

Marysville Downtown Master Plan

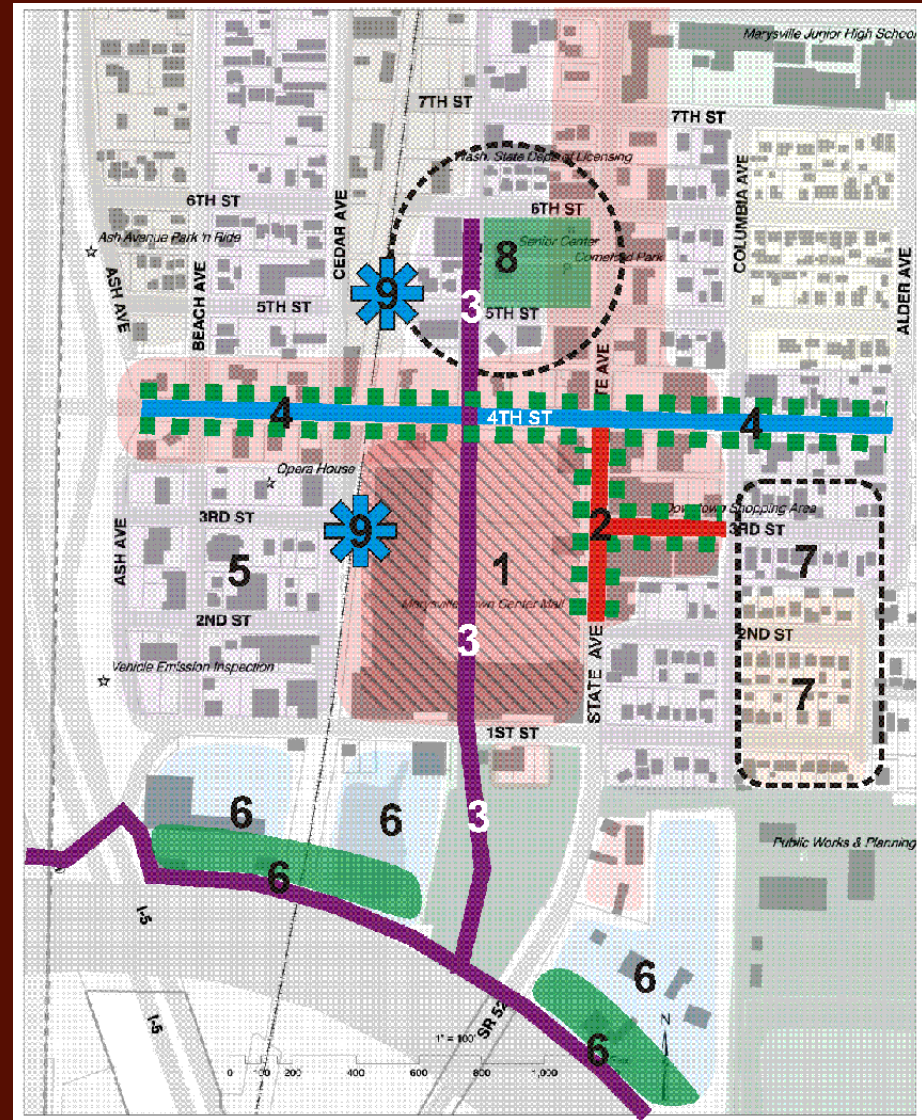


October, 2009

This master plan implements the Vision Plan and current Comprehensive Plan

Objectives:

1. Support redevelopment
2. Improve transportation
3. Manage stormwater
4. Improve streetscapes
5. Enhance parks and trails
6. Establish design guidelines
7. Recommend catalyst projects
8. Locate City Hall



Project Area



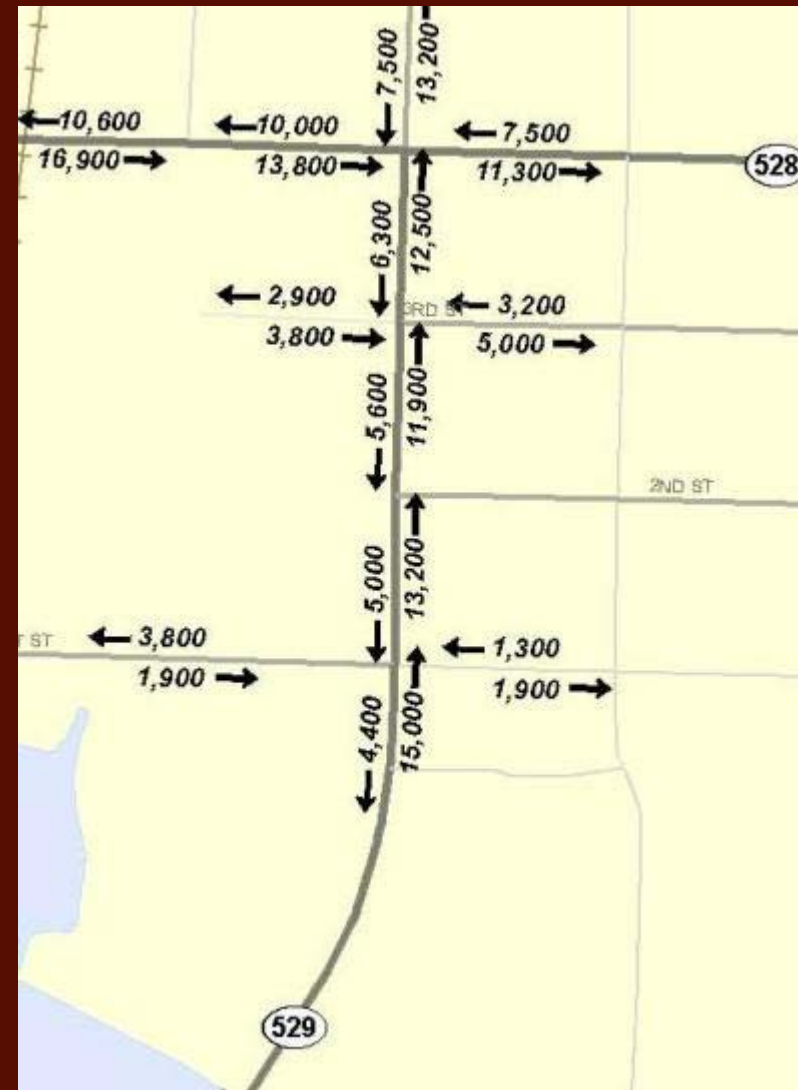
Development Opportunities

- Might be different than shown
- Will take time
- Generally, waterfront and residential will likely happen first
- This is a pretty aggressive scenario



