECTN	L CITY ST	CT Y	

INTERSECTION DETAIL

TURN LANES		ACCELERATION LANES	
L NEAR	R NEAR	L-CNTR	R-CNTR
LGT WD	LGT WD	LGT WD	LGT WD
.11 13	.04 13		
.03 13	.03 13		
.10 13	.06 12		
.04 12	.02 12		
.02 12	.05 12		
.03 10	.03 12		
.07 12	.03 12		
6.83	5.00		
5.05	5.22		
5.25	5.42		
5.60	5.77		
5.99	6.16		
6.01	6.18		
6.25	6.42		
6.51	6.68		

WASHINGTON STATE DEPT OF TRANSPORTATION

Site Code : 52506263

PAGE: 1

LOCATION : SR 525

FILE: 52506263

JCT : 88TH ST SW

MILEPOST : 6.26

Movements by: Primary

DATE: 2/26/08

Time Begin	From East			From South			From West			From North			Vehicle Total
	RT	THRU	LT	RT	THRU	LT	RT	THRU	LT	RT	THRU	LT	
4:00 PM	5	0	4	1	188	10	1	0	4	13	132	0	358
4:15	0	0	3	6	180	11	4	3	2	13	135	1	358
4:30	5	0	3	6	164	11	9	0	0	6	114	3	321
4:45	0	0	0	8	188	9	8	3	3	16	132	1	368
HR TOTAL	10	0	10	21	720	41	22	6	9	48	513	5	1405
5:00 PM	1	0	0	4	197	13	10	1	3	13	132	1	375
5:15	1	0	2	5	183	6	3	1	0	7	156	2	366
5:30	0	1	0	8	164	11	7	2	1	9	103	3	309
5:45	4	0	3	8	166	10	7	0	1	16	150	2	367
HR TOTAL	6	1	5	25	710	40	27	4	5	45	541	8	1417

DAY TOTAL 16 1 15 46 1430 81 49 10 14 93 1054 13 2822

PEAK PERIOD ANALYSIS FOR THE PERIOD: 4:00 PM - 6:00 PM

DIRECTION FROM	START PEAK HOUR	PEAK HR FACTOR VOLUMES PERCENTS ...		
			Right	Thru	Left	Total	Right	Thru	Left
East	4:00 PM	0.56	10	0	10	20	50	0	50
South	4:15 PM	0.93	24	729	44	797	3	91	6
West	4:15 PM	0.82	31	7	8	46	67	15	17
North	5:00 PM	0.88	45	541	8	594	8	91	1

Entire Intersection

East	4:30 PM	0.38	7	0	5	12	58	0	42
South		0.93	23	732	39	794	3	92	5
West		0.73	30	5	6	41	73	12	15
North		0.88	42	534	7	583	7	92	1

Handwritten notes and diagrams:

42 534 7
 6 5 30
 39 21 732 23



Washington State
Department of Transportation
Paula J. Hammond, P.E.
Secretary of Transportation

Transportation Building
310 Maple Park Avenue S.E.
P.O. Box 47300
Olympia, WA 98504-7300

360-705-7000
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 29, 2008

Mr. Matthew J. Palmer
Gibson Traffic Consultants
2802 Wetmore Ave #220
Everett, WA 98201

Re: Collision Data

Dear Mr. Palmer:

In response to your July 23 request, we have prepared a history/summary of reported collisions that occurred on State Route 525 (milepost 6.32 to 6.55) for the period of January 1, 2005 through December 31, 2007.

Federal law 23 United States Code Section 409 governs use of the data you requested. Under this law, data maintained for purposes of evaluating potential highway safety enhancements:

"... shall not be subject to discovery or admitted into evidence in a federal or state court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data." [Emphasis added.]

