



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: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

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

Harbour Reach Corridor Project

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

City of Mukilteo Public Works Department

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

**Randall Roberts, PE
City of Mukilteo Public Works Department
11930 Cyrus Way
Mukilteo, WA 98257
(425) 263-8084**

**Contact: Amy Summe, Senior Biologist/Permit Specialist
Shannon & Wilson
400 North 34th Street, Suite 100
Seattle, WA 98103
(206) 695-6685**

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

January 2019

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

City of Mukilteo

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

Construction is anticipated to start in June 2019.

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

A second improvements phase extending north from Harbour Pointe Boulevard SW north to Harbour Point Boulevard North will be completed in the future pending funding.

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

- **Wetland and Stream Delineation Report (Shannon & Wilson, 2016)**
- **Revised Stream Crossing Assessment (Shannon & Wilson, 2017)**

- **Mitigation Report (Shannon & Wilson, 2019)**
- **Biological Assessment (Shannon & Wilson, 2017)**
- **Geotechnical Engineering Report (Shannon & Wilson, 2018)**
- **Transportation Analysis Report (Lochner, 2017)**
- **Supplemental Transportation Analysis (Lochner, 2017)**
- **Preliminary Noise Assessment (Lochner, 2017 *email*)**
- **Drainage Report (Perteet, 2018)**
- **Cultural Resources Assessment (Stell, 2018)**
- **Good Faith Asbestos Assessment (NVL Labs & Hazardous Materials Services, 2013)**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

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

- **Clean Water Act (CWA) Section 404 Permit (U.S. Army Corps of Engineers [Corps]) [Permit issued on August 9, 2018]**
- **Section 7 ESA Consultation and Section 106 National Historic Preservation Act (Corps) [completed as part of issued Corps permit process]**
- **CWA Section 401 Water Quality Certification (Washington Department of Ecology [Ecology]) [completed as part of issued Corps permit process]**
- **Coastal Zone Management Consistency (Corps) [Determined by Corps during Corps permit process to be compliant with 401 requirements]**
- **Hydraulic Project Approval (Washington Department of Fish and Wildlife [WDFW])**
- **Land Use/Clearing & Grading/Right-of-Way (City of Mukilteo)**
- **Public Agency Utility Exception (City of Mukilteo)**
- **National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit (Ecology)**

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 asks you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The proposed Project will construct a new urban arterial connecting Beverly Park Road to Harbour Point Boulevard SW, while modifying the existing road between South Road and Blue Heron Boulevard. The approximately 0.7 mile of new and improved roadway will provide a parallel north-south alternative to State Route (SR) 525, increasing the City of Mukilteo's (City's) traffic capacity and reducing the emergency response time. The completed roadway will generally consist of a two-lane arterial, bicycle and pedestrian facilities, streetscapes, and a roundabout at

South Road. The new roadway connections will cross Stream 1 and Stream 3 with culverts sized to meet or exceed WDFW standards.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The Harbour Reach Corridor project involves extending the existing section of Harbour Reach Drive that currently terminates at Harbour Pointe Boulevard SW to Beverly Park Road (see attached Vicinity Map). The project is located in the SW ¼ of Section 27 and NE ¼ of Section 28 of Township 28N, Range 4E. Most of the work is within the City's existing right-of-way or on City-owned property. The City has acquired property or easements for work and improvements on adjacent private parcels.

The following parcels outside of City right-of-way will have temporary construction-related disturbances or permanent alterations:

- Parcel 00568700201104 - City of Mukilteo; permanent right-of-way
- Parcel 00568700201201 – City of Mukilteo; permanent right-of-way
- Parcel 00568700201105 – City of Mukilteo; permanent right-of-way
- Parcel 28042700205000 – Travis Industries; permanent right-of-way, permanent easement and temporary construction easement
- Parcel 28042700204400 – Travis Industries; permanent easement
- Parcel 28042700204500 - Travis Industries; permanent easement and temporary construction easement
- Parcel 28042700204600 – Travis Industries; permanent right-of-way and permanent easement
- Parcel 28042700204800 – Travis Industries; permanent right-of-way and temporary construction easement
- Parcel 28042700204900 – Travis Industries; permanent right-of-way and temporary construction easement
- Parcel 28042800400800 – Travis Industries; permanent easement and temporary construction easement

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

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

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, ☒ hilly, steep slopes, mountainous, other _____

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

North of the intersection at Blue Heron Boulevard, the alignment drops about 35 to 40 feet in elevation into a ravine, crosses Stream 1/Wetland A, and rises back up to Harbour Point Boulevard SW. The existing ground surface slopes at approximately 24 and 36 degrees on the south and north slopes of the ravine, respectively. The ravine is wooded with primarily native deciduous and coniferous trees, shrubs, and groundcovers.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The Department of Agriculture Natural Resources Conservation Service identifies the soils located on the project site as Alderwood-Urban Land Complex, 2 to 8% slopes; Everett very gravelly sandy loam, 8 to 15% slopes; and Everett very gravelly sandy loam, 15 to 30% slopes.