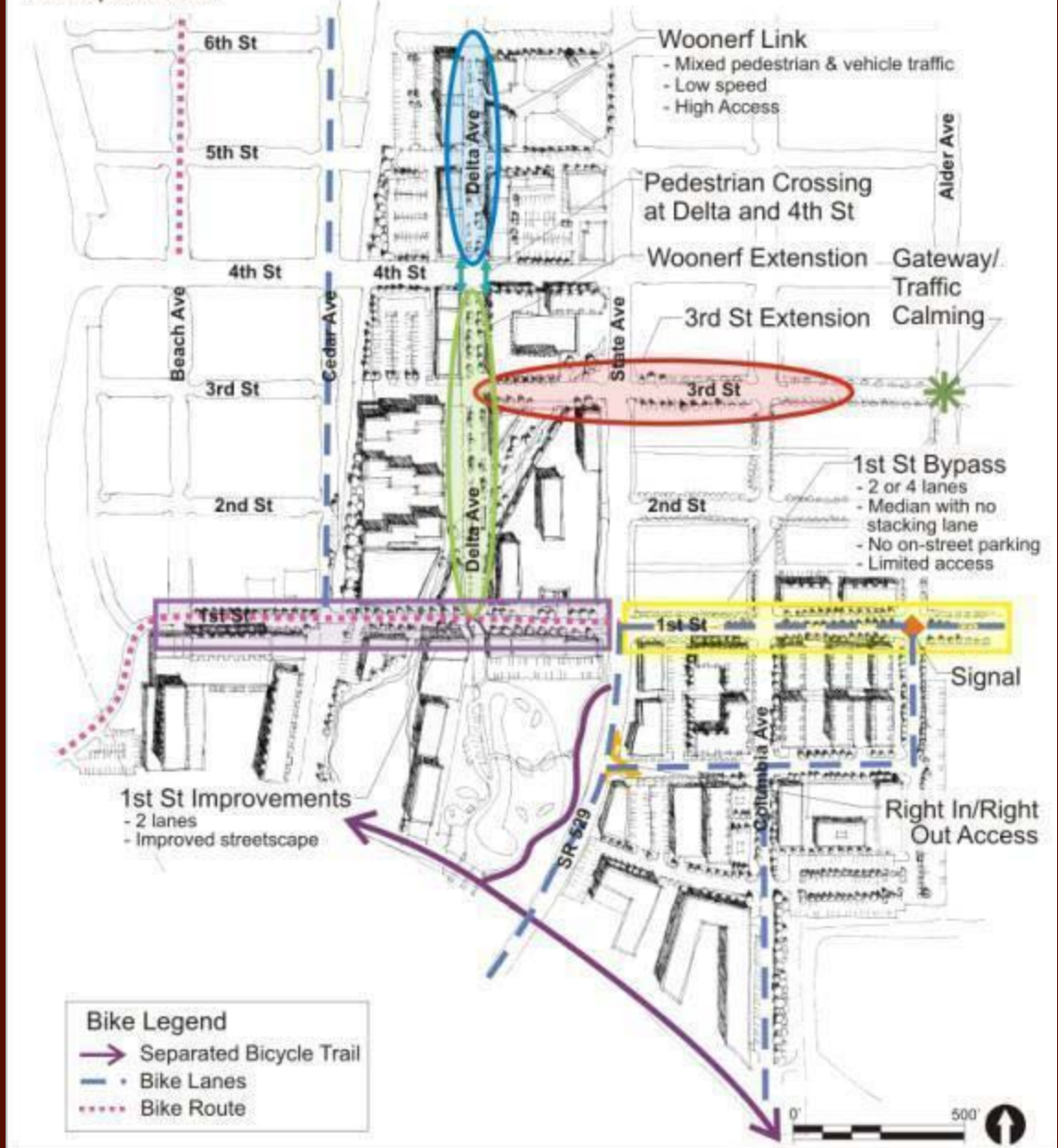
Transportation

- By-Pass and State Ave:
 - Highest traffic volumes
 - Limited access
 - Truck route and through traffic
 - Separate Bike lane
 - Boulevard
- Local Streets:
 - Neighborhoods, mixed use
 - On-street parking
- Alleys
 - Access to off-street parking



Summary Recommendations

Downtown Marysville Transportation



Utilities Overview

- Water Comprehensive Plan being updated
 - Incorporate new plan conclusions into Downtown Master Plan
- City Comprehensive Plan identifies minimal sanitary sewer deficiencies
- City Comprehensive Plan identifies storm drain deficiencies
 - Pipe Condition
 - Water Quality

Stormwater Goals

- Provide for water quality via facilities in the right of way
- Reduce the water quality requirements on private property development
- Employ green infrastructure
- Minimize the use of typical water quality facilities

Stormwater Findings

- Water **Quality** is the issue
- As development intensity increases, water quality issues decrease
- Regional facilities not very useful for quality issues in floodplain
- Street improvements trigger stormwater improvements

Stormwater



Rain Garden Surface Area Required to Treat 1000 sf of Surface Type

Surface Type	WQ Volume (cf)	Rain Garden S.A. (sf)
PGIS (parking / road)	100.0	45.5
PGPS - lawn	34.8	15.9
PGPS - pasture	30.5	13.9
Porous Pavement	61.0	27.8