The Washington State Department of Transportation (WSDOT) is releasing this data to you with the understanding that you will not use this data contrary to the restrictions in Section 409, which means you will not use this data in discovery or as evidence at trial in any action for damages against the WSDOT, the State of Washington, or any other jurisdiction involved in the locations mentioned in the data. If you should attempt to use this data in an action for damages against WSDOT, the State of Washington, or any other jurisdiction involved in the locations mentioned in the data, these entities expressly reserve the right, under Section 409, to object to the use of the data, including any opinions drawn from the data.

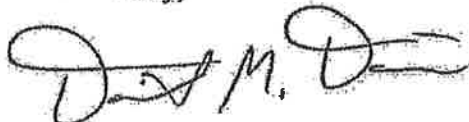
Mr. Matthew J. Palmer

July 2, 2008

Page 2

If we may be of any further assistance, please contact Mr. Dan Davis, Collision Data and Analysis Business Supervisor, Collision Data and Analysis Branch at (360) 570-2451, or e-mail address davisd@wsdot.wa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "D. M. Davis". The signature is fluid and cursive, with the first and last names being more prominent than the middle initial.

Daniel M. Davis
Collision Data Analysis Supervisor
Transportation Data Office
Strategic Planning & Programming

DMD:dwg

Cc: Nafisa Peshtaz, WSDOT Northwest Region
Maan Sidhu, WSDOT Northwest Region

DATE TIME
07/29/08 01:34 PMSTANDARD ACCIDENT HISTORY DETAIL REPORT
CURRENT ACCIDENT LOCATION
SORTED BY SR/PRT/RRQ/SRMP/DATE

SR/PRT/RRQ: 525

SRMP: 6.32 to 6.55

Date Range: 01/01/05 to 12/31/07

*UNDER 23 UNITED STATES CODE - SECTION 409, THIS
 *DATA CANNOT BE USED IN DISCOVERY OR AS EVIDENCE
 *AT TRIAL IN ANY ACTION FOR DAMAGES AGAINST THE
 *WSDOT OR THE STATE OF WASHINGTON

