



CLIENT:  
**WMA**  
WASTE MANAGEMENT

CONSULTANT:  
**springline design llc**  
Civil Engineering | Site Development | Transportation  
3121 Western Avenue, Suite 501 | Seattle, WA 98121  
Tel: 206.957.8311

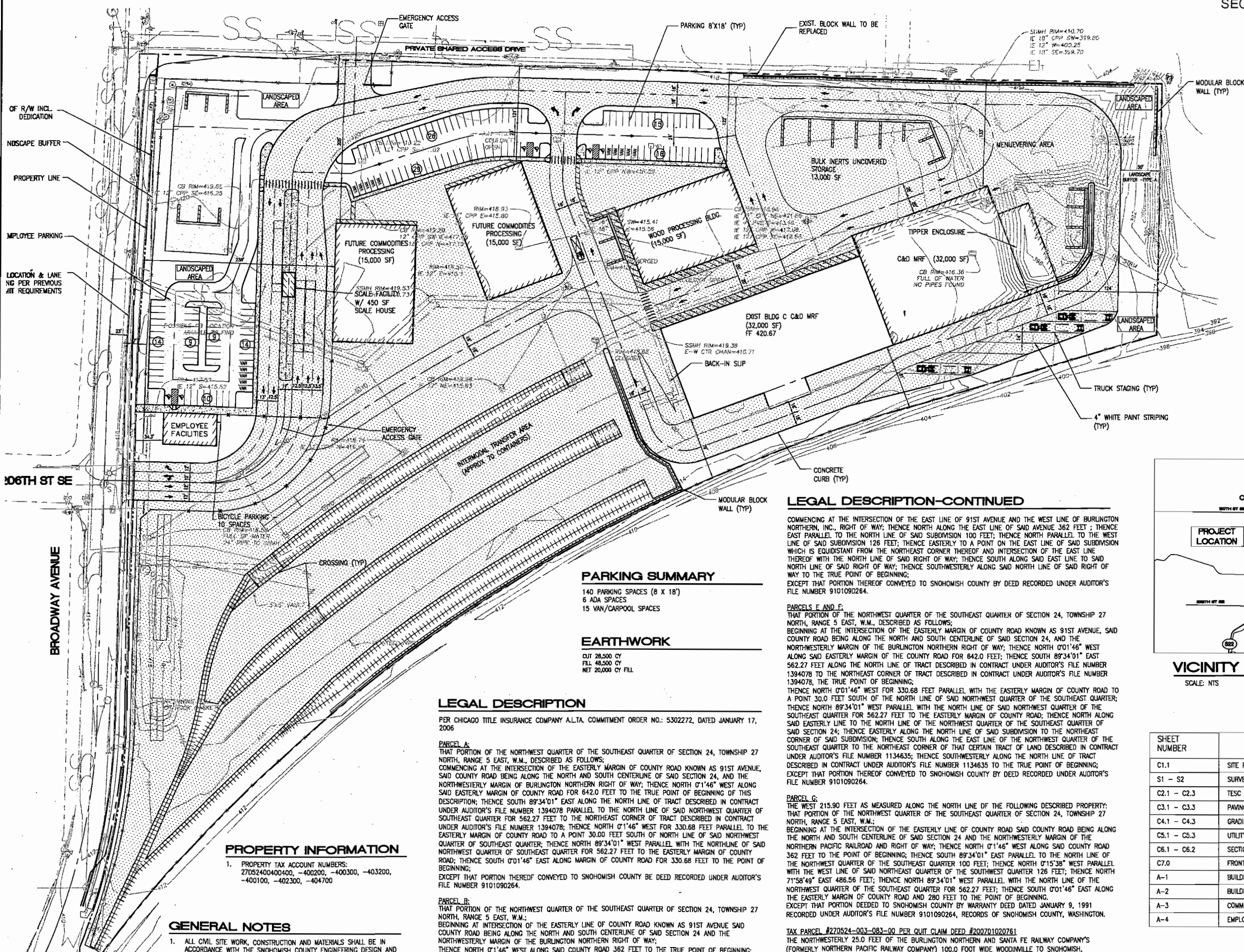
DESIGN BUILD CONTRACTOR  
ET ENVIRONMENTAL  
PO BOX 4967  
220 S SECOND AVE, SUITE 201-2  
KETCHUM, ID 83340  
T (208) 928-7361  
CONTACT: JEFF LAMOUREUX, PE

CIVIL ENGINEER  
SPRINGLINE DESIGN  
3131 WESTERN AVENUE, SUITE 501  
SEATTLE, WA 98121  
T (206) 957-8311  
CONTACT: PETER APOSTOL, PE

GEOTECHNICAL ENGINEER  
GEODESIGN, INC.  
10700 MERIDIAN AVENUE NORTH, SUITE 2101821 180TH  
SEATTLE, WA 98133  
T (206) 838-9900  
CONTACT: KEVIN LAMB, PE

**CALVERT ECO-PARK**  
PFN: 10 107092 000 00 LU Calvert Eco park  
Received - 09/24/2010

SHEET NUMBER	SHEET NAME
C1.1	SITE PLAN
S1 - S2	SURVEY
C2.1 - C2.3	TESC PLAN
C3.1 - C3.3	PAVING AND LAYOUT PLAN
C4.1 - C4.3	GRADING AND DRAINAGE PLAN
C5.1 - C5.3	UTILITY PLAN
C6.1 - C6.2	SECTIONS
C7.0	FRONTAGE IMPROVEMENT PLAN COVER
A-1	BUILDING C AND ADDITIONS FLOOR PLANS
A-2	BUILDING C AND ADDITIONS ELEVATIONS
A-3	COMMODITIES BUILDING PLAN AND ELEVATIONS
A-4	EMPLOYEE BUILDING AND SCALEHOUSE FLOOR PLANS AND ELEVATIONS



**DATUM**

NAVD 88

**OWNER INFO**

WASTE MANAGEMENT  
AREA DIRECTOR OF RECYCLING OPERATIONS  
7227 NE 55TH AVENUE  
PORTLAND, OR 97218  
T (503)-331-2221  
CONTACT: MATT STERN

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**LEGAL DESCRIPTION-CONTINUED**

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF 91ST AVENUE AND THE WEST LINE OF BURLINGTON NORTHERN, INC., RIGHT OF WAY; THENCE NORTH ALONG THE EAST LINE OF SAID AVENUE 362 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 100 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SUBDIVISION 126 FEET; THENCE EASTERLY TO A POINT ON THE EAST LINE OF SAID SUBDIVISION WHICH IS EQUIDISTANT FROM THE NORTHEAST CORNER THEREOF AND INTERSECTION OF THE EAST LINE THEREOF WITH THE NORTH LINE OF SAID RIGHT OF WAY; THENCE SOUTH ALONG SAID EAST LINE TO SAID NORTH LINE OF SAID RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE OF SAID RIGHT OF WAY TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9101090264.