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

The geotechnical report reviewed existing and collected information and did not identify any surface indications or history of unstable soils. Based on examination of Washington State Department of Natural Resources (DNR) on-line maps, the site has low potential for landslide and very low liquefaction susceptibility.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

The project includes two new sections of road to form a continuous Harbour Reach Drive from Harbour Pointe Boulevard SW to Beverly Park Road. These road sections involve clearing and other disturbances to construct the roadways and associated culverts, embankments, walls, and stormwater infrastructure. Upstream and downstream disturbances and modification will also occur to tie the original channel to the reconstructed channels under the culverts. The total affected area for these road-related activities is approximately 4.1 acres. Approximately 26,000 cubic yards of fill (Select Borrow) will be placed to construct the roads and walls. See response to 3.a.3 below for excavation and fill summary in aquatic areas.

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

Erosion could occur as a result of construction excavation and earthwork activities.

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

New road sections, with bike lanes and sidewalks, will be constructed as part of the project. According to the Drainage Report (Pertee, 2018), the project will add approximately 3.5 acres of new impervious surface (the improved road corridor will be nearly 100% impervious, with minor pervious areas consisting of landscape strips and roundabouts).

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

The contractor will utilize silt fences, catch basin inserts, plastic sheeting, straw mulch, fiber rolls, and/or other appropriate erosion control Best Management Practices (BMPs) to reduce the potential for erosion and sediment-laden water from entering the site wetlands and streams.

All of the design and construction recommendations contained within the geotechnical report have been considered and incorporated into the project plans or construction sequence as appropriate.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Short-term air emissions, including dust and vehicle exhaust, may be generated by construction activities. In the long-term, local emissions from vehicle exhaust will increase as traffic shifts from SR 525 to this alternative route. The project is not expected to increase emissions in the Mukilteo community, however, as the project does not enable new development or increase overall traffic. If congestion on SR 525 is reduced, and associated idling times, then community-wide emissions could experience a slight decrease.

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

There are no known off-site sources of emissions or odor that would affect this proposal.

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

If necessary, BMPs would be used to control temporary air pollutant emissions in construction areas. Those could consist of requiring proper maintenance of construction equipment, avoiding prolonged idling of vehicles, spraying water to minimize dust, and periodically sweeping paved areas as necessary.

3. Water [\[help\]](#)

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. [\[help\]](#)

Six wetlands and three streams have been identified on or near the project site. Wetland A fringes Stream 1 in the northern portion of the project site just south of Harbour Pointe Boulevard SW. Stream 1 crosses under Harbour Pointe Boulevard SW east of existing Harbour Reach Drive, where it continues upstream and passes through/along Wetland F, a City detention pond that was not formally delineated as part of this project. Wetlands B and C are located on the fringe of Stream 2 and are divided by retaining walls and a culvert that runs under South Road. Wetland D is a depressional wetland located in a natural gully that was modified in 1991 by constructing a fill embankment at the downstream end of the gully to create an impoundment that collects surface drainage and piped stormwater runoff. Wetland E, which was not formally delineated as part of this project, is located northeast of South Road/Harbour Reach Drive intersection, and fringes Stream 3. All of the delineated wetlands are rated as Category II and have a 165-foot buffer.

Stream 1 is a perennial stream associated with Wetlands A and F, located in the northern portion of the project and flowing south and west. Stream 2 is a perennial stream associated with Wetlands B and C. It flows west and passes under South Road via a 3-foot-diameter concrete pipe. Stream 3 is an ephemeral stream and was observed flowing only during the rainy season. The stream emerges from a culvert on the south side of South Road and flows south-west. All three streams converge into the Picnic Point Creek system which is classified as a fish-bearing stream on DNR's Forest Practice Application Mapping Tool. Streams 1 and 2 are Type 3 and have a 150-foot buffer; Stream 3 is Type 5 and has a 50-foot buffer.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes, the project includes work in, adjacent to and over Stream 1 and associated Wetland A where the new road section connects Harbour Pointe Boulevard SW and the north end of South Road. Stream 1/Wetland A will be spanned with a 26-foot-wide arch culvert. Work will also occur in, adjacent to, and over Stream 3 where a new road section connects the south end of South Road and Beverly Park Road. Stream 3 will be spanned with a 13-foot-wide arch culvert. Permanent wetland impacts to Wetland A will be compensated via enhancement of Wetland D.