TOTAL NUMBER OF COLLISIONS: 39

STATE ROUTE	SRMP	P A R /	U R E P O R T N U M B E R	DATE MM/ DD/YY	TIME	DIAGRAM ANALYSIS DATA	R M A S # M V I N J F A T	# V E H I C L E S	VEH1 TYPE	VEH2 TYPE	J S L U I N R T C F E	FIRST COLLISION TYPE / OBJECT STRUCK
525	6.33	U	2282854	05/05/06	17:10	5BA065BAD1	1 0 0 0	2	1	1	4	1 1 From same direction - both going straight - both moving - rear-end
525	6.34	U	2668139	04/09/07	07:30	7CC34000D1	1 0 0 0	1	4	3	3	2 1 Utility Pole
525	6.37	U	2491741	10/13/06	15:35	1AA061AQA1	1 0 0 0	2	2	1	4	1 1 From same direction - both going straight - one stopped - rear-end
525	6.38	U	1122766	10/25/05	13:03	5BA065BAD1	1 0 0 0	2	1	2	4	1 1 From same direction - both going straight - both moving - rear-end
525	6.41	U	1588151	03/07/05	17:56	1AA061AQA1	1 0 0 0	2	1	2	3	1 3 From same direction - both going straight - one stopped - rear-end
525	6.42	U	1287746	05/14/05	09:00	1AB34000A0	1 0 0 0	1	1	3	1	1 Other Objects
525	6.51	U	1457101	01/28/05	14:35	1AB717CAA1	6 1 0 0	1	1	1	1	1 Vehicle turning right hits pedestrian
525	6.51	U	1287589	04/26/05	19:27	5BA50000D1	5 1 0 0	1	12	1	1	1 Vehicle overturned
525	6.51	U	1457086	05/13/05	17:45	1AF035BCA7	7 2 0 0	2	1	1	6	1 1 One car entering driveway access
525	6.51	U	1588129	05/18/05	19:36	7DB167DBE1	7 1 0 0	2	1	2	1	2 1 Same direction -- both turning right -- one stopped -- rear end
525	6.51	U	1587991	10/06/05	14:12	7CB135BAD2	1 0 0 0	2	1	2	1	2 1 Entering at angle
525	6.51	U	1122762	10/12/05	17:11	5BA065BQD1	1 0 0 0	2	2	1	1	2 3 From same direction - both going straight - one stopped - rear-end
525	6.51	U	1587993	10/12/05	14:00	5BA065BQD1	1 0 0 0	2	0	1	1	2 1 From same direction - both going straight - one stopped - rear-end
525	6.51	U	1122769	11/05/05	11:32	7CA067CQB1	7 3 0 0	2	1	1	1	2 1 From same direction - both going straight - one stopped - rear-end
525	6.51	U	2282976	01/14/06	12:50	7CB015BQD1	6 5 0 0	3	2	2	1	1 1 Entering at angle
525	6.51	U	2283005	01/30/06	18:48	1AA015BQD6	6 1 0 0	2	1	1	1	2 4 From opposite direction - one stopped - head-on
525	6.51	U	2283329	04/03/06	15:41	7CA067CQB1	1 0 0 0	2	1	2	1	2 1 From same direction - both going straight - one stopped - rear-end
525	6.51	U	2283355	06/07/06	10:09	1AA061AQA2	1 0 0 0	2	1	2	1	1 1 From same direction - both going straight - one stopped - rear-end
525	6.51	U	2491732	08/29/06	14:45	7CA067CQB1	7 2 0 0	2	2	2	1	2 1 From same direction - both going straight - one stopped - rear-end
525	6.51	U	2492080	09/16/06	20:00	7CH077CQB1	1 0 0 0	2	2	1	1	1 4 From same direction - both going straight - one stopped - rear-end
525	6.51	U	2668001	10/16/06	08:05	7CA067CQB1	1 0 0 0	2	1	1	1	2 1 From same direction - both going straight - one stopped - rear-end
525	6.51	U	2492139	11/26/06	15:43	7CA34000A0	1 0 0 0	1	1	5	3	1 Utility Pole
525	6.51	U	2667988	11/30/06	14:25	1AA061AQA2	7 2 0 0	2	5	1	1	3 1 From same direction - both going straight - one stopped - rear-end
525	6.51	U	2491642	01/11/07	17:00	1AA061AAA1	1 0 0 0	2	3	2	5	4 4 From same direction - both going straight - both moving - rear-end
525	6.51	U	2491931	01/26/07	19:39	5BQ171AAA1	1 0 0 0	2	2	1	6	1 4 One car entering driveway access
525	6.51	U	2668032	03/21/07	17:46	6CL025BAD1	1 0 0 0	2	1	2	1	1 1 From opposite direction - all others
525	6.51	U	2492097	03/30/07	14:50	5BC131AAA1	7 2 0 0	2	2	2	6	1 1 One car entering driveway access
525	6.51	U	2491938	05/18/07	06:49	1AA061AQA2	7 3 0 0	4	1	1	1	1 1 From same direction - both going straight - one stopped - rear-end
525	6.51	U	2492074	10/15/07	12:45	1AA061AQA1	1 0 0 0	2	1	2	1	2 1 From same direction - both going straight - one stopped - rear-end
525	6.51	U	2492194	10/30/07	06:40	3DA7150AE1	6 1 0 0	1	1	1	2	4 Vehicle going straight hits pedestrian
525	6.51	U	2668251	11/22/07	10:43	3DA125BAD1	5 1 0 0	2	1	2	1	1 1 Entering at angle
525	6.51	U	2491962	12/28/07	13:05	5BA065BQD1	1 0 0 0	2	3	2	1	1 1 From same direction - both going straight - one stopped - rear-end
525	6.53	U	1085597	07/06/05	15:30	5BA065BQD1	7 1 0 0	2	1	2	3	1 1 From same direction - both going straight - one stopped - rear-end
525	6.45	U	1588209	03/07/05	09:45	1AA061AQA2	7 1 0 0	2	1	2	1	1 1 From same direction - both going straight - one stopped - rear-end
525	6.45	5	1587986	09/23/05	09:20	5BA037CAD1	7 1 0 0	2	1	2	6	1 1 One car leaving driveway access
525	6.45	U	2282833	06/12/06	20:45	7CC50000D0	1 0 0 0	1	1	5	1	1 Vehicle overturned
525	6.45	U	2492093	01/29/07	21:08	5BA071AGD1	6 1 0 0	2	1	2	1	1 4 From opposite direction - one left turn - one straight
525	6.45	U	2668341	10/24/07	13:04	5BA127CAD3	7 1 0 0	2	1	2	1	2 1 Entering at angle
525	6.45	U	2491925	11/04/07	19:13	3DC125BAD1	6 2 0 0	2	1	1	1	1 4 Entering at angle

