



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

May 28, 2025

City of Marysville
Attn: Bryan Milligan
501 Delta Avenue
Marysville, WA 98270

Re: Coastal Zone Management Federal Consistency Decision for Marysville Riverwalk
Brownfields Redevelopment (Corps No. NWS-2024-119), Marysville, Snohomish County,
Washington

Dear Bryan Milligan:

On April 16, 2025, the Department of Ecology (Ecology) received a Certification of Consistency with the Washington State Coastal Zone Management Program (CZMP) for the above project. Ecology issued a 21-day public notice on April 30, 2025. Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs with City of Marysville's determination that the proposed work is consistent with Washington's CZMP.

The proposed Marysville Riverwalk Brownfields Redevelopment project aims to convert light industrial lands into multi-family housing, a hotel, a youth sports and recreation facility, restaurants, a family entertainment center, along with improved public access to the waterfront and open space amenities.

This site is located along Ebey Slough and will require raising it above the Base Flood Elevation (BFE) of 13 feet as defined by FEMA. Approximately 200,000 cubic yards of fill material will be imported in three phases of construction to elevate the lowest floors of the new buildings above the BFE. Before filling the site, approximately 1,530 cubic yards of petroleum- contaminated soil will be removed from four locations identified in previous environmental studies. Other work that will occur before filling the site includes relocating the City's Public Works Department, demolishing structures, and relocating utilities (electrical, stormwater, and sewer).

The reconfiguration of stormwater drainages and fillings will impact a total of 345 ft² of Wetland 1, 12,890 ft² of Wetland 2, and 14,870 ft² of the Wetland 2 buffer. These wetland

impacts will be mitigated by obtaining credits from the City's advance mitigation site at the Qwuloolt Estuary Restoration area and by enhancing native vegetation within Wetland 2.

The project site is located at 80 Columbia Avenue and 60 State Avenue, in Marysville, Snohomish County, Washington, Section 33, Township 30 N., Range 5 E., within Water Resource Inventory Area (WRIA) 07 Snohomish.

If you have any questions regarding Ecology's decision, please contact Doug Gresham at 425-429-1846 or by email at doug.gresham@ecy.wa.gov.

Your right to appeal

You have a right to appeal this decision to the Pollution Control Hearings Board (PCHB) within 30 days of the date of receipt. The appeal process is governed by Chapter 43.21B RCW and Chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21B.001(2).

To appeal, you must do all of the following within 30 days of the date of receipt of this decision:

- File your notice of appeal and a copy of this decision with the PCHB (see filing information below). "Filing" means actual receipt by the PCHB during regular business hours as defined in WAC 371-08-305 and -335. "Notice of appeal" is defined in WAC 371-08-340.
- Serve a copy of your notice of appeal and this decision on the Department of Ecology by mail, in person, or by email (see addresses below).

You must also comply with other applicable requirements in Chapter 43.21B RCW and Chapter 371-08 WAC.

Address and Location Information

Filing with the PCHB

For the most current information regarding filing with the PCHB, visit: <https://elaho.wa.gov/> or call: 360-664-9160.

Service on Ecology

Street Addresses:

Department of Ecology
Attn: Appeals Processing Desk
300 Desmond Drive SE
Lacey, WA 98503

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Mailing Addresses:

Department of Ecology
Attn: Appeals Processing Desk
PO Box 47608
Olympia, WA 98504-7608

E-Mail Address:

ecologyappeals@ecy.wa.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Burcar".

Joe Burcar, Section Manager
Northwest Region Office
Shorelands and Environmental Assistance Program

Sent via e-mail: bmilligan@marysvillewa.gov

E-cc: Ryan Cochoit, U.S. Army Corps of Engineers
Andrea Bachman, Perteet
Shelby Burgess, Snoqualmie Tribe
Erin Hanlon Brown, Ecology
Doug Gresham, Ecology
fedconsistency@ecy.wa.gov