Project-related work near Wetlands E and F will only occur outside of dedicated Native Growth Protection Areas and within already developed areas.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

Activity	Waterbody	Impact area (sq. ft.)	Amount of material (cubic yards [CY]) placed or removed
Excavate/grade	Wetland A	692	345
Fill with scour protection aggregate, coir logs, topsoil, streambed sediment, and cobbles	Wetland A	692	260
Excavation	Stream 1	950	165
Fill	Stream 1	950	145 (net 20 CY cut)
Excavation	Stream 3	1,731	185
Fill	Stream 3	1,731	135 (net 50 CY cut)

Topsoil and compost will be sourced from local supplier. Streambed material and scour protection rock will be sourced from nearby quarry or supplier.

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

This project will not require permanent surface water diversions or withdrawals of surface water. During excavation, grading and fill activities in Streams 1 and 3, any flow will be temporarily diverted around the work area. Temporary, localized dewatering of the work areas may be required to form and pour the concrete culvert footings and to install the scour protection rock and streambed material. Any diversions and in-channel work will occur during the agency-approved construction window (typically July through September), during which time Stream 3 is anticipated to be dry and Stream 1 will have little to no flow (less than 1 cubic foot per second). Dewatering water will be discharged to an upland area or pumped into an above-ground tank and treated to meet state water quality standards.

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

The current Federal Emergency Management Agency flood insurance rate map shows the entire work area between Harbour Pointe Boulevard and Beverly Park Road within Zone X, which are lands outside of the 500-year floodplain. Work will occur within the channels of two streams.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

There will be no discharge of waste materials to surface waters.

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

No groundwater will be withdrawn from a well for drinking water or other purposes.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

No waste materials will be discharged into the ground as a result of this project.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Perteet (2018) conducted a downstream analysis from Harbour Pointe Boulevard SW to Beverly Park Road. They identified four Threshold Discharge Areas (TDAs). All of the TDAs include new impervious areas, but only two of the TDAs (3 and 4) will exceed thresholds that trigger water quality treatment and flow control. Currently, runoff from existing impervious surfaces (118,233 sf) in TDA 3 is routed to Stream 2/Wetlands B and C, Wetland D (which provides some detention), and Stream 3. Runoff from existing impervious surfaces (67,333 sf) in TDA 4 is collected and discharged into two locations in Stream 1 – one on the north side of Harbour Pointe Boulevard SW and one to the south.

Consistent with current City code, the City has designed the project using Ecology's 2014 Stormwater Management Manual for Western Washington. The total overall project adds 152,379 sf of new impervious area (111,041 sf of which is pollution-generating). The proposed project will capture runoff from all new impervious surfaces within TDA 3 and TDA 4. TDA 3 runoff will be captured and detained in a two-celled vault under the existing road section north of the new roundabout at South Road. TDA 4 runoff will be captured in a two-celled vault under the new road section near Blue Heron Boulevard. The detained water will flow through modular wetland units for treatment prior to discharge in the

buffers of Stream 1/Wetland A and Stream 3 via bubble-up energy dissipaters topped with birdcage grates.

Construction will comply with a project-specific Temporary Erosion and Sediment Control Plan and a Stormwater Pollution Prevention Plan.

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

The primary potential pollutants are sediment from disturbed soils, petroleum products used by construction equipment, and fill materials (concrete, asphalt, and road base) to construct the new road sections and modify existing roadways.

