



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

**Notice of Application
for
Harbour Pointe Boulevard (HPB) SW
Widening Project
at HPB & Cyrus Way
by the City of Mukilteo**

Fiona McNair, of GeoEngineering Inc. on behalf of the **City of Mukilteo** applied for a Project Permit with the City of Mukilteo on December 28, 2017. The application became complete on January 18, 2018. This application and all supporting documents are available at City Hall for public viewing. (File No. PPR-2017-003).

Description of Proposal: Widen Harbour Pointe Boulevard S.W. and upgrade the operational components of the Harbour Pointe Boulevard S.W./Cyrus Way intersection. The project will extend along Harbour Pointe Boulevard from SR 525 to approximately 450 feet west of Cyrus Way. Left turn pockets with left turn sign phases will be added to all four legs at the intersection of Cyrus Way allowing left turn movements to be protected/permissive. An elevated, 8-foot wide shared use path and 5-foot wide planter strip will be constructed on the south side of the boulevard to complete the sidewalk and bike path gap that currently exists. Sidewalks along the east and west sides of Cyrus Way will be designed to draw pedestrians closer to the existing traveled way. This is being done to minimize pedestrian crosswalk lengths and reduce impacts to the existing critical areas. The project includes stormwater management, including flow control and water quality treatment.

Three wetlands have been identified and delineated within the project corridor, a Category III and IV wetland delineated by GeoEngineers (GeoEngineers 2017, Harbour Pointe Wetland and Stream Delineation Report) and one Category IV wetland delineated by others (Wetland Resources 2016, Critical Area Study and Buffer Averaging Plan). The proposed layout minimizes impacts to existing wetlands and wetland buffers to the maximum extent practicable while still meeting design and safety requirements. Project improvements will expand the existing roadway footprint into one existing wetland (Wetland A which is a Category III Wetland) and into disturbed (pavement or gravel) portions of existing wetland buffers.

The wetland impacts associated with the road work will be mitigated for on property the City owns, known as Japanese Gulch. The City of Mukilteo has identified Japanese Gulch for wetland and buffer mitigation. Compensatory wetland mitigation for project impacts at the road widening site is proposed at the Japanese Gulch site. If approved by the Army Corps of Engineers, mitigation will include wetland creation and enhancement.

Location of Proposal: See Attached Location Map

Environmental Documents Prepared for the Proposal:

- Environmental Checklist list prepared by Fiona McNair dated December 19, 2017
- Geotechnical Engineering Services for the Harbour Pointe Boulevard Widening Project prepared by GeoEngineers Inc. dated October 20, 2017
- Geotechnical Engineering Evaluation for ICOM prepared by Nelson Geotechnical Engineering dated September 19, 2014
- Biological Evaluation No Effects Letter for the Harbour Pointe Boulevard Widening Project prepared by GeoEngineers Inc. dated December 19, 2017
- Critical Areas Study and Buffer Averaging Plan for ICOM – Harbour Pointe Boulevard prepared by Wetland Resources, inc. dated April 11, 2016
- Wetland and Stream Delineation Report for the Harbour Pointe Boulevard Widening Project prepared by GeoEngineers Inc. dated December 18, 2017
- Japanese Gulch Wetland Delineation for the Harbour Pointe Boulevard Widening Project prepared by GeoEngineers Inc. dated November 14, 2017
- Revised Japanese Gulch Wetland Delineation for the Harbour Pointe Boulevard Widening Project prepared by GeoEngineers Inc. dated December 19, 2017
- Wetland Mitigation Plan for the Harbour Pointe Boulevard Widening Project prepared by GeoEngineers Inc. dated December 19, 2017
- JARPA Application
- Cyrus Way and Harbour Pointe Boulevard SW Analysis of Alternative Intersection Concepts prepared by Lochner
- Harbour Pointe Boulevard SW Supplemental Transportation Analysis prepared by Lochner

List of Required Permits:

- Project Permit;
- Engineering Permit;
- Section 404 Permit; and
- Any other State and 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 checked="" type="checkbox"/> Sector Plan & Amendments |
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan | <input checked="" type="checkbox"/> Mukilteo Municipal Code |
| <input type="checkbox"/> International Building Code (2012 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input type="checkbox"/> International Fire Code (2012 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 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: Friday, February 2, 2018

End of Comment Period: Friday, February, 16, 2018

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.