**PARCELS E AND F:**  
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE EASTERLY MARGIN OF COUNTY ROAD KNOWN AS 91ST AVENUE, SAID COUNTY ROAD BEING ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 24, AND THE NORTH-WESTERLY MARGIN OF THE BURLINGTON NORTHERN RIGHT OF WAY; THENCE NORTH 0°1'46" WEST ALONG SAID EASTERLY MARGIN OF THE COUNTY ROAD FOR 642.0 FEET; THENCE SOUTH 89°34'01" EAST 562.27 FEET ALONG THE NORTH LINE OF TRACT DESCRIBED IN CONTRACT UNDER AUDITOR'S FILE NUMBER 1394078 TO THE NORTHEAST CORNER OF TRACT DESCRIBED IN CONTRACT UNDER AUDITOR'S FILE NUMBER 1394078, THE TRUE POINT OF BEGINNING;  
THENCE NORTH 0°1'46" WEST FOR 330.68 FEET PARALLEL WITH THE EASTERLY MARGIN OF COUNTY ROAD TO A POINT 30.0 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°34'01" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 562.27 FEET TO THE EASTERLY MARGIN OF COUNTY ROAD; THENCE NORTH ALONG SAID EASTERLY LINE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN CONTRACT UNDER AUDITOR'S FILE NUMBER 1134635; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF TRACT DESCRIBED IN CONTRACT UNDER AUDITOR'S FILE NUMBER 1134635 TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9101090264.

**PARCEL G:**  
THE WEST 215.90 FEET AS MEASURED ALONG THE NORTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:  
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.;  
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF COUNTY ROAD SAID COUNTY ROAD BEING ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 24 AND THE NORTHWESTERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD AND RIGHT OF WAY; THENCE NORTH 0°1'46" WEST ALONG SAID COUNTY ROAD 362 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°34'01" EAST PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER 100 FEET; THENCE NORTH 0°15'38" WEST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER 126 FEET; THENCE NORTH 71°58'49" EAST 486.56 FEET; THENCE NORTH 89°34'01" WEST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 562.27 FEET; THENCE SOUTH 0°1'46" EAST ALONG THE EASTERLY MARGIN OF COUNTY ROAD AND 280 FEET TO THE POINT OF BEGINNING.  
EXCEPT THAT PORTION DEEDED TO SNOHOMISH COUNTY BY WARRANTY DEED DATED JANUARY 9, 1991 RECORDED UNDER AUDITOR'S FILE NUMBER 9101090264, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TAX PARCEL #270524-003-083-00 PER QUIT CLAIM DEED #200701020761 THE NORTHWESTERLY 25.0 FEET OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) 100.0 FOOT WIDE WOODVILLE TO SNOHOMISH, WASHINGTON BRANCH LINE RIGHT OF WAY, BEING 50.0 FEET WIDE ON EACH SIDE OF SAID RAILWAY

**PARKING SUMMARY**

140 PARKING SPACES (8 X 18')  
6 ADA SPACES  
15 VAN/CARPOOL SPACES

**EARTHWORK**

CUT 28,500 CY  
FILL 48,500 CY  
NET 20,000 CY FILL

**LEGAL DESCRIPTION**

PER CHICAGO TITLE INSURANCE COMPANY A.L.T.A. COMMITMENT ORDER NO.: 5302272, DATED JANUARY 17, 2006

**PARCEL A:**  
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE EASTERLY MARGIN OF COUNTY ROAD KNOWN AS 91ST AVENUE, SAID COUNTY ROAD BEING ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 24, AND THE NORTH-WESTERLY MARGIN OF BURLINGTON NORTHERN RIGHT OF WAY; THENCE NORTH 0°1'46" WEST ALONG SAID EASTERLY MARGIN OF COUNTY ROAD FOR 642.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°34'01" EAST ALONG THE NORTH LINE OF TRACT DESCRIBED IN CONTRACT UNDER AUDITOR'S FILE NUMBER 1394078 PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER FOR 562.27 FEET TO THE NORTHEAST CORNER OF TRACT DESCRIBED IN CONTRACT UNDER AUDITOR'S FILE NUMBER 1394078; THENCE NORTH 0°1'46" WEST FOR 330.68 FEET PARALLEL TO THE EASTERLY MARGIN OF COUNTY ROAD TO A POINT 30.00 FEET SOUTH OF NORTH LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER; THENCE NORTH 89°34'01" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER FOR 562.27 FEET TO THE EASTERLY MARGIN OF COUNTY ROAD; THENCE SOUTH 0°1'46" EAST ALONG MARGIN OF COUNTY ROAD FOR 330.68 FEET TO THE POINT OF BEGINNING;  
EXCEPT THAT PORTION THEREOF CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9101090264.