The discharge of potential waste materials will be minimized through the use of BMPs during construction. All equipment exposed to concrete will be cleaned in such a manner as to prevent cement-laden water from entering Wetland A or Streams 1 and 3. Water that has been exposed to concrete will be captured and treated for turbidity and pH prior to being released.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

As required by the 2014 Stormwater Management Manual for Western Washington, drainage patterns will effectively remain the same with runoff in each of the TDAs continuing to be discharged into the same TDA.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Through compliance with applicable local and state regulations, the project has incorporated appropriate and necessary measures to reduce and control runoff. No additional measures are necessary. If unexpected conditions arise during construction, the contractor will adaptively manage the site consistent with the NPDES Construction Stormwater General Permit.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ deciduous tree: **alder, maple**, aspen, other
- ☒ evergreen tree: **fir, cedar**, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ wet soil plants: cattail, **buttercup, bulrush, skunk cabbage**, other

- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Approximately 3.4 acres of native upland forest vegetation (~20% of which is stream and/or wetland buffer) will be removed during the construction of the new Harbour Reach Drive road sections. Typical species in these forest areas include Douglas-fir, red alder, bigleaf maple, western red cedar, salmonberry, red elderberry, red huckleberry, devil's club, Oregon grape, salal, sword fern, Pacific dewberry, and false lily-of-the-valley.

Near the south end of the project corridor, the new road will eliminate approximately 0.45 acre of vegetation dominated by Himalayan blackberry and approximately 0.25 acres of mowed grasses and old landscaping surrounding a garage building. Finally, approximately 0.03 acre of Wetland A vegetation will be removed, consisting of a couple of red alders, salmonberry, skunk cabbage, lady fern and stinging nettle.

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

No threatened or endangered plant species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Once construction is complete and all temporarily disturbed areas have been stabilized, exposed and disturbed soils within stream and wetland buffers and within wetland will be replanted with native species. Road-associated landscaping will consist primarily of a 4-foot-wide continuous planting strip between the roadway curb and sidewalk. The planting strip will be planted with deciduous street trees spaced 20 feet apart. The understory will be planted with a mix of drought-tolerant native and non-native groundcovers. The roundabout center island will be planted with a small number of native evergreen and/or deciduous trees and a mix of drought-tolerant native and non-native shrubs and ground covers in a naturalistic planting scheme.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Robert's geranium was observed in Wetland A; this weed is not listed in any class in Snohomish County Noxious Weed list but is listed as a Class B noxious weed by the state. English holly, a Snohomish County "non-regulated noxious weed," was observed in Wetland B. Some upland areas of the site, primarily along habitat edges, also included Himalayan blackberry and evergreen blackberry. These two species are not designated as noxious weeds by the County, but they are listed as Class C on the state list.

5. **Animals** [\[help\]](#)

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

Examples include:

birds: hawk, heron, eagle, songbirds, other: waterfowl
mammals: deer, bear, elk, beaver, other: mountain beaver
fish: bass, salmon, trout, herring, shellfish, other _____

The project site is likely to contain wildlife species that are adapted to more urban environments, such as deer, raccoons, opossum, mountain beavers and smaller rodents, coyotes, garter snakes, salamanders, frogs, and a variety of birds. None of the available fish mapping resources identify any fish use in Streams 1, 2, or 3 within the project area.

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

According to the U.S. Fish and Wildlife Service's (USFWS's) Information for Planning and Consultation (IPaC) interactive map, five threatened and endangered species may be potentially affected by activities at the location. These include the North American wolverine, marbled murrelet, streaked horned lark, yellow-billed cuckoo, and bull trout. None of these species are known to be on or near the site. WDFW's online mapping resources, SalmonScape and Priority Habitat and Species (PHS) on the Web, show no threatened or endangered species at this site. The nearest mapped listed species (per SalmonScape) are Chinook salmon and steelhead trout, listed as Threatened by the National Marine Fisheries Service, and bull trout, listed as Threatened by USFWS, approximately 2.4 miles downstream in Puget Sound. No essential fish habitat was identified at the site.

Bald eagles, which were delisted from the federal Endangered Species Act in 2007 and from Washington State's list of sensitive species in 2017, had documented nesting sites in Japanese Gulch, Olympic View Ravine, Big Gulch, and Lower Chennault Gulch. Bald eagles, their nest sites, and community roosts are still protected under the federal Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Bald eagles are likely to be found perching on trees with views of Puget Sound and foraging in Puget Sound waters (2.4 miles to the west) and are likely to fly over the project area on occasion. The site does not contain foraging habitat for the eagle, nor were suitable nest trees observed. WDFW no longer includes bald eagle nest sites on its PHS maps.

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

The project area lies within the Pacific Flyway, an avian migratory corridor consisting of western coastal areas of South, Central, and North America. No other migration routes are known.