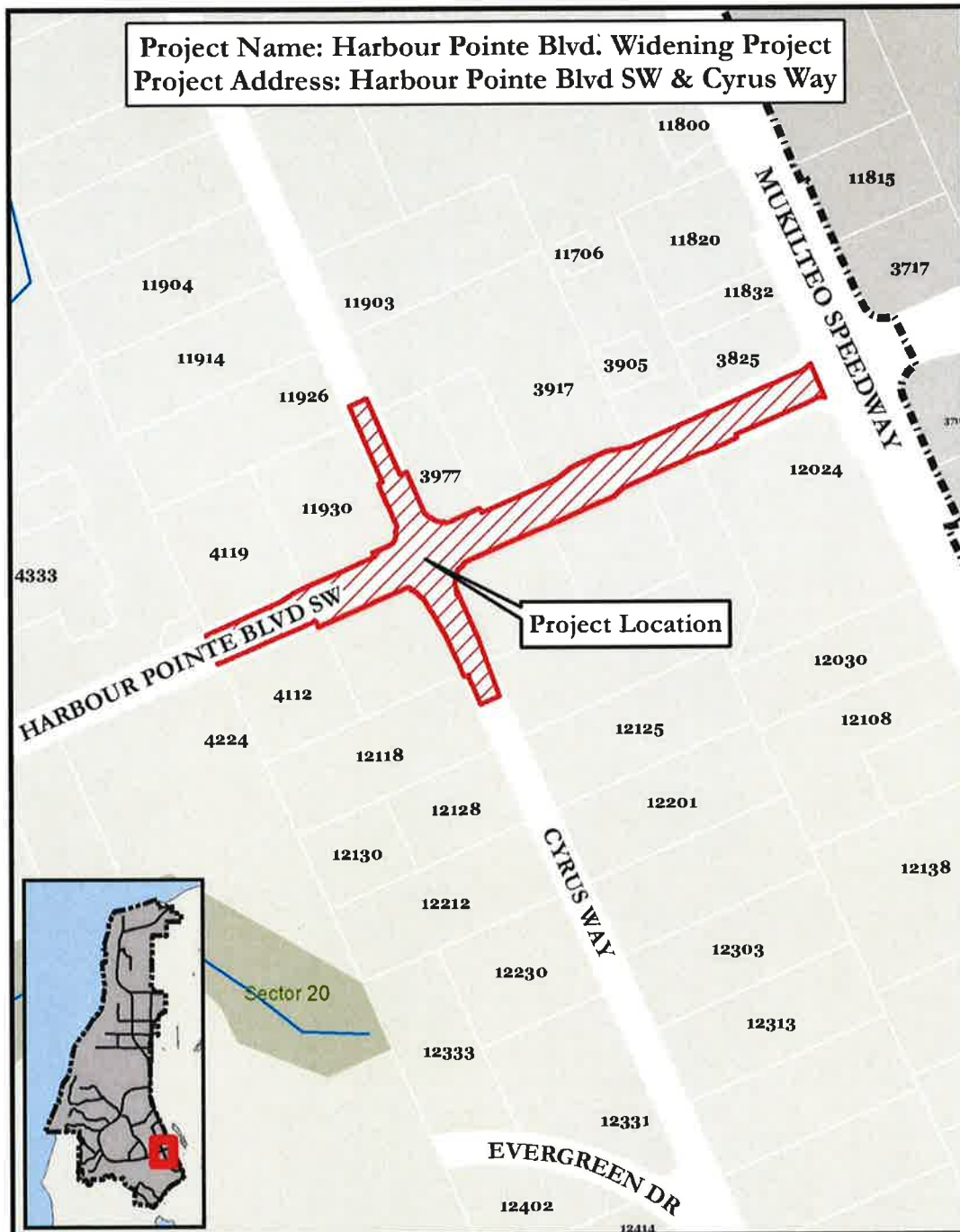
Appeals

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: 
Linda Ritter, Senior Planner