DATE TIME
07/29/08 01:34 PM

SR/RR/RRQ: 525

SRMP: 6.32 to 6.55

Date Range: 01/01/05 to 12/31/07

CURRENT ACCIDENT LOCATION

SORTED BY SR/RR/RRQ/SRMP/DATE

TOTAL NUMBER OF COLLISIONS: 39

*UNDER 23 UNITED STATES CODE - SECTION 409, THIS
 *DATA CANNOT BE USED IN DISCOVERY OR AS EVIDENCE
 *AT TRIAL IN ANY ACTION FOR DAMAGES AGAINST THE
 *WSDOT OR THE STATE OF WASHINGTON

YEAR	TOTAL COLS	PROP DMAG COLS	POSS INJ COLS	EVID INJ COLS	DSABL INJ COLS	TOTAL INJ COLS	FATAL COLS	#OF INJS	#OF FILES	#OF VEHS	ALC REL COLS	FIXD OBJ COLS	REAR END COLS	OPP DIR COLS	ENTER AT ANGLE	OVER TURN COLS	PEDL CYC COLS	PEDES COLS
2005	14	6	6	1	1	8	0	11	0	25	0	1	8	0	1	1	0	1
2006	12	8	2	2	0	4	0	10	0	23	1	1	7	1	1	1	0	0
2007	13	6	3	3	1	7	0	11	0	26	2	1	4	2	3	0	0	1
	39	20	11	6	2	19	0	32	0	74	3	3	19	3	5	2	0	2