*PGIS - pollution generating impervious surface

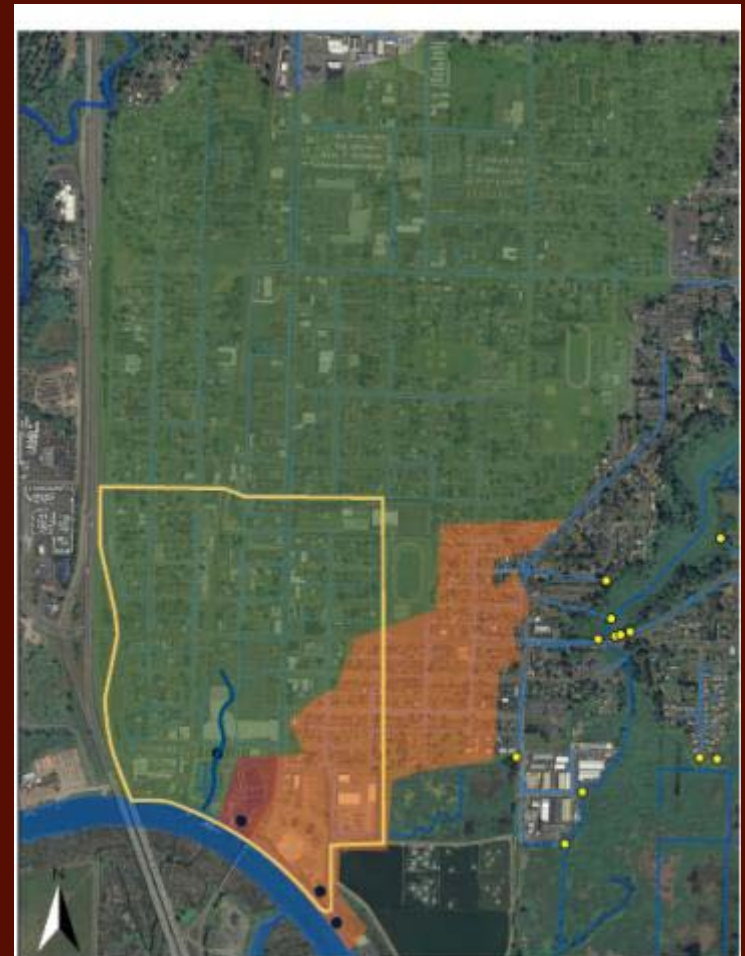
*PGPS - pollution generating pervious surface

Rain Garden Surface Area (sf): Parcel Size v. %PGIS Matrix

		Parcel Size (sf)						
		4000	6000	8000	12000	18000	23000	35000
% PGIS	100%	182	273	354	540	819	1000	1591
	80%	146	219	291	437	655	800	1273
	60%	88	131	175	262	393	480	764
	40%	73	110	146	219	328	400	637
	20%	37	55	73	110	164	200	319
	10%	19	28	37	55	82	100	160
+ Typical ROW Frontage		110.9	221.8	221.8	192.2	221.8	221.8	254.8

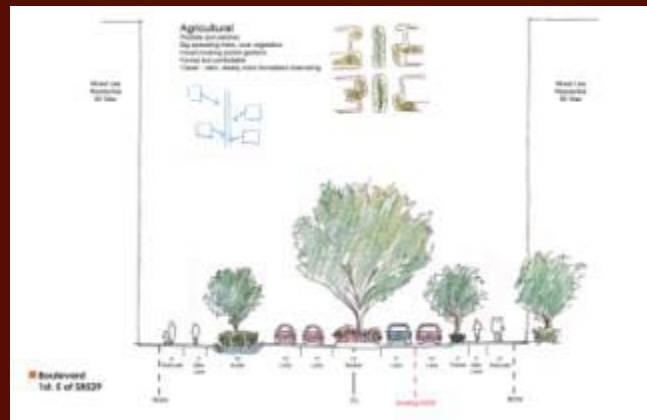
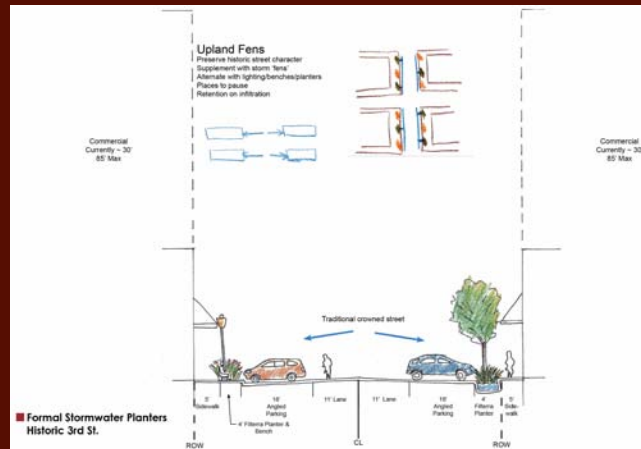
Assumptions:

- Raingarden Depth = 3-ft amended soils + 1-ft ponding + 6-in freeboard
- Raingarden is rectangular & has vertical walls
- Amended soil = 40% voids
- Parcel v. PGIS Matrix does not include run-off from remaining parcel % of non-PGIS areas (landscaped, roof, etc.)
- PGIS modeled as "parking lot, flat"
- PGPS - lawn modeled as "lawn, flat" w/ Type C soils
- PGPS - pasture modeled as "pasture, flat" w/ Type C soils
- Porous pavement modeled as 80% grass, 50% impervious (no underdrain, infiltration allowable)



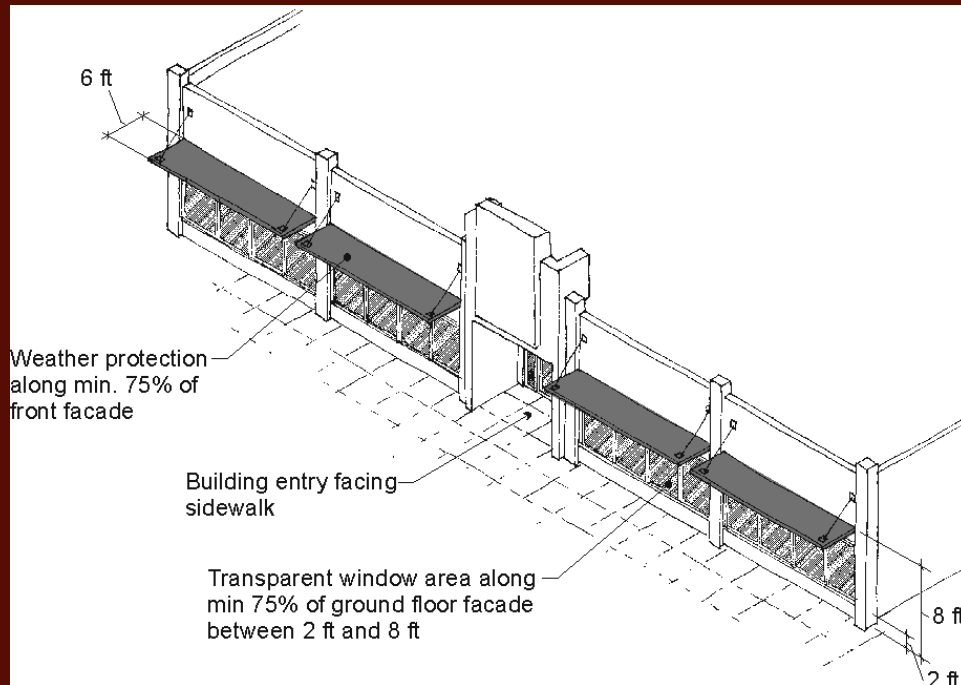
Street Improvements

Organized by “Street Types”