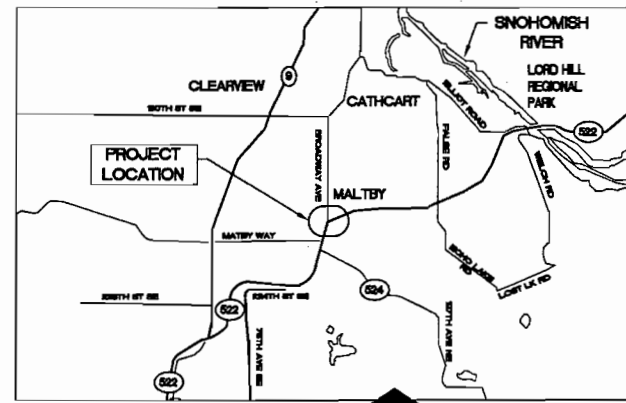
**PARCEL B:**  
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.;  
BEGINNING AT INTERSECTION OF THE EASTERLY LINE OF COUNTY ROAD KNOWN AS 91ST AVENUE SAID COUNTY ROAD BEING ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 24 AND THE NORTHWESTERLY MARGIN OF THE BURLINGTON NORTHERN RIGHT OF WAY;  
THENCE NORTH 0°1'46" WEST ALONG SAID COUNTY ROAD 362 FEET TO THE TRUE POINT OF BEGINNING;

**PROPERTY INFORMATION**

1. PROPERTY TAX ACCOUNT NUMBERS:  
27052400400400, -400200, -400300, -403200,  
-400100, -402300, -404700

**GENERAL NOTES**

1. ALL CIVIL SITE WORK, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SNOHOMISH COUNTY ENGINEERING DESIGN AND



**VICINITY MAP**

SCALE: NTS

## MASTER PERMIT APPLICATION

1.	Applicant	Contact Person (if different)
Name:	<u>Waste Management - Tim Crosby</u>	<u>ET Environmental - Jeff Lamoureux</u>
Mailing Address:	<u>13225 NE 126th Place</u>	<u>PO Box 4967</u>
City, State, Zip:	<u>Kirkland, WA 98034</u>	<u>Ketchum, ID 83340</u>
Phone #:	<u>425-825-0010</u>	<u>208-928-7361</u>
Fax #:	<u>425-825-0080</u>	<u>208-928-7362</u>
E-mail:	<u>tcrosby@wm.com</u>	<u>jlamoureux@etenv.com</u>

2. Applicant's Interest to Property (check one):  
 Owner     Contract Purchaser     Lessee    Other(specify) \_\_\_\_\_

3. All Persons/Firms having an ownership interest in the property:

Name: <u>Same as Applicant above</u>	Phone: _____
Address: _____	
Name: _____	Phone: _____
Address: _____	
Name: _____	Phone: _____
Address: _____	
Name: _____	Phone: _____
Address: _____	

4. General location of property (including nearest intersection):    Sec 24    Twp 27N    Range 5E  
20433 Broadway Ave, Snohomish, WA 98296  
Intersection of Broadway Ave. and 206th St SE in Snohomish, WA

5. Attach legal description of property. (If recording of legal description is required, the format MUST comply with Recording Requirements.)    See Attached

6. List all Property Tax Account Numbers involved in this application (all 14 digits).    Attach separate pages if necessary: See Attached

7. Approximate acreage: 18.05 Acres    8. Present zoning: LI

9. Present use of property: Industrial

10. Source of water supply and name of water district, if any: Cross Valley Sewer and Water District  
 Method of sewage disposal and name of sewer district, if any: Municipal Sewer - Cross Valley

11. Permits requested from Snohomish County:

<input type="checkbox"/> Administrative Conditional Use	<input type="checkbox"/> Site Plan - Revisions	<input type="checkbox"/> Shoreline Management
<input type="checkbox"/> Binding Site Plan (BSP)	<input type="checkbox"/> Plat Modification	<input type="checkbox"/> Substantial Development
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Shoreline Variance
<input type="checkbox"/> Major Revision – Conditional Use, Variance	<input type="checkbox"/> Preliminary Short Plat	<input type="checkbox"/> Short Plat Modification
<input type="checkbox"/> Major Revision – Plat	<input type="checkbox"/> Rezone	<input type="checkbox"/> Special Use (CFJ)
<input type="checkbox"/> Site (Development) Plan	<input type="checkbox"/> Shoreline Management Conditional Use	<input type="checkbox"/> Title 30 SCC Variance

**PFN: 10 107092 000 00 LU Calvert Eco park**



12. Explain your request and ALL proposed uses included in this proposal: Commercial & demolition waste material recovery facility (MRF), MRF commodities processing including wood waste processing, offices, entry facility and vehicle scale house, rail spur and staging track for intermodal container transfer.

**PLEASE FILL IN ALL APPLICABLE SECTIONS**

**FOR REZONES:**

13. Requested zoning: \_\_\_\_\_
14. Has anyone applied for a rezone of this property within the last five years? \_\_\_\_\_  
If yes, who? \_\_\_\_\_ Year? \_\_\_\_\_
15. Preliminary project review meeting requested (if site development plan submitted): Yes  No

**FOR SUBDIVISIONS (PLATS):**

16. Plat Name: \_\_\_\_\_ 17. Number of Lots \_\_\_\_\_
18. Previous Pre-Application Meeting? Yes  No  19. Modification requested? Yes  No


**FOR SHORT SUBDIVISIONS (SHORT PLATS):**

20. Number of Lots \_\_\_\_\_ 21. Duplex lots proposed? \_\_\_\_\_
22. Modification requested? Yes  No
23. Signature of Applicant(s): I hereby certify that the legal description of the land being divided and accompanying this application shows the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option by any person, firm, or corporation in any manner connected with the development, or the applicant(s), and the names, addresses and telephone numbers of all such persons, firms, or corporations.
- Signature of Applicant(s) \_\_\_\_\_

**FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT OR CONDITIONAL USE:**

24. Total cost or fair market value (whichever is higher) of project (please state total value of all construction finishing work for which the permit will be issued, including all permanent equipment to be installed on the premises): \$ \_\_\_\_\_
25. Construction dates for which permit is requested (month & year): Begin: \_\_\_/\_\_\_/\_\_\_ End: \_\_\_/\_\_\_/\_\_\_
26. Does this project require a Shoreline/Floodplain location? If yes, please explain why: \_\_\_\_\_
27. Water Body: \_\_\_\_\_ Shoreline Environment Designation: \_\_\_\_\_

**FOR VARIANCES (ZONING and SHORELINE):**

28. Code requirement involved: \_\_\_\_\_
- NOTE: Provide answers to Variance Supplementals
- LOW IMPACT DEVELOPMENT  LID**
29. For projects using Low Impact Development techniques, complete the Low Impact Development Supplemental.

NOTE: ATTACH ADDITIONAL SHEETS IF NECESSARY FOR NOTARIZED SIGNATURES OF APPLICANTS AND/OR OWNERS

STATE OF WASHINGTON )  
 ) ss  
County of Snohomish )

I (We) WASTE MANAGEMENT OF WASHINGTON, INC., being duly sworn, depose and say that I am (we are) the APPLICANT(S) for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed *[Signature]* DEAN KATTLER, ARGA VP

Applicant(s)

Subscribed and sworn to before me this 24th day of September, 20 10.