STATE OF WASHINGTON - DEPARTMENT OF TRANSPORTATION
T R I P S S Y S T E M
ANNUAL TRAFFIC REPORT

STATE ROUTE	STATE ROUTE MILEPOST	LOCATION	COUPLER CLASS	FUNCTION	TRUCK PERCENTAGES		AVERAGE DAILY TRAFFIC VOLUME				
					SINGL	DBL	TRIPLE	TOTAL	2004	2005	2006
STATE ROUTE NO 525 MAINLINE SR 5 TO SR 20/RACE ROAD											
525	002.22	BEFORE RAMP SR 99 NB	1					41000*	41000	41000	45000
525	002.99	AFTER RAMP SR 99 SB	1					33000*	33000	33000	36000
525	003.05	AFTER JCT LINCOLN WAY WYE CONN	1						33000*	33000	36000
525	003.56	BEFORE JCT BEVERLY PARK RD	1						33000*	33000*	36000*
525	003.56	AFTER JCT BEVERLY PARK RD	1						42000*	42000*	43000*
525	004.60	AFTER JCT RUSSELL RD	1						33000*	33000*	34000
525	005.63	AFTER JCT SR 525 SPPALINE (SPUR) SB	1					19000*	19000	19000	19000
525	006.01	AFTER JCT 92ND ST SW WYE CONN	1					17000*	17000	17000	17000
525	006.51	BEFORE JCT SR 526*84TH ST SW	1					15000*	15000	15000	15000
525	006.51	AFTER JCT SR 526*84TH ST SW	1					18000	18000	18000	19000*
525	007.01	AFTER JCT 76TH ST SW	1					16000	16000*	16000	16000
525	007.52	AFTER JCT HORIZON HTS RD*19TH DR	1								15000*
525	008.16	BEFORE JCT WASHINGTON AVE	1					15000*	14000	14000*	14000*
525	008.18	AFTER JCT 5TH ST	1					10000	11000*	9700	9700*
525	008.35	BEFORE JCT 2ND ST	1					9400	10000*	9100	9100
525	008.35	AFTER JCT 2ND ST	1					8700	10000*	9300	9300
525	008.47	MUKILTEO FERRY LANDING	1					6000*	6100*	6100*	6100*
525	008.79	BEFORE JCT HUMPHREY RD	1					6900	6900*	7000	7000
525	008.80	AFTER JCT WILSON PL	1					8500	8500*	8500	8600
525	009.99	BEFORE JCT CEDAR VISTA DR	1					9100	9100	9400*	9500
525	009.99	AFTER JCT CEDAR VISTA DR	1							9500*	9600
525	012.25	BEFORE JCT MAXWELTON RD	1					11000	11000*	11000	11000
525	012.25	AFTER JCT MAXWELTON RD	1					12000	12000*	12000	12000
525	014.68	AFTER JCT BAYVIEW RD	1					11000	12000*	12000	12000
525	018.08	BEFORE JCT FISH RD*MAIN ST	1					11000*	11000*	11000	11000*
525	018.08	AFTER JCT FISH RD*MAIN ST	1					13000*	13000*	13000	13000

* BASED ON ACTUAL COUNT
+ SOURCE OF TRUCK PERCENTAGES

dragging of emergency service vehicle undercarriage and/or bumper. A typical section for driveway construction follows.

Driveway Spacing. The City shall not permit any curb cut, driveway or street opening to be located any closer than twenty (20) feet from any other such curb cut, driveway or street opening. This paragraph shall not apply if abutting property owners make joint use of curb cuts, driveways or street openings. This paragraph shall not apply to any use which generates a minimum of two hundred fifty (250) trips per one thousand (1,000) square feet of gross floor area per day. Unless there exists no other access to the property in question, the City shall not permit any curb cut, driveway or street opening within one hundred fifty (150) feet of the near-side face of curb of the intersecting street. If there exists no other access to the property in question, curb cuts, driveways or street openings shall be located as far away from the near-side of curb of the intersecting street as possible. This paragraph shall not apply to any use which generates a minimum of two hundred fifty (250) trips per one thousand (1,000) square feet gross floor area per day.

Access to property which will generate two hundred fifty (250) trips or more per one thousand (1,000) square feet of gross floor area per day shall require an approved traffic study for which the property owner shall be responsible.

The City shall not permit more than one curb cut, driveway or street opening on any property having a street frontage of two hundred (200) feet or less. This paragraph shall not apply if the property's street frontage is less than two hundred (200) feet and the property is at least three (3) acres in size.

When measuring distances to or between driveways, the outside edge of the driveways at the property line shall be used as a reference. In areas which have curbs, there must be at least twenty (20) feet of full height curb between driveways. Whenever practical, abutting property owners shall make joint use of curb cuts, driveways or street openings.

All abandoned driveway areas on the street frontage to be improved shall be removed and the curbing and sidewalk shall be properly restored.

Maintenance of driveway approaches or intersection openings shall be the responsibility of the owner whose property they serve.

Driveway Radii Design. Radii design for driveways shall be ten (10) foot minimum for access to streets classified as local, fifteen (15) foot minimum for access to streets classified as collector and twenty (20) foot minimum for access to streets classified as major arterials. Commercial and industrial driveways shall have a minimum radius of twenty-eight (28) feet and shall be designed in accordance with the critical vehicle using three (3) center curved design procedures. No radius is required for depressed concrete curb design and construction.