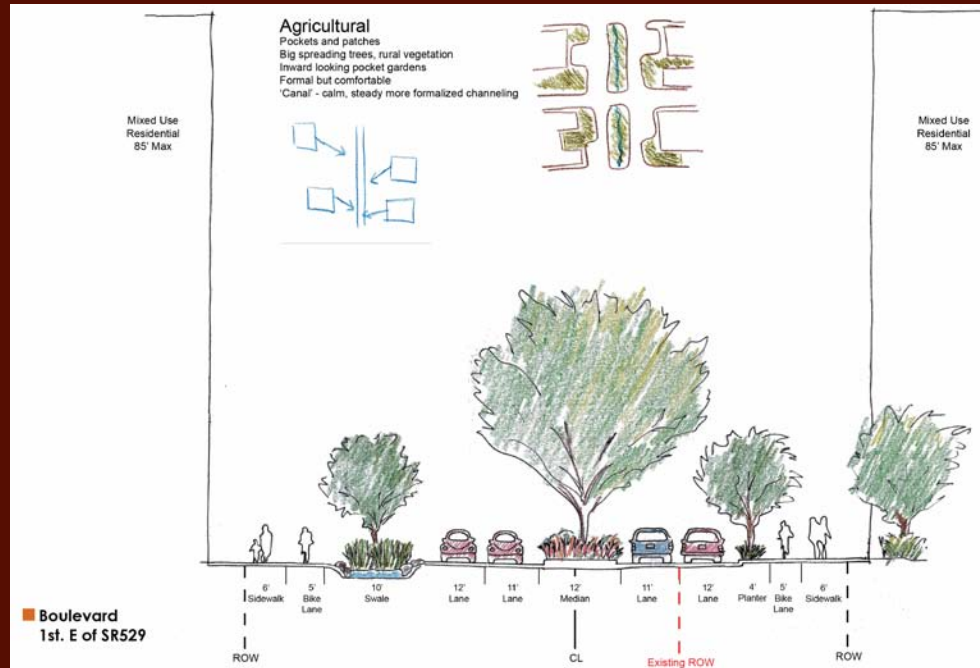


Street Improvements

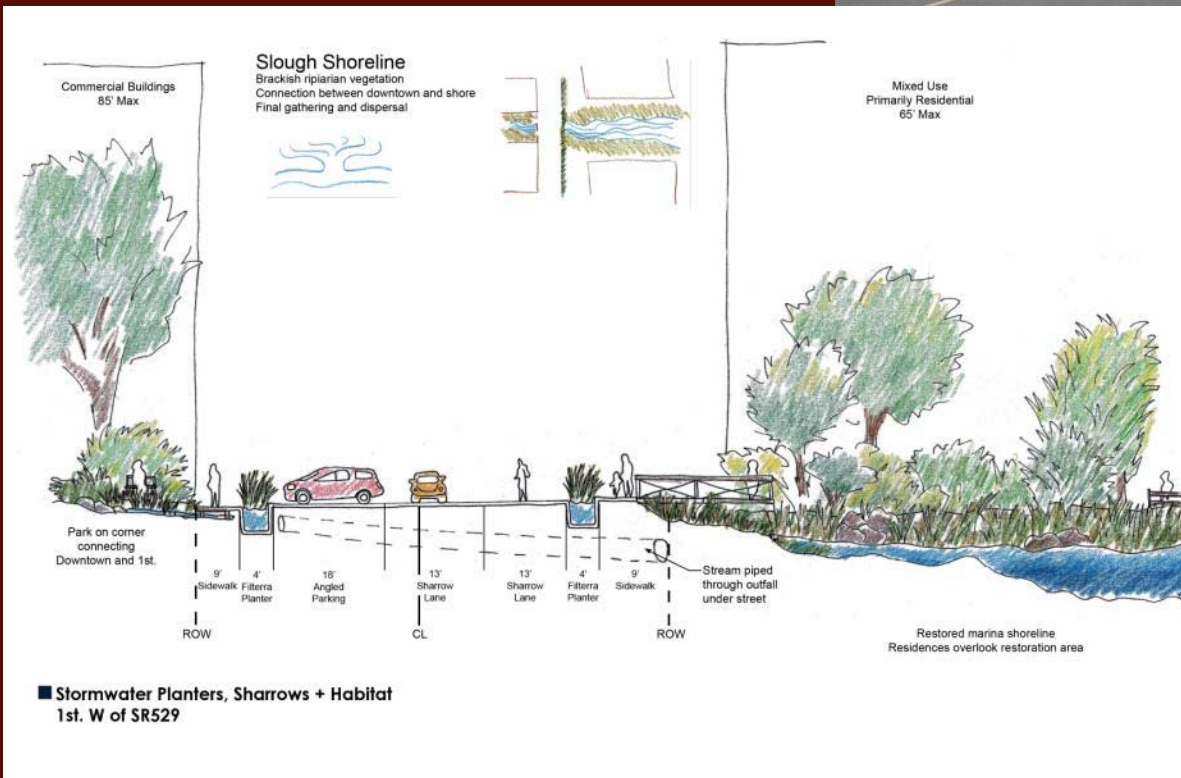
Coordinates with
design guidelines for
street fronts