Notary Public in and for the State of Washington,

residing at Kirkland, WA

\*\*\*\*\*

STATE OF WASHINGTON )  
 ) ss  
County of Snohomish )

I (We) WASTE MANAGEMENT OF WASHINGTON, INC., being duly sworn, depose and say that I am (we are) the OWNER(S) of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed *[Signature]* DEAN KATTLER, ARGA VP

Owner or Contract Purchaser

Subscribed and sworn to before me this 24th day of September, 20 10.



Notary Public in and for the State of Washington,

residing at Kirkland, WA

\*\*\*\*\*

STATE OF WASHINGTON )  
 ) ss  
County of Snohomish )

I (We) \_\_\_\_\_, being duly sworn, depose and say that I am (we are) the APPLICANT(S) for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed \_\_\_\_\_

Applicant(s)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

Notary Public in and for the State of Washington,

residing at \_\_\_\_\_

## **Waste Management**

Calvert Ecopark Project  
20433 Broadway Ave.

### **Parcel Numbers:**

270524-004-004-00

270524-004-002-00

270524-004-003-00

270524-004-032-00,

270524-004-001-00

270524-004-023-00

270524-004-047-00

## Project Description

### Waste Management Calvert Ecopark Project

Conditional Use Permit Submittal

September 23, 2010

Waste Management is proposing to construct a state of the art Ecopark on the 18 acre former Calvert Industries Site that is owned by Waste Management. The site is located at 20433 Broadway Avenue in Snohomish County. The site is within an Urban Growth Area (UGA) as designated by the County and is zoned Light Industrial (LI). The east property line is bounded by an unimproved right of way and the UGA Boundary so a 50' setback is required along that boundary.

The facility will include a number of uses all related to recovering material from construction and demolition material (C&D). C&D is made up of construction debris characterized by components including: roofing material, dirt & sand, dimensional lumber, asphalt or concrete pavement debris, clean wood, painted wood, gypsum board, paper, plastics, etc.

The Ecopark Facility will have capacity to process up to 1,000 tons of C&D per day. C&D brought to the Ecopark will be sorted with manual and mechanical processes to recover and separate materials which have other beneficial uses. These recovered materials will then be processed and/or exported to recycling or reuse markets off site.

The existing site is the former location of Calvert Industries which was a wheelabrating, sand basting and painting facility. There are currently three buildings on site along with a canopy covered crane structure. Two of the existing buildings and the canopy are in poor condition and will be removed.

The existing site is mostly non-vegetated. The area adjacent to the existing buildings contains some paving but the site surfacing is primarily gravel. The proposed project will improve or pave the majority of the site. The project will provide right of way dedication and construct frontage improvements along Broadway Ave bordering the west boundary of the site, as required by Snohomish County Code.

All of the proposed Ecopark Buildings will be pre engineered metal type buildings with metal panel siding. Waste Management will be seeking US Green Building Council, LEED® Gold Certification for the Project. Areas of the site subject to heavy vehicle traffic will be paved with concrete, car parking lots and operations areas subject to moderate traffic will be surfaced with asphalt concrete. The site perimeter will be fenced with a security fence. An architectural fence is proposed for the portion along Broadway Avenue .

PFN: 10 107092 000 00 LU Calvert Eco park

Received - 09/24/2010



**MRF BUILDING**

The building proposed to remain (Building C) is a 31,730 SF pre-engineered building located toward the rear of the site. The proposed development will renovate this building to contain the material recovery facility (MRF) sorting, processing and shipping operations.

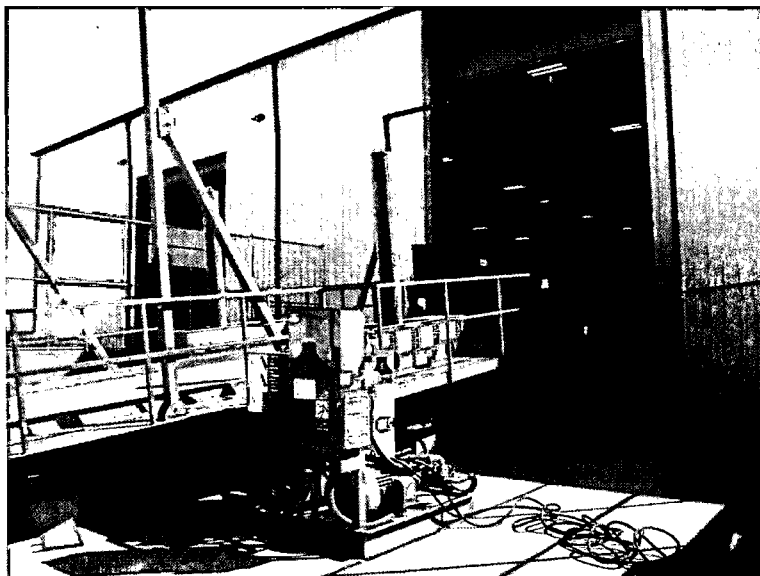


*C&D MRF Processing Line, Hillsboro, OR*

A proposed 30,000 sf addition to the existing Building C will serve as the C&D receiving and presort area or tipping floor. This will be a completely enclosed building with high speed rollup doors, truck tipping operations will be contained inside the building to minimize off site dust and noise.

The majority of material deliveries to the site will be in route collection vehicles. Some C&D will be brought to the site in large semi-trailers that will be end dumped. The tipper mechanism required for this end dump operation requires clear headroom of approximately 65' to operate. The proposed architectural elevations show a concept that will allow the tipping operation to occur within the building. This concept would require that that a portion of the building be in excess of the 50' building height allowed Snohomish County Code for LI zoning. The calculated height of the proposed roof is approximately 70'. If complete enclosure of end-dump tipping operations is the preferred alternative, then Waste Management will request a Code Variance to permit a 70' high portion of the building.

Waste Management is also exploring options to reduce the height and still mitigate dust and noise. A partially enclosed tipper is also a consideration and may be a good compromise to keep the building height down while also controlling dust and noise. The configuration of the tipper will be explored further during detailed design when a tipper is selected and input from the planning department and the community is considered.