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

The two new stream crossings were designed per WDFW standards to allow for passage of fish. The culvert over Stream 1 is larger than required to provide passage for local wildlife. All but the largest wildlife species could also use the Stream 3 culvert to access the forested and shrub areas east of Harbor Reach Drive and south of South Road. This area is anticipated to be developed in the future, so wildlife passage was not a primary objective of the culvert design.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

European starling, house sparrow, and Eastern gray squirrel are likely present.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electric energy will be used to power a new traffic signal and the new and replacement street lighting.

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

The project will not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The project will include dedicated bike lanes and sidewalks on both sides of the roadway to encourage modes of transport that do not rely on fossil fuels.

7. Environmental Health [\[help\]](#)

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

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

The only known contamination is the presence of asbestos in the silver paint that was applied to the garage roof located on a City-owned property adjacent to Beverly Park Road. That structure is slated for demolition as part of this project. Possible contamination is limited to spills from vehicles or other equipment using the roadway and parking areas that drain into the project area.

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

No hazardous chemicals/conditions are known that could affect project development and design.

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

Toxic or hazardous chemicals that might be stored, used, or produced during the project's construction or operation are limited to diesel, oil, and/or gasoline used by construction equipment and vehicles.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency service needs are anticipated for this project.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

The project will comply with a project-specific Spill Prevention, Control and Countermeasures Plan.

The contractor will also use Asbestos Certified Workers and an Asbestos Certified Supervisor during garage removal activities and will comply with State regulations governing potential discovery of additional asbestos-containing materials and disposal of all asbestos-containing materials.

b. Noise [\[help\]](#)

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

The primary noise source in and near the project corridor is traffic from Harbour Pointe Boulevard SW, South Road, and Beverly Park Road. Noise from the surrounding neighborhoods and commercial/industrial areas is also present.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

During construction, noise from construction equipment may occur between the hours of 7 a.m. and 10 p.m. Monday through Friday, or 9 a.m. and 10 p.m. on weekends, in accordance with Mukilteo Municipal Code 8.18.020. Equipment is anticipated to run during normal working hours of operation (7 a.m. to 5 p.m. Monday through Friday) for the majority of the project.

The new sections of roadway will introduce new traffic noise and the existing section of roadway is likely to experience increased traffic and thus increased noise with the completion of a continuous road corridor that parallels the Mukilteo Speedway.

The closest residential noise receptors that may be sensitive to the new and increased traffic noise are the single-family homes on 130th Place SW/42nd Avenue West located in the Possession Bay Highlands neighborhood. The closest home to the new road section will be approximately 60 feet to the west. According to a preliminary noise assessment made by Lochner (2017), “it is likely that traffic noise will be audible at the residences closest to the proposed roadway, but at greater distances [it] is more likely that nature sounds, such as wind through trees, and human sounds such as air conditioners and local traffic, will dominate the soundscape.” Several homes on Pacific Place will also be close to the new road section, but their soundscape already includes traffic from adjacent Beverly Park Road.

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

During construction, the contractor will be required to keep the construction equipment’s mufflers and exhaust systems in good operating condition and in compliance with City of Mukilteo noise ordinances.

The new roadway section east of the Possession Bay Highlands neighborhood will include a solid edge barrier as a safety measure that also serves to block traffic noise. Further, the road profile separates the travel lane from the road edge with a bike lane, sidewalk, and a grass buffer. “These non-motorized elements, coupled with the raised profile, create an enhanced shadow zone for noise at locations along the roadway where the grade is elevated substantially above the existing ground.”

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Currently, the parcels where work will be taking place include undeveloped forested areas, developed right of way, and areas of developed light industrial use.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The project site has not been used as working farmlands or working forest lands. No farmland or forest land will be converted to nonfarm or nonforest use.

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

No working farms or forest land are located in the site vicinity. The project is not anticipated to affect or be affected by working farm or forest lands operations.

- c. Describe any structures on the site. [\[help\]](#)

Structures on the site include the existing walls supporting South Road, concrete culverts carrying Streams 2 and 3 underneath South Road, chain link fencing, concrete jersey barriers, and associated utilities (e.g., luminaires). There is also a single-story garage on a concrete foundation at the south end of the corridor near Beverly Park Road. The associated single-family residence was removed in 2012.

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

In order to extend Harbour Reach Drive south between South Road and Beverly Park Road, the concrete jersey barrier wall along the south side of the road will need to be removed. The garage near Beverly Park Road will also be demolished.