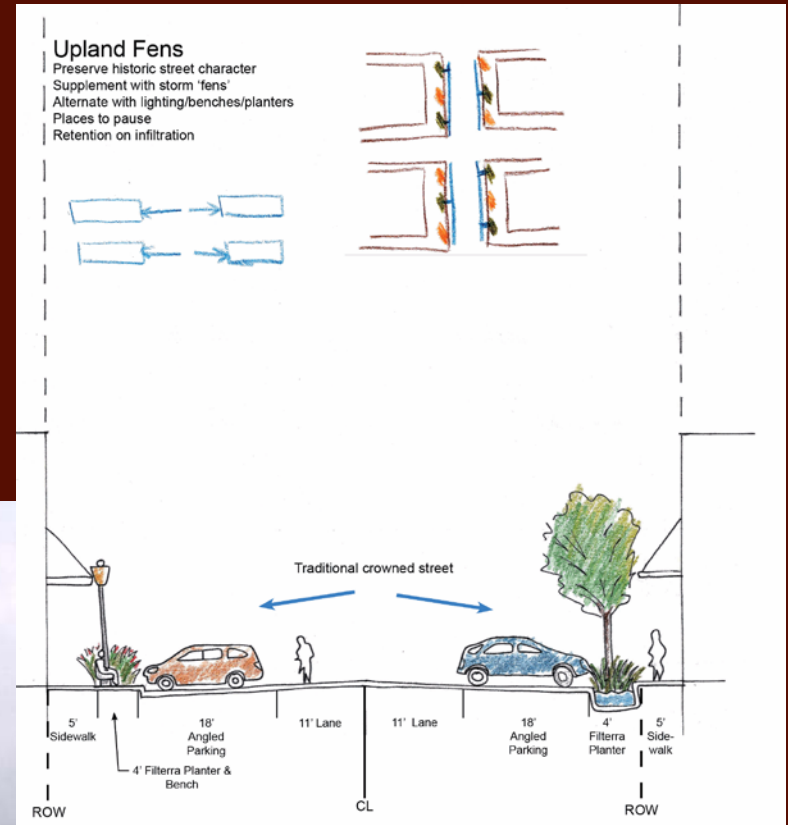
1st Street Boulevard (By-pass)



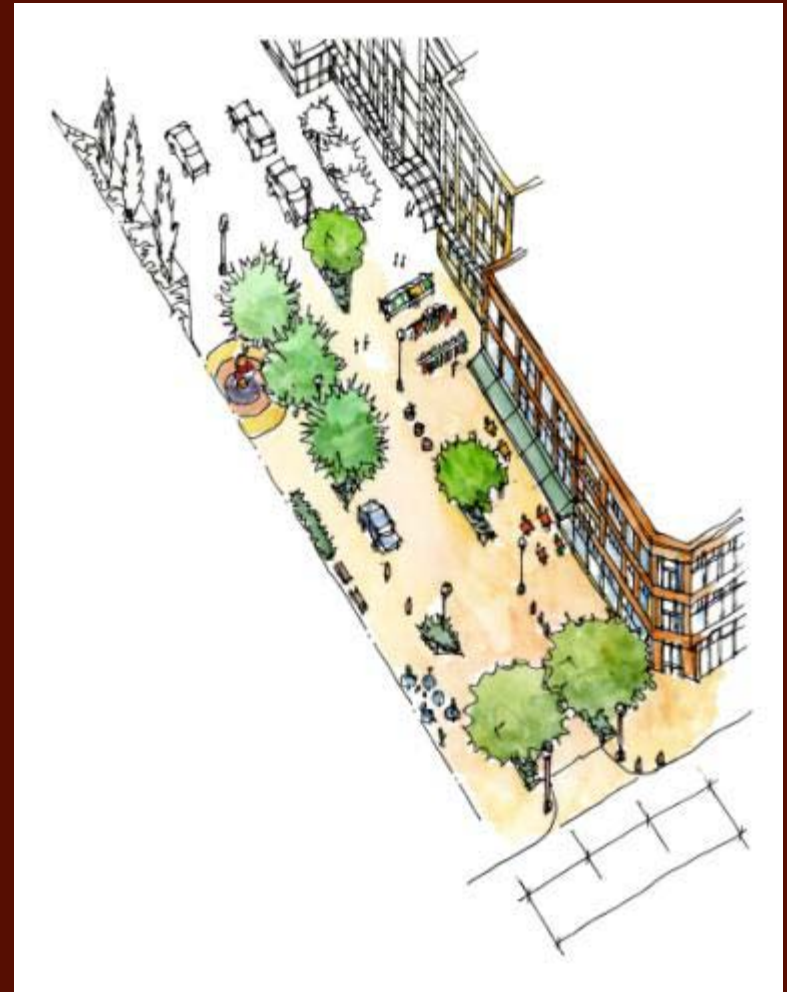
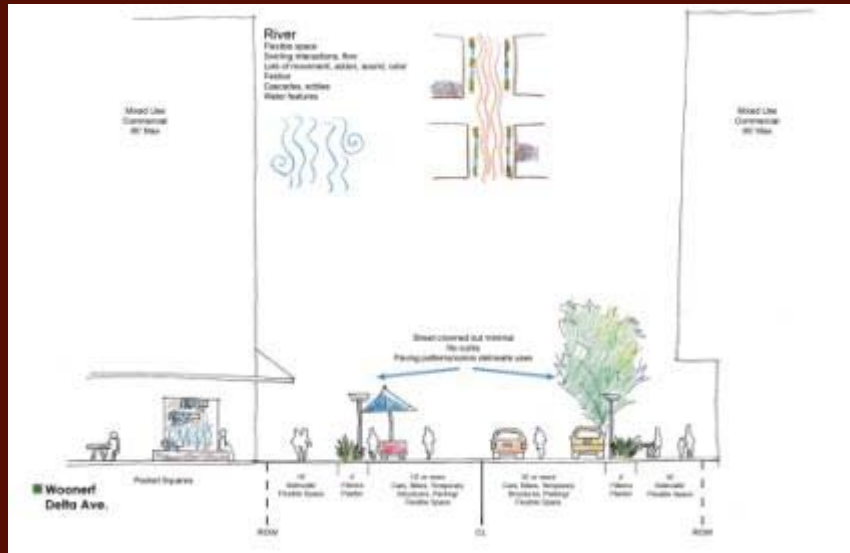
First St west of State Ave