*Partially enclosed tipper at WM Facility, Arizona*

### **COMMODITIES PROCESSING BUILDINGS**

Much of the material recovered in the MRF will be processed on site. The majority of the proposed processing will occur under cover or within an enclosure to mitigate potential noise, dust, or drainage issues. Three commodities processing buildings are included in the proposal all of which are 15,000 sf with a 30' eave height to accommodate enclosed storage and processing operations.

- Wood processing – Grinding for pulp or hog fuel will occur in an enclosed building. Storage will occur in an enclosure before and after processing.
- Plastics processing – chipping or pelletizing of plastics will occur within an enclosed building
- Concrete Crushing for use as aggregate base. Concrete rubble will be stockpiled on site in uncovered bins. Periodically as necessary, a portable concrete crusher will be brought on site to process rubble. Crushers used for this will be licensed and permitted to operate in Puget Sound and Snohomish County, and equipped with dust suppression systems as required by Puget Sound Air Quality.

- Roofing Material Processing – Roofing material will be stockpiled within an enclosed building. Periodically, as necessary, asphalt grinding equipment will be brought in to process the stockpile. The resulting processed material will be stored under cover.

Other commodities may be considered for processing as new technologies become available. Any processing would typically occur under cover or enclosed within a building to mitigate noise, dust, or drainage issues as necessary.

#### **OTHER BUILDINGS**

The facility will include an entry facility with a scale house building and three truck scales. Access to the site will be monitored and controlled at the gate house. The scale house will accommodate one or two attendants.

Administrative offices and visitor facilities will be provided in an approximately 2,000 sf single story office building located at the main site entrance.

#### **ADDITIONAL SITE USES**

Waste management will provide a convenience retail sales area for sale of commodities such as crushed concrete base, hog fuel, wood chips, etc. It is anticipated that this would primarily serve the public incidental to a drop off trips to the facility.

There is an existing rail spur to the site. The Ecopark development proposal also includes construction of an intermodal container transfer facility, which could reload enclosed containers of MSW from area transfer stations for shipment to regional landfills. MSW would remain in enclosed containers and would not be opened or processed at the facility. It is anticipated that two trains per week would leave the site and any containers brought in would be reloaded and shipped within 2 to 4 days.

The intermodal transfer facility would also be used to ship residual material or recovered commodities from the C&D MRF. This would reduce truck trips from the site, however train shipment is not included in the traffic generation calculation as the construction of the intermodal component will probably not occur until after the MRF is operational.

### **SCHEDULE FOR CONSTRUCTION**

At this time the proposed schedule for construction is as follows:

- Phase 1 –Starting summer of 2011. 14 month – 16 month construction period is anticipated. The following scope is planned for Phase 1: Site Work, drainage and utilities; MRF Processing (Building C Renovation); MRF Tipping Floor; Scale House; Admin Offices.
- Phase 2 –Starting summer 2012. 9 month construction period anticipated. Construction of two commodities processing buildings.
- Phase 3 –Starting in early 2013 for completion in January of 2014. Construction of intermodal transfer facility.
- Phase 4 –Starting in summer of 2014. Construction of third commodities processing building.

**SNOHOMISH COUNTY ENVIRONMENTAL CHECKLIST**  
**9/23/10 version**

**WAC 197-11-960 Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

**1. Name of proposed project, if applicable:**

*Waste Management- Calvert Ecopark*

**2. Name of applicant:**

*Waste Management of Washington, Inc., Property Owner*

**3. Address and phone number of applicant and contact person:**

*Matthew Stern*

*Waste Management*

*Area Director of Recycling Operations*

*7227 NE 55<sup>th</sup> Ave, Portland, OR 97218*

*(503)331-2221*

**4. Date checklist prepared:**

**PFN: 10 107092 000 00 LU Calvert Eco park**

**Received - 09/24/2010**



September 23, 2010

**5. Agency requesting checklist:**

*Snohomish County Planning and Development Services*

**6. Proposed timing or schedule (including phasing, if applicable):**

*Waste Management intends to use a phase approach to construction. Subject to obtaining requisite approvals, construction of site improvements and Material Recovery Facility (MRF) along with the Entrance Facility and the Administration Building would commence in summer of 2011, a 14 to 16 month construction period is anticipated for these improvements.*

*It is anticipated that MRF Processing Facilities will be constructed and brought on line incrementally, probably constructing one facility per year starting with the Wood Processing Facility in 2011.*

*The intermodal Facility is planned for construction to be completed in advance of a potential Snohomish County intermodal Municipal Solid Waste (MSW) container transport contract which is scheduled for award in 2013 and to start in 2014.*

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

*This proposal anticipates all planned development on the site.*

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

*Information prepared at the time that the property was purchased for this project, includes the following:*

- *Phase I Environmental Site Assessment (SES, 2005)*
- *Phase II Environmental Site Assessment (SES, 2006)*
- *Technical Memorandum (SES, 2006),*
- *Updated Technical Memorandum (SES, 2006)*
- *Cleanup Action Plan (SES, 2006)*
- *Cleanup Action Report (SES, 2007).*

*These reports have been submitted to the Washington State Department of Ecology.*

*The following information was prepared in anticipation of demolishing the existing buildings (A&B):*

- *Asbestos and Hazardous Materials Survey Report (SES, 1/2/08)*
- *Asbestos and Hazardous Materials Survey Report Addendum (SES, 1/22/08)*

*The following information was been prepared during the project design phase for a previously proposed development at the site (spring, 2008) and a copy will be included with the Conditional Use Permit Application:*

- *Geotechnical Information Report Dated 03/18/08 and Addendum dated 06/02/0.*

- Hydrogeologic Report, Dated 05/14/09
- Wetland Reconnaissance Report dated 10/23/08

*The following information has been prepared for the proposed Calvert Ecopark Project and will be included with the Conditional Use Permit Application:*

- *Traffic Study*
- *Targeted Drainage Plan*
- *Temporary Erosion and Sedimentation Control Plan*

