



May 31, 2023

City of Marysville, Washington  
Development Services  
Attn: Ms. Emily Morgan

Re: Proposed Parking Analysis for Soper Hill Kids 'N Us Early Learning Center -  
Lot 10 of White Barn / East Sunnyside / Whiskey Ridge Sub Area.

Emily,

Proposed Project consists of a 12,042 sq.ft. structure with a license for 180 students/clients and a total of 25 staff present at any given time. We are proposing a total of 38 Parking Stalls which includes 3 Bus Stalls, 10 Client Drop-Off Stalls & 25 Staff Stalls.

Per earlier discussions, our proposed parking calculations do not meet the zoning requirements as defined in section 22C.130.030 – Minimum Required Parking Spaces. Under Commercial Uses / Day Care Centers: 1 Space per Staff Member and 1 Space per 10 Clients. **Minimum Parking Spaces: 1 Stall per Staff or 25 Stalls Plus 1 Stall per 10 Clients or ( 180 / 10 ) = 18 Stalls. Total Stalls Required = 43 Stalls.**

We are proposing a parking stall mix that meets the requirements based on our clients history of owning and operating similar facilities throughout the north Puget Sound area. Although our client runs a number of facilities, we have chosen two ( 2 ) facilities ( Mount Vernon opened in 2006 and Smokey Point opened in 2008 ) as comparable projects. Each of these two existing facilities have a maximum of 37 parking stalls ( which also include 3 bus stalls ) and both are licensed for 190 client ( 10 more than our proposed Soper Hill project ). Our client commented that " these parking layouts have worked very well for us and we don't ever have more than 10 clients dropping-off students at any given time. Families drop-off and pick-up students at staggered times throughout the morning and afternoon. Heaviest traffic times are from 7:00 – 10:00 a.m. & 3:00 – 6:00 p.m."

**Proposed Minimum Parking Spaces: 1 Stall per Staff or 25 Stalls plus 13 Stalls for Clients = 38 Stalls.**

I hope that this clarifies how we are approaching the on-site parking requirements.

Sincerely,

A handwritten signature in black ink that reads 'Mel A. Maertz'. The signature is fluid and cursive, with a large, sweeping flourish at the end.

Mel A. Maertz, Principal