Third Street Improvements and Extension

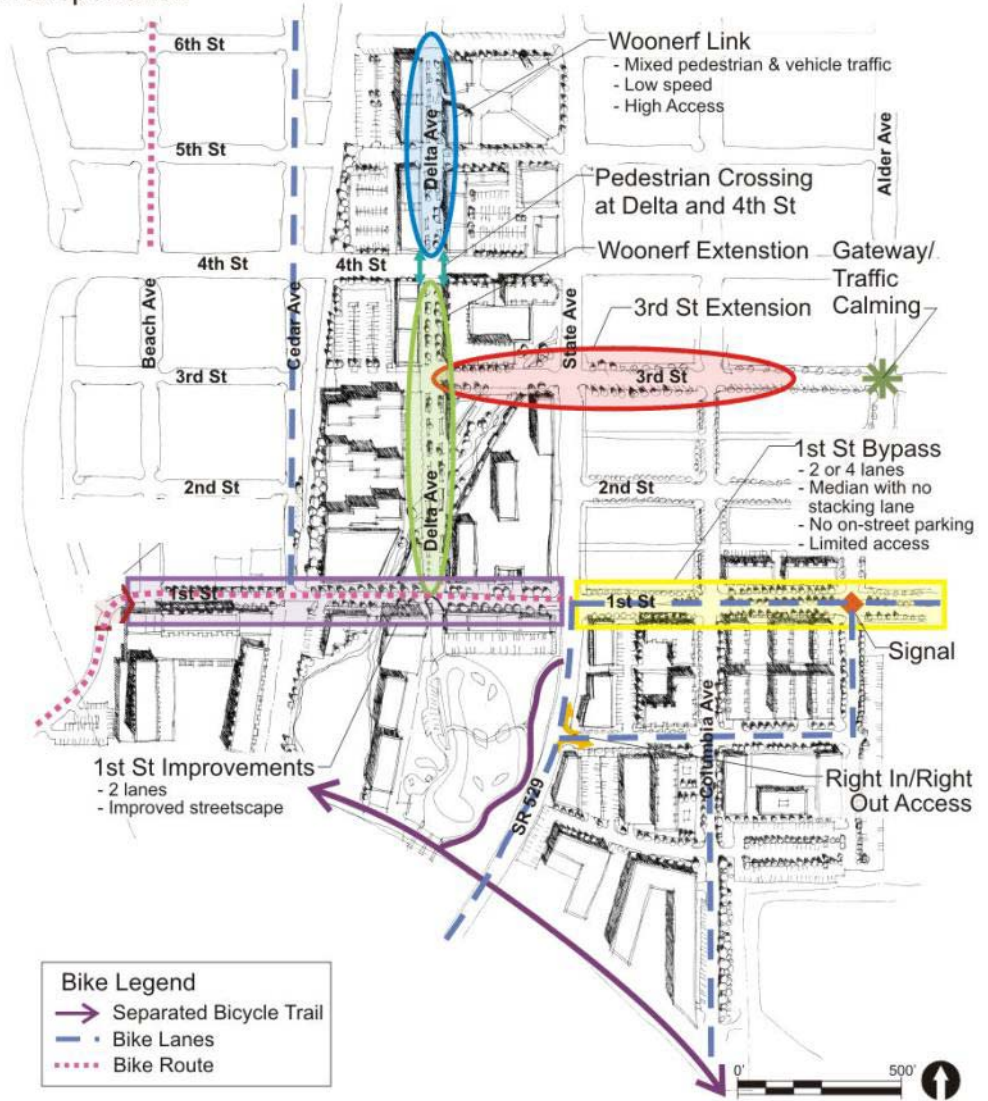


Delta Avenue “Woonerf”