**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 other applications are known to be pending at this time.*

**10. List any government approvals or permits that will be needed for your proposal, if known.**

- *Snohomish County Construction Permits including site grading and commercial building permits for all proposed buildings*
- *Washington State Department of Ecology - Construction Stormwater General Permit, Industrial Stormwater General Permit. The Construction Stormwater General Permit will be obtained by the contractor and based on the Stormwater Pollution Prevention Plan and the TESC Plan. The Industrial Storm Water General Permit will be obtained for the site in accordance with WDOE requirements.*
- *Cross Valley Water District Application for Permission to Construct Extension to Water Distribution System*
- *Cross Valley Water District –sewer and water connection approvals*
- *Snohomish County Demolition permits to demolish two (2) existing buildings and an existing canopy structure. The Washington State Certified Abatement Contractor performing the work will file an Asbestos/Demolition Notification with Puget Sound Clean Air Agency and will perform the removal of hazardous materials in accordance with Washington State Department of Labor and Industries requirements.*
- *Spill Prevention Control and Countermeasure Plan will be prepared and implemented in accordance with Federal EPA Regulations outlined in Title 40 CFR, Part 112. This plan will be prepared and implemented prior to commencing operations at the site.*
- *Snohomish County Waste Handling Permit*

**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 18.07-acre industrial site is located at 20433 Broadway Avenue in Snohomish, WA. The Proposal is to construct a state of the art Eco-park facility. Waste Management will be seeking US Green Building Council, Leadership in Energy and Environmental Design (LEED®) certification for this project. The Eco-park facility will incorporate the following elements:*

*Commercial & Demolition Material Recover Facility (C&D MRF) – processing facility to sort, separate and/or extract commodities for reuse and recycling from commercial and demolition waste.*

*The MRF building includes a receiving facility designed to accept material from route collection vehicles and semi trucks. The semi trucks will be unloaded using an end dump-tipper. The receiving/tipping area is designed so that tipping and dumping of collection vehicles can occur enclosed within the building. End dump operations that require the use of an end dump tipper will be either totally enclosed or partially enclosed within the build.*

*MRF facility will include a storage area to accommodate bales of various commodities extracted in MRF processing along with load-out areas for commodities and residual waste to facilitate loading of material for transport.*

*Commodities Processing – Proposal includes construction of facilities to process commodities recovered in the C&D MRF process.*

- Wood– various wood products extracted from the MRF will be ground into smaller sizes and repurposed for use as decorative landscaping material, hog fuel, wood pulp feedstock for paper mills or similar uses. Wood processing will include storage, handling and load-out functions.*
- Roofing– grinding, grading, storage and load out facilities for asphalt plant feedstock.*
- Concrete and masonry – crushing, grading, storage and load out facilities to process for use as roadbase, aggregate base or structural backfill.*
- Plastics – grinding, pulping, grading, and/or baling. Storage and load out facilities to process for use as plastic recycling feedstock.*

*Entrance Facility – scale house and vehicle scale complex to measure incoming and outgoing loads and to monitor and regulate site access.*

*Administrative Building to house management offices and visitor information center.*

*Retail sales – a portion of the site will be dedicated to retail sale to the public of landscaping or aggregate material processed on site.*

*Intermodal Facility – The proposal includes track and operations area to accommodate loading of intermodal containers onto rail cars for export to regional landfills or commodity processing facilities. Intermodal facility may accommodate containers of Municipal Solid Waste (MSW) from Snohomish County Transfer Stations along with containers of residual and commodities from the C&D MRF facility.*

*The development will include site demolition and site paving, onsite storm drainage improvements in accordance with Snohomish County requirements, along with required right of way dedication and frontage improvements including pavement widening, curb, gutter, landscaping strip and sidewalk will be constructed as required by the County.*

**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 proposed project will be constructed on the property located at 20433 Broadway Avenue in Snohomish, Washington. The property is located within Section 24, Township 27 N, Range 5 E, WM.*

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

**a. General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other . . . . .

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

*On the eastern portion of the property, there is an approximately 23% slope surrounding the western margin of an existing detention pond. The majority of the site is less than 5% slope.*

**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 prime farmland.**

*Sandy silt – glacial till. Soils have been classified as Alderwood Gravelly Sandy Loam.*

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

*There are some unstable soils at the east end of the site which are apparently the result of uncontrolled filling by the previous Owner, and grading associated with the arsenic clean-up performed in 2008 . These soils are currently vegetated and not an erosion hazard, however they are unconsolidated. The intent is to excavate these unconsolidated historic fills, condition the material and to replace as engineered fill. See the Geotechnical Report and Amendment to the Geotechnical Report included in the May, 2009 submittal.*

**e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

*Grading and filling activities will be conducted as part of the site development. Grading and filling will predominantly consist of sub-grade development of vehicle circulation, maneuvering, parking and building foundation construction. This proposal anticipates grading/development of the entire site. The intent is to balance grading on the site, however fine grading will be necessary throughout the site to establish positive drainage and to prepare a sub-base for the pavement section. At this time it is anticipated that the quantities of onsite grading will be as follows:*

*28,500 cy cut  
48,500 cy fill  
20,000 cy net fill*

*Grading activity for the frontage improvements along Broadway are estimated to be as follows:*

*1,000 cy cut  
1,000 cy fill  
600 cy select import material for pavement base and utility bedding and backfill*

*Source of import material is not known at this time, but will be from a local, permitted supplier.*

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

*To minimize any erosion or sedimentation impacts which could result from construction activities, a Temporary Erosion and Sedimentation Control Plan and a Storm Water Pollution Prevention Plan will be implemented and in place during construction in accordance with the requirements of Snohomish County and Washington State Department of Ecology Stormwater Management Plan for Western Washington, 2005. Given these measures, it is not anticipated that erosion will occur.*

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

*The developed impervious area will be approximately 95% of the site. This is an increase of approximately 2.0ac of impervious area from the existing condition.*

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

*Construction Best Management Practices (BMP's) to reduce and control erosion will be in accordance with applicable requirements as noted in B.1.f. above. Proposed measures that will be implemented as necessary include: stabilized construction entrance, wheel wash station, sediment traps, inlet protection, perimeter siltation control, construction sequencing, plastic covering, temporary seeding, and other measures if dictated by site conditions during construction.*

*After completion of construction, on-site stormwater management will mitigate downstream erosion and sedimentation utilizing controlled release from stormwater detention facilities.*

**2. Air**

**a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

*During Construction: Emissions of dust may occur during demolition and concrete crushing operations. Dust release will be controlled in accordance with Puget Sound Clean Air Agency requirements, using water as necessary. Air emissions from internal combustion engines of construction vehicles and ancillary equipment will be controlled with equipped air exhaust systems.*