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

The City of Mukilteo maps the area as zoned for Industrial Park, with a small area of Light Industrial at the south end of the corridor adjacent to Beverly Park Road, and a small area of Open Space at the north end of the corridor adjacent to Harbour Pointe Boulevard SW.

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

The current land use designation map lists the majority of the site as Industrial, with a small portion in the northwest corner of the site as Parks and Open Space.

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

Not applicable.

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

The City's 2010 *Streams, Wetlands & Watersheds* map showed the project area wetlands and streams all coalescing downstream/downslope in a larger wetland system in the Picnic Point Ravine watershed. The City's 2010 map classified the wetlands as Category II. The updated map (*Streams and Watersheds*, 2018) does not identify wetlands.

A 2011 amended and revised binding site plan for Harbour Pointe Sector 20 shows an extensive network of designated Aquatic Resource Areas (streams, wetlands and buffers) and Native Growth Protection Areas.

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

No people would reside or work in the completed project area as a result of the project.

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

No people will be displaced.

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

None needed.

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

The proposed project will not affect existing or projected land uses and plans. The proposed project is included in the City's 2015 Comprehensive Plan.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

There are no agricultural or forest lands nearby that have a long-term commercial significance, so no measures are proposed.

9. Housing [\[help\]](#)

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

No housing units are proposed as part of this project.

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

The project will not provide any housing units.

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

No measures necessary.

10. Aesthetics [\[help\]](#)

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

A portion of the project includes modifying the existing South Road roadway, which will not involve new structures other than replacement luminaires. New and replacement light and other utility poles generally have maximum heights of 40 feet above the ground surface along the corridor. The two new road segments will involve extensive fills and walls to cross the stream corridors. From the ground surface, the tallest wall section will be approximately 35 feet above Stream 1 and shy of 30 feet above Stream 3. New or replacement concrete jersey barriers will be approximately 32 inches tall. New traffic and pedestrian barriers along the tops of high walls could have a maximum height of 42 inches.

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

The corridor will be an active construction project for about 18 months with ongoing cuts, fills, demolition, paving and concrete pours, tree and vegetation removals, and other activities. During this time, some areas along the corridor roadways may have altered views. Once construction is complete, occupants of the Pacific Place residences will have their view of vegetated open space replaced by the new Harbour Reach Drive.

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

Adverse aesthetic impacts will be short term. Existing vegetation will be preserved to the maximum extent possible, and bare ground will be stabilized and re-vegetated as soon as practicable. The completed project will include lighting, roundabouts with plantings, and aesthetically pleasing streetscape designed by a professional landscape architect. At the south end of the project, the new Harbour Reach Drive will be screened from the residential community on Pacific Place with a buffer of densely planted evergreen trees and shrubs. The large retaining wall supporting the roadway on its west side between South Road and Pacific Place will be screened from residences to the west by a row of evergreen trees and non-invasive climbing vines. Another retaining wall at the intersection of Harbour Reach Drive and Harbour Pointe Boulevard will be softened with non-invasive trailing vines.

11. Light and Glare [\[help\]](#)

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

The road corridor is currently lit on both sides to improve dawn, dusk, and nighttime visibility. The proposed project will include new luminaires installed and operated consistent with City-prescribed Washington State Department of Transportation/American Public Works Association Standard Plans and Specifications. No other light or glare will be generated by the completed project.

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

Existing and new street lights are not considered a safety hazard and do not interfere with views.

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

No off-site sources of light or glare will affect this project.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

As mentioned, the proposed project will include new luminaires along the existing and new roadway sections. These lights will be installed and operated consistent with City-prescribed Washington State Department of Transportation/American Public Works Association Standard Plans and Specifications, which includes requirements for lighting based on local levels of pedestrian activity intensity and safety for roadway conditions. New luminaires will be placed on the east side of the roadway in order to minimize impact to the Possession Bay neighborhood west of the project, below the proposed roadway between Beverly Park Road and South Road. No other measures are necessary.

12. Recreation [\[help\]](#)

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

The nearest City park (Harbour Pointe Village Park) is located approximately 0.2 mile west of the site on Harbour Pointe Boulevard SW. The Harbour Point Golf Club is also located off Harbour Pointe Boulevard SW, approximately 0.5 mile west of the site. The Paine Field Community Park is located less than 1 mile (driving distance) from the site. The zoning map for the City shows that much of the Picnic Point Creek corridor is zoned as Open Space immediately to the west of the project area.

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

The project footprint does not displace existing recreational use areas.

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

None needed (no impacts proposed).