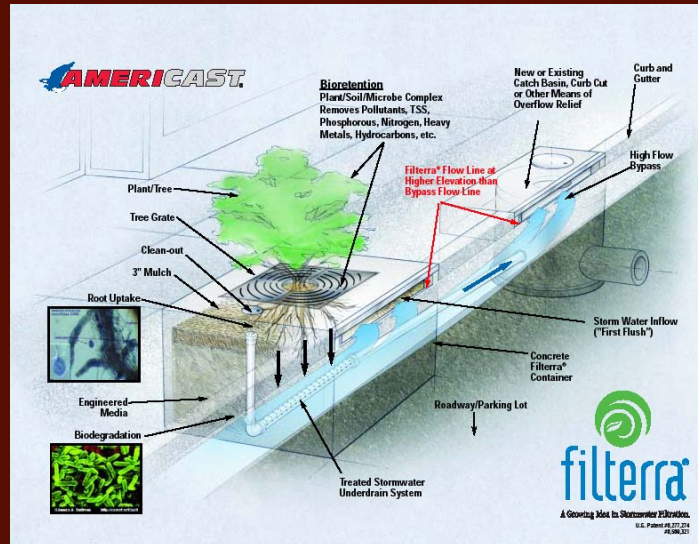


Bike connections

Downtown Marysville Transportation

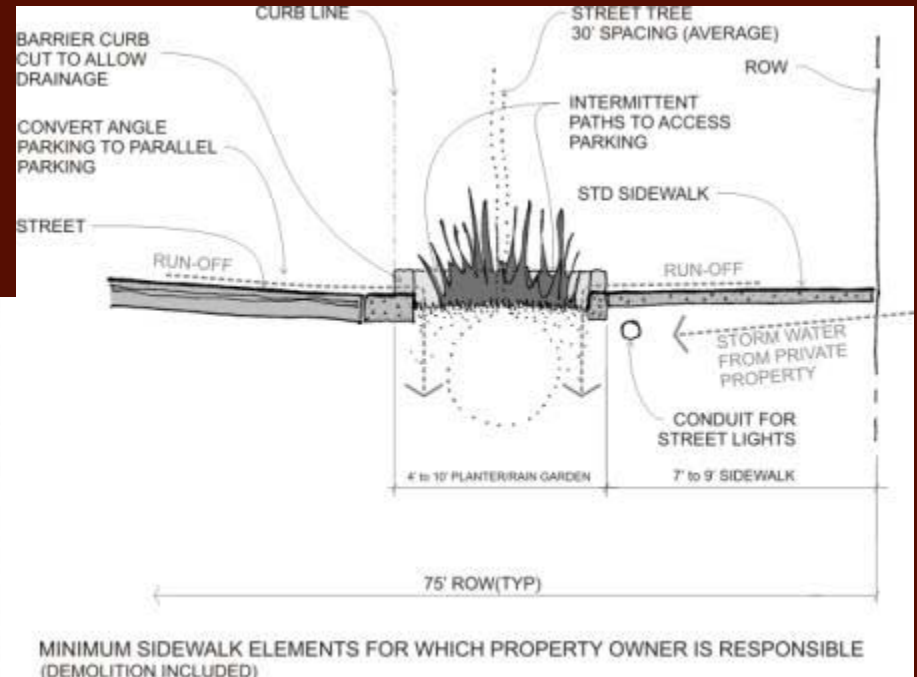
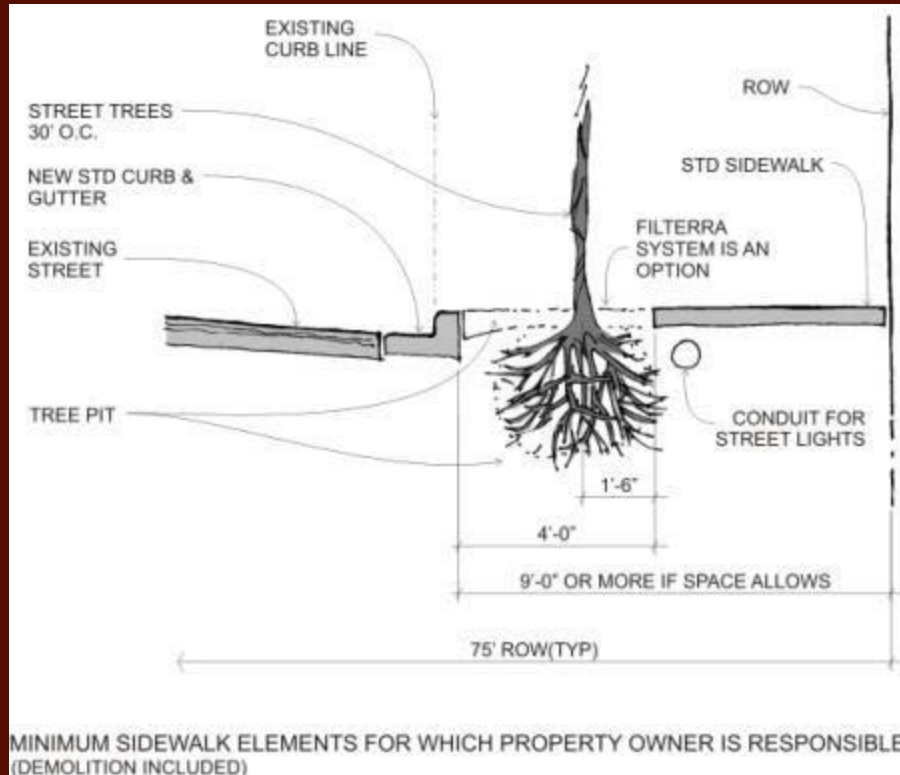


Objective: Use the streets to handle stormwater



Property Owner Responsibility as Part of New Development

Option A: Keep existing curb line



Option B: Extend curb and rain garden for handling storm water

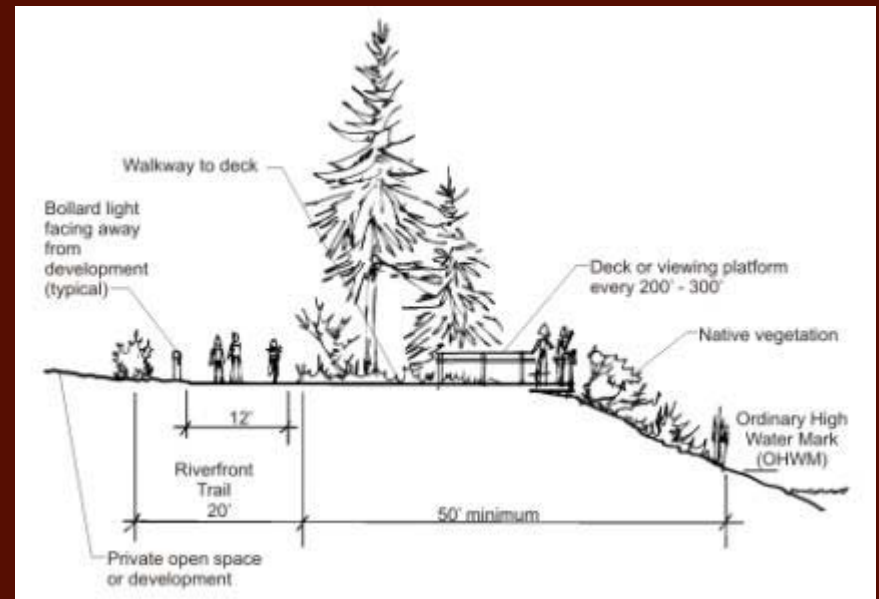
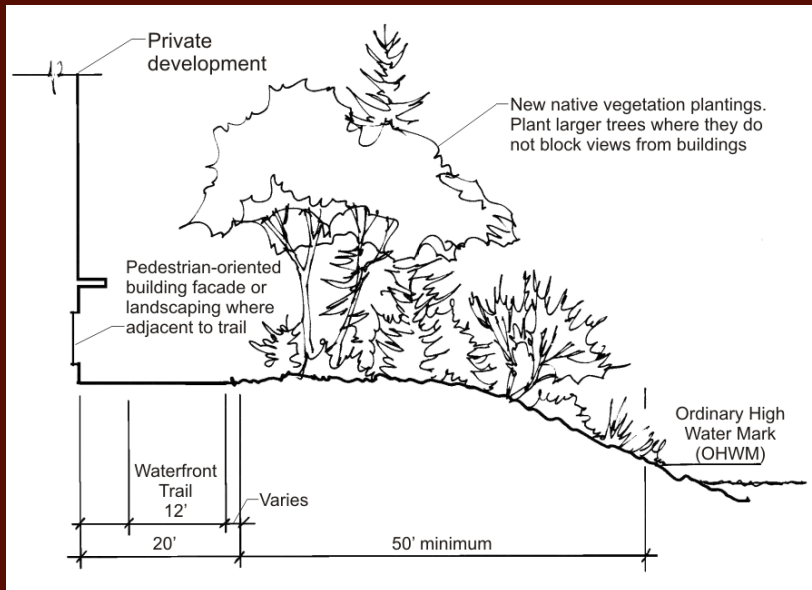
Curb Bulbs