*Upon project completion: Emissions will result from commercial vehicles and private employee, vendor, and visitor vehicles routinely accessing the site will occur during business hours. These vehicles will be traveling public right of way to get to the site and should be equipped with emission control in accordance with Washington State law.*

*Tipping and material handling during operations may generate dust. It is anticipated that the majority of operations that could generate dust will occur within enclosed buildings. Street sweepers will be utilized on an as needed basis to clean interior access and circulation roadways to minimize dust. Load out trucks will be equipped with tarps and open top containers will be covered prior to leaving the site.*

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

*There are none known at this time.*

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

*odor and emissions will be minimized by ensuring that tipping, processing and handling of non-inert or odorous material will occur within enclosed buildings.*

*Loaders and other on site operations equipment will be equipped with exhaust equipment to capture/control emissions during operation.*

*The majority of handling and processing of potentially dusty or odorous material will occur within enclosed buildings.*

**3. Water**

**a. Surface:**

- 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.**

*There are no known surface water bodies in the vicinity of the site.*

- 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.**

*Not Applicable*

- 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 fill material will be placed in or removed from surface water bodies or wetlands.*

- 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.*

**3. Ground:**

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

*No. There are three existing wells on the site. These wells must be monitored for a period of time as specified in the above noted SES Clean-up Action Report. It is anticipated that these wells will be abandoned according to applicable regulations and requirements after the requisite monitoring period. The site has (2) Water Supply Wells (SW1, SW2) and 6 monitoring wells. Currently, SW1, SW2, MW1 and MW6 are being sampled and tested regularly to monitor the groundwater quality. Monitoring is scheduled to continue for five years after the clean up, as required per WDOE as part of the approved Cleanup Action Plan by Sound Environmental Strategies - 9/5/07.*

- 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.*

**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.**

*A complete downstream analysis is included in Targeted Drainage Report which is included with this application.*

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

*Waste materials are not likely to enter groundwater or surface water. During construction, all necessary TESC control measures to avoid surface water contamination will be taken. The facility activities and best management practices will be in accordance with an Industrial Stormwater General Permit issued by the Washington Department of Ecology.*

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

*TESC control measures and best management practices summarized in Section 1.h. will minimize impacts to surface water during the construction period. Anticipated measures to control runoff impacts for the completed project include the following: Runoff will be*

routed through water quality treatment facilities and detention facilities as required by Snohomish County and the Stormwater Management Manual for the Puget Sound Basin. The operations yard area will periodically be cleaned to minimize discharge of vehicular pollutants onto the surface water runoff. All yard area drainage will be routed through oil/water separators. BMPs for the completed project will include implementation of a Spill Prevention Control and Countermeasure Plan per EPA requirements and measures outlined in the Industrial Stormwater General Permit.

#### 4. Plants

**a. Check or circle types of vegetation found on the site:**

\_\_\_\_\_ deciduous tree: alder, maple, aspen, other

\_\_\_\_\_ evergreen tree: fir, cedar, pine, other

\_\_\_\_\_ shrubs

\_\_\_\_\_ grass

\_\_\_\_\_ pasture

\_\_\_\_\_ crop or grain

\_\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other (in detention pond)

\_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other

\_\_\_\_\_ other types of vegetation

**b. What kind and amount of vegetation will be removed or altered?**

*Cytisus Scoparius* (scotch broom, an invasive plant species) will be removed from the eastern portion of the property. Some small deciduous trees (maple) may be removed from the southeastern property boundary. Some fir trees may be removed from the northwest corner of the site if necessary to construct required frontage improvements.

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

*None known.*

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

*Shrubs, bushes and other plantings will be installed on the property as part of the facility landscaping plan. Type B landscaping will be provided along the Broadway frontage, Type A landscaping will be provided along the eastern property boundary and interior parking lot landscaping will be provided in accordance with Snohomish County Code requirements. All non-impervious surfaces will be stabilized utilizing plantings and grasses or alternative materials.*

#### 5. Animals

**a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

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

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

fish: bass, salmon, trout, herring, shellfish, other: None

- b. List any threatened or endangered species known to be on or near the site.

*None known.*

- c. Is the site part of a migration route? If so, explain.

*No.*

- d. Proposed measures to preserve or enhance wildlife, if any:

*Previously, the property was used for industrial purposes and will maintain industrial status. No measures to preserve or enhance wildlife are proposed.*

**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.

*Natural gas will be used for heating. Electric will be used for processing equipment, operations, administrative office activities and facility lighting.*

- 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:

*Waste Management will pursue LEED Gold Certification or better for all new buildings, so design will incorporate measures to reduce or control energy impacts. Materials will be chosen to reduce and control energy consumption, such as: High-efficiency lighting fixtures, heat pumps, ventilation systems, recycled building materials and natural lighting features for work spaces and offices. Materials will be sourced from local and regional sources to minimize transportation costs. Onsite materials such as concrete will be recycled and reused as part of construction to minimize transportation and disposal costs. Translucent panels and skylights will take advantage of natural light and reduce lighting loads. Solar will be considered for the site and may be incorporated into the design.*

*The goal of the facility is to optimize the material recovery process to maximize the material recovered from the waste stream and to reduce the volume of material that must be transported to and disposed of in landfills. It is the Owner's intent, where possible, to process extracted commodities on site for direct sale to an end user. This will optimize energy required for material handling and reduce transportation of commodities.*

**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 special emergency services that might be required.**

*None.*

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

*Facility construction and development activities will be conducted with a dedicated Health and Safety Plan which will address proper response actions to take if/when hazardous materials are discovered.*

**b. Noise**

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

*None.*

- 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.**

*Short Term: Noises associated with various construction equipment (i.e., excavators, graders, dump trucks, water-wagons, paving equipment) and ancillary devices (i.e., generators and compressors) and hauling trucks for the excavation and import of soil will be created as a result of the project. The construction phase will last approximately 24 months and will typically occur during the day.*

*Long Term: Noises associated with normal operational activities which are consistent with the zoned land use and the use of adjacent parcels. Operations noise will include vehicular traffic, noise from loading and unloading operations and there will be noise associated with processing equipment.*

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

*The majority of loading, unloading, processing and material handling that will occur as part of ongoing operations will occur within enclosed buildings.*

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?