13. **Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

According to the cultural resources assessment completed for the project (Stell, 2018), the only building older than 50 years within the immediate project area is a residential garage located at 13124 Beverly Park Road (south end of the project corridor). The garage was constructed in 1957 on a concrete slab foundation and has a flat composition roof and wood shiplap siding. The analysis concludes that:

“The garage at 13124 Beverly Park Road lacks integrity of design, setting, and materials. An addition to the building has altered its massing, damaging its integrity of design. Demolition of the adjacent house with which it was associated has affected its integrity of setting, and removal of the garage doors on the south and eastern elevations have affected its integrity of materials. Furthermore, the building lacks the distinctive characteristics of a type, period, or method of construction necessary for consideration for eligibility to the [National Register of Historic Places] under Criterion C. The building is also not known to be associated with any significant persons or events in American history, as would be required for Criteria A or B. It is the recommendation of Stell that no additional important information can be yielded related to the local, state, or national history and therefore the building is not eligible under Criteria D.”

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Stell finalized a cultural resources assessment for the project in January 2018. The study included a records search and background literature review, accessing the Department of Archaeology & Historic Preservation Office’s Washington Information System for Architectural and Archaeological Records Data, coordination with affiliated Native American Tribes, and an archaeological survey including pedestrian surface survey and subsurface shovel testing. Seventeen shovel test probes (STPs) were excavated along the corridor. Neither the background literature review, records search, surface survey nor probes identified any cultural resources in the area of potential impact.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

See response to 13.b.

- d. Proposed measures to avoid, minimize, or compensate for the loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

As stated in Stell's report: "As such, Stell also recommends to the City of Mukilteo a finding of No Effect regarding historic properties or cultural resources.... Stell recommends no additional cultural resources work within the [area of potential impact]."

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected the geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Harbour Pointe Boulevard SW and Beverly Park Road are minor arterials in Mukilteo. They can be accessed via metered intersections from the Mukilteo Speedway. South Road, labeled Harbour Reach Drive on some maps, can also be accessed from Evergreen Drive, which connects to the 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? [\[help\]](#)

Community Transit Bus Route # 113 (Mukilteo to Lynnwood Transit Center) is the closest bus route to the project area. The closest bus stop in the northern portion of the project is located at the intersection of Harbour Reach Drive and Harbour Pointe Boulevard SW. The closest bus stop in the southern portion of the project is located at the intersection of Beverly Park Road and 132nd Street SW.

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

The project will not add or eliminate any public parking spaces. With property owner permission, four private parking spaces associated with the Boeing facility will be eliminated in the parking lot southeast of the intersection of Blue Heron Boulevard and Harbour Reach Drive.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The project proposes one new roundabout on Harbour Reach Drive at the south end of existing South Road, a new north leg to the Beverly Park Road intersection, a new south leg to the South Road intersection, a new north leg to the Blue Heron Boulevard intersection, a new south leg to the Harbour Point Boulevard SW intersection, a new traffic signal at Beverly Park Road, a modified traffic signal at Harbour Point Boulevard SW, and future signal conduit infrastructure will be placed at the Blue Heron Boulevard intersection. The new and modified sections of roadway will include two vehicle travel lines, which widen approaching intersections to provide an

additional turn lane; sidewalks and bike lanes on both sides of the street; and landscape strips with street trees.

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

The existing north-south segment of South Road is 36 feet wide and asphalt-paved, with one center turn lane and one lane in each direction. Each side of the road has concrete sidewalk, curbs, and gutters. The existing road surface will be thickened by at least 2 inches to handle the anticipated increased vehicle loading.

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

The project will not use water, rail, or air transportation systems. Paine Field airport is located just over 0.5 mile northeast of the project, but the project would not interfere with or be affected by air transportation.

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

According to the *Harbour Reach Drive Ext Transportation Analysis* prepared by Lochner (2017), peak traffic hours would occur during AM and PM drive times. During the peak drive time hours, the estimated traffic volumes for all approaches, including left turns, right turns and through traffic, are approximately 4,928 vehicles in the AM and approximately 6,167 in the PM. Methods used to determine these estimates include a stop control intersection analysis, a roundabout analysis, and a signal analysis.

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

The project will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

No additional measures are necessary.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

The project will not result in an increased need for public services. The addition of an arterial roadway will benefit emergency services in the city by providing an alternative route to the Mukilteo Speedway.