Streetscape Standards



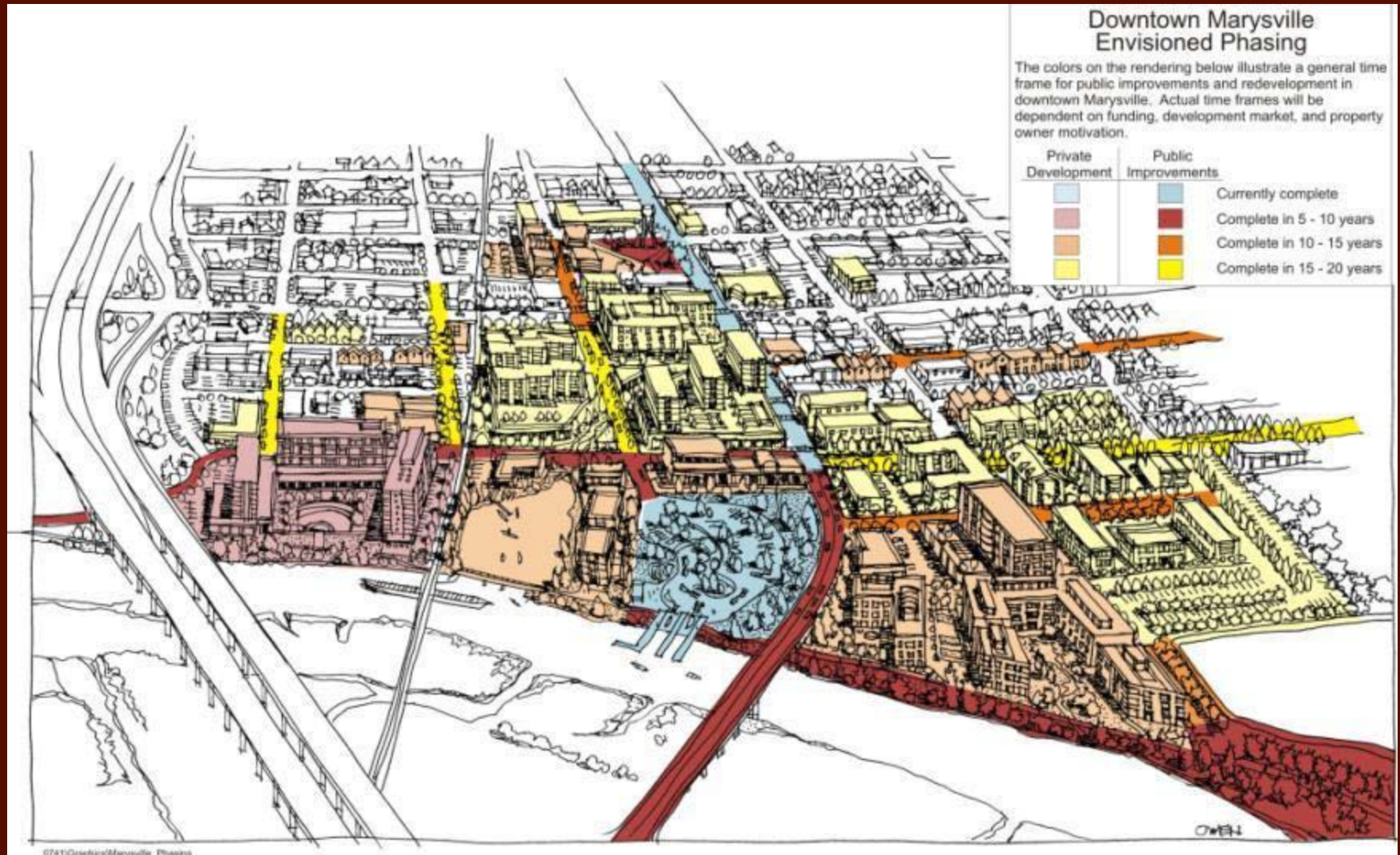
Parks and Open Space



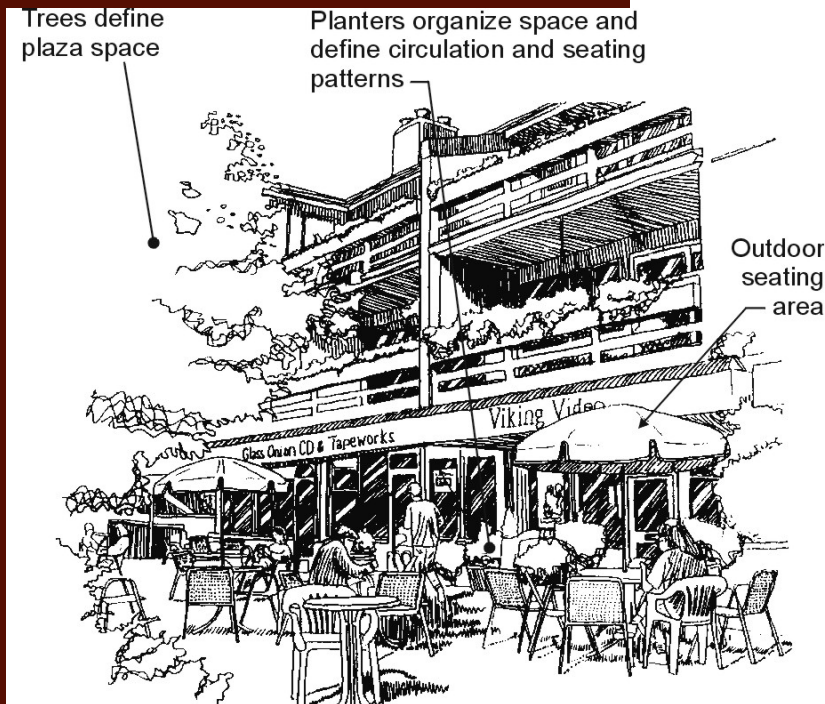
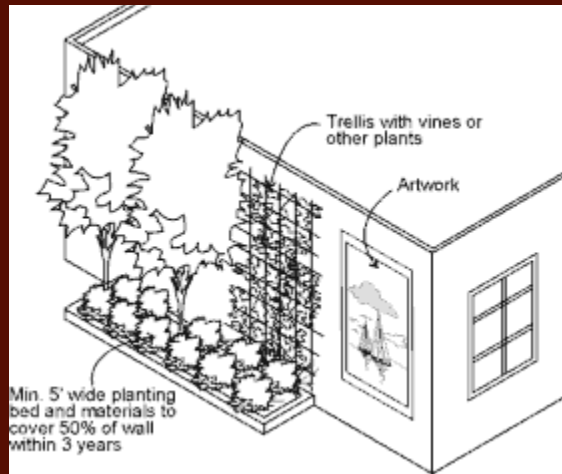
Comeford Park Improvements



Implementation



Design Guidelines



Vision