Date: 2/29/18



Location Map

Date Issued: Friday, February 2, 2018
Date Advertised: Friday, February 2, 2018
End Comment Period: Friday, February 16, 2018

pc:	Applicant/Representative	CDD Director	Property File
	Reviewing Agencies	Permit Services Supervisor	
	Interested Parties	Permit Services Assistants (2)	

Harbour Pointe Boulevard SW Widening Project

Project Description

The City of Mukilteo (City) is proposing to widen Harbour Pointe Boulevard S.W. and upgrade the operational components of the Harbour Pointe Boulevard S.W./Cyrus Way intersection within the City of Mukilteo, Washington. The Road Project is classified as a reconstruction project that will mitigate collisions and provide public benefit by reducing congestion, increasing safety, improving business access, and improving the level of service at the intersections of Cyrus Way. The project will extend along Harbour Pointe Boulevard from SR 525 to approximately 450 feet west of Cyrus Way.

Left turn pockets with left turn sign phases will be added to all four legs at the intersection of Cyrus Way allowing left turn movements to be protected/permissive. An elevated, 8-foot wide shared use path and 5-foot wide planter strip will be constructed on the south side of the boulevard to complete the sidewalk and bike path gap that currently exists. Adjacent to Wetland C, the planter strip will be eliminated and the sidewalk narrowed to avoid impacts to the wetland.

Sidewalks along the east and west sides of Cyrus Way will be designed to draw pedestrians closer to the existing traveled way. At the intersection, proposed sidewalks will match against the back of curb. This is a standard design provision and is being done to minimize pedestrian crosswalk lengths, impacts to existing critical areas, and to avoid acquisition of new right-of-way. Roadway lane widths have been designed to best accommodate semi-truck turning movements as well as to minimize environmental impacts. Proposed paving limits have been minimized to reduce impacts on stormwater and downstream critical areas. Stormwater management will address both flow control and water quality in one combined wet vault/detention facility and provide water quality using Contech filters.

Project elements will provide comprehensive safety improvements that accommodate expected increases in traffic within the corridor. Overall outcomes will include increased corridor safety and capacity, reduced delay and congestion, increased freight mobility, and enhanced ADA accessibility along this City arterial serving a combination of residential, commercial, industrial, and recreational users.

Three wetlands have been identified and delineated within the project corridor, two Category III wetlands delineated by GeoEngineers (GeoEngineers 2017, Harbour Pointe Wetland and Stream Delineation Report) and one Category IV wetland delineated by others (Wetland Resources 2016, Critical Area Study and Buffer Averaging Plan). The footprint of improved surfaces was developed by the modeling turning movements of commercial vehicles (semi-trucks) that utilize the corridor each day. Multiple iterations were conducted to minimize the area of new roadway surfaces, both to minimize construction costs and to reduce the potential for impacts to existing sensitive areas. The proposed layout minimizes impacts to existing wetlands and wetland buffers to the maximum extent practicable while still meeting design and safety requirements.

Project improvements will expand the existing roadway footprint into one existing wetland (Wetland A) and into disturbed (pavement or gravel) portions of existing wetland buffers. The quality of stormwater from existing roadway surfaces and from proposed surfaces will be improved by installing stormwater features that collect, detain, and treat roadway runoff. Specific media to be used for filtration will be selected based on the land use and stormwater runoff pollutant loading. The combination of these structures will provide water quality improvements as collected runoff passes through the vault wet pools and media cartridges, trapping particulates and adsorbing pollutants.

The wetland impacts associated with the road work will be mitigated for on property the City owns, known as Japanese Gulch. The City of Mukilteo has identified Japanese Gulch for wetland and buffer mitigation. Compensatory wetland mitigation for project impacts at the road widening site is proposed at the Japanese Gulch site. Mitigation will include wetland creation and enhancement.