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

None.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
☐ electricity, ☐ natural gas, ☐ water, ☐ refuse service, ☐ telephone, ☐ sanitary sewer, ☐ septic system, other

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Existing and new electric lines are powered by Snohomish County Public Utility District; water and wastewater services are provided by the Alderwood Water District. Garbage service to adjacent uses is provided by Waste Management. A number of providers offer phone service.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

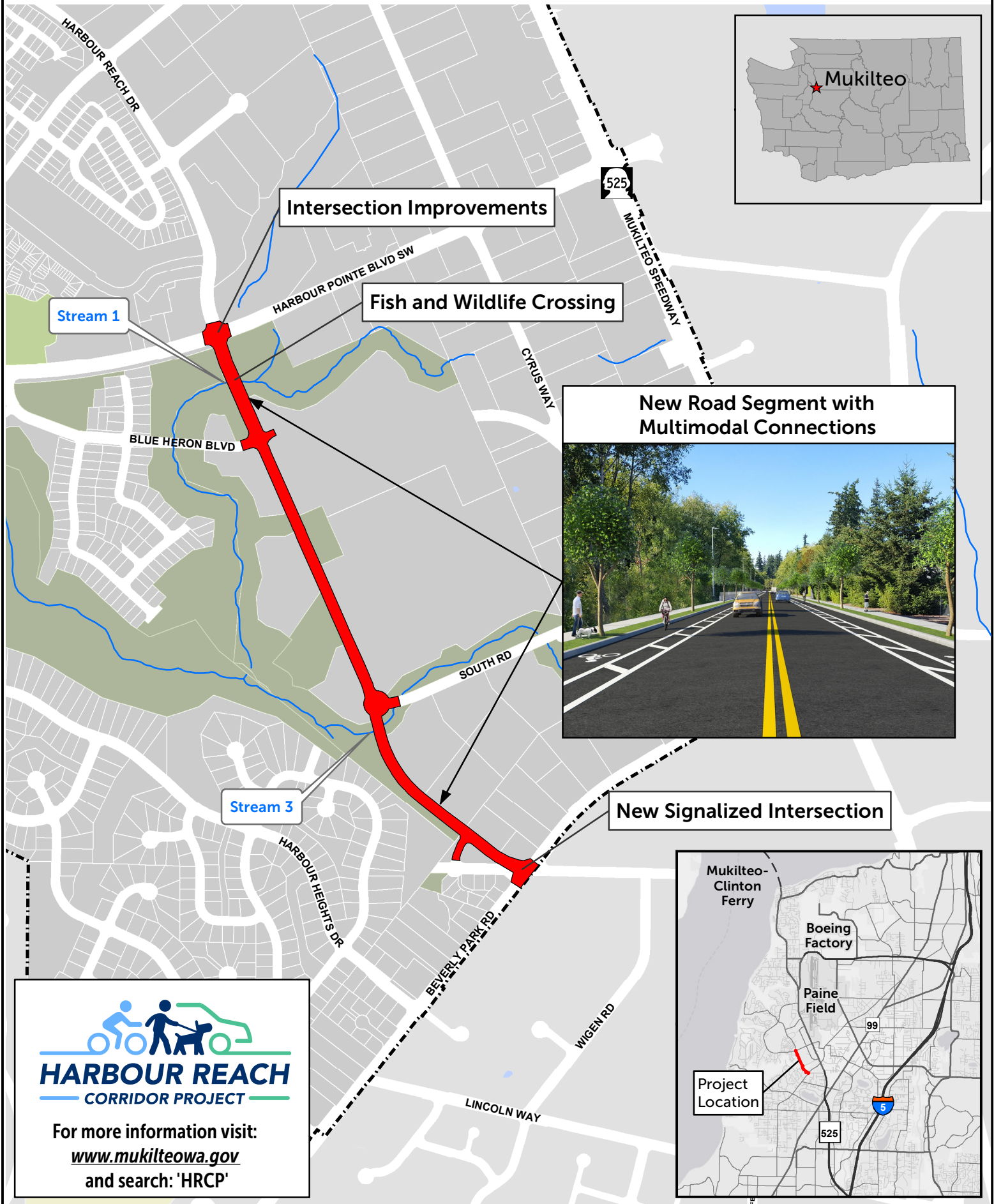
Name of signee Amy Summe

Position and Agency/Organization Sr. Biologist/Permit Specialist, Shannon & Wilson, Inc.

Date Submitted: January, 2019

Proposed Harbour Reach Corridor Project

0 350 700 Feet



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