*Light Industrial.*

**b. Has the site been used for agriculture? If so, describe.**

*Not since the 1950s; a portion of the property was "in pasturage" at that time.*

**c. Describe any structures on the site.**

*An office building/warehouse (20,000 sf), two warehouses (12,500 sf & 31,800 sf), and a large canopy structure (35,000 sf) occupy the property.*

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

*All structures will be demolished except for the existing warehouse, located on the east-end of the property (Building C, 31,800 sf).*

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

*Light Industrial.*

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

*Light Industrial.*

**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 an "environmentally sensitive" area? If so, specify.**

*No.*

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

*The proposed facility will be a 24-hour/seven-day-a-week operation. The estimated occupants of the completed project will include:*

- Approximately 60 employees will operation the MRF. These will be spread out over two shifts (morning and afternoon, typically Monday through Saturday).*
- The office building/scale house facility is programmed for approximately 8 occupants on a typical weekday schedule.*
- There will be a maintenance staff of approximately three FTE's*
- The various commodities processing facilities will share a total of approximately five FTE's.*

**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 proposed development will be designed and constructed in accordance with local land use requirements, ordinances and regulations.*

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

*Not applicable.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

*Not applicable.*

- c. Proposed measures to reduce or control housing impacts, if any:**

*Not applicable.*

**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?**

*All buildings will be clad and roofed with metal panel. Translucent panel and overhead doors will provide accent. The same building type and materials will be used for all buildings to provide a cohesive aesthetic throughout the campus.*

*The existing building to remain (Building C), has an eave height of approximately 40' with a gable height of approximately 42 feet. The proposed addition to Building C will be similar in height to the existing portion of the building, with the exception of the portion of the building which will accommodate the truck trailer tipper, to accommodate this tipping operation a max height of approximately 70' will be necessary.*

*Building C will have windows in the west end that will provide views from the processing area. There will also be a ribbon of translucent panel around the entire building and skylights to maximize natural light into the facility.*

*The three proposed commodities processing buildings will all have an eave height of 30' and a gable height of approximately 36'. This height provides adequate interior clearance for typical operations. Translucent panel and skylights will provide natural lighting to the building interior.*

*The buildings closest to and most visible from Broadway Ave are the Employee Building and the Scale House. Both of these buildings have a max. height of approximately 12 feet above finished grade. Windows and skylights will provide daylighting and views for these buildings which will be regularly occupied.*

**b. What views in the immediate vicinity would be altered or obstructed?**

*Not applicable.*

**c. Proposed measures to reduce or control aesthetic impacts, if any:**

*The buildings have been designed to create a cohesive architectural aesthetic for the overall site. The appearance of the facility to the public from Broadway and SR 522 is an important consideration to Waste Management. The site will incorporate buffer landscaping, roadway frontage improvements and a decorative security fence along Broadway Ave. The proposed development will greatly improve the aesthetic of the current site. Refer to the attached elevations of proposed buildings.*

**11. Light and glare**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

*The completed property will have outdoor lighting fixtures to illuminate vehicle parking and operations yard. Good site lighting is critical for employee safety. Site lighting design will attempt to minimize spillage off the site utilizing downcast shielded fixtures. Landscape area lighting will be low intensity type and lighting of landscape and architectural features will be minimized. Lighting levels seen from the site should be consistent with the Industrial zoning and land use.*

*Some building lighting will be visible from skylights, windows and translucent panels during night operations shifts, primarily in the MRF Building.*

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

*As noted above, lighting levels will be important for on-site safety. It is not anticipated that the project lighting levels will be sufficient to create safety or view impacts to nearby properties.*

**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:**

*Landscape buffers will be constructed in accordance with Snohomish County requirements. Proposed site lighting fixtures will include down shading to minimize off site light spillage.*

*Windows in buildings will be minimized and typically concentrated on lower portions of the building elevation to provide human scale and to minimize light spillage from the site. Higher openings and skylights will be opaque or translucent to soften the light seen from the exterior during night operations.*

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

*Sports fields and park across Broadway Avenue.*

- 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 places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

*No.*

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

*Not applicable.*

- c. Proposed measures to reduce or control impacts, if any:**

*Not applicable.*

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

*Broadway Avenue serves as the western property boundary. Employees and visitors will approach the site via an entrance which will be located across Broadway Ave from 206<sup>th</sup> St SE. There will be emergency access via an existing shared driveway at the north end of the site.*

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

*The closest public transit line is a bus route served by Snohomish County Community Transit along the Bothell/Everett Highway.*

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

- *Employee and visitor parking (estimated): 140 spaces, includes 6 ADA spaces.*
- *The site will also provide storage to allow staging of load out vehicles and trailers.*

- *There are currently no formal existing parking spaces delineated on the site.*

**d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

*County required frontage improvements will be constructed along Broadway Ave. County standards indicate an 11' lane widening, concrete curb and gutter, 10' landscaping strip, 7' sidewalk and 1.5' utility strip behind the sidewalk. Frontage improvements will be constructed to meet applicable County standards. A private shared driveway exists to the north of the project and will be used for fleet vehicle access. At this time it is anticipated that only minor improvements to the private drive will be necessary.*

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

*A railroad right-of-way abuts the south property boundary. A spur line to the property exists. The proposal includes a ladder track that would allow staging of approximately 35 rail cars. These cars would be loaded with up to 70 intermodal containers. It is assumed that two loading cycles per week will occur at the site.*

**f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

*The project would generate 413 new vehicular trips per day. The peak volumes are anticipated to occur from noon to 1 PM. See the attached traffic summary letter for the vehicular trips split among various vehicle types.*

**g. Proposed measures to reduce or control transportation impacts, if any:**

*Not applicable.*

**15. Public services**

**a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

*The developed property would be serviced by existing public service provider (police and fire protection).*

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

*Not applicable.*

**16. Utilities**

**a. Circle utilities currently available at the site: 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.**

*Electricity to be provided by Snohomish County PUD, natural gas by Puget Sound Energy, water and sewer by Cross Valley Water District. Telephone and cable purveyors are not known at this time.*

**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: .....  DEAN KATTISA, AREA VP

Date Submitted: ..... SEP 24 / 10