



SITE PLAN APPROVAL - Beach Ave Multi-Family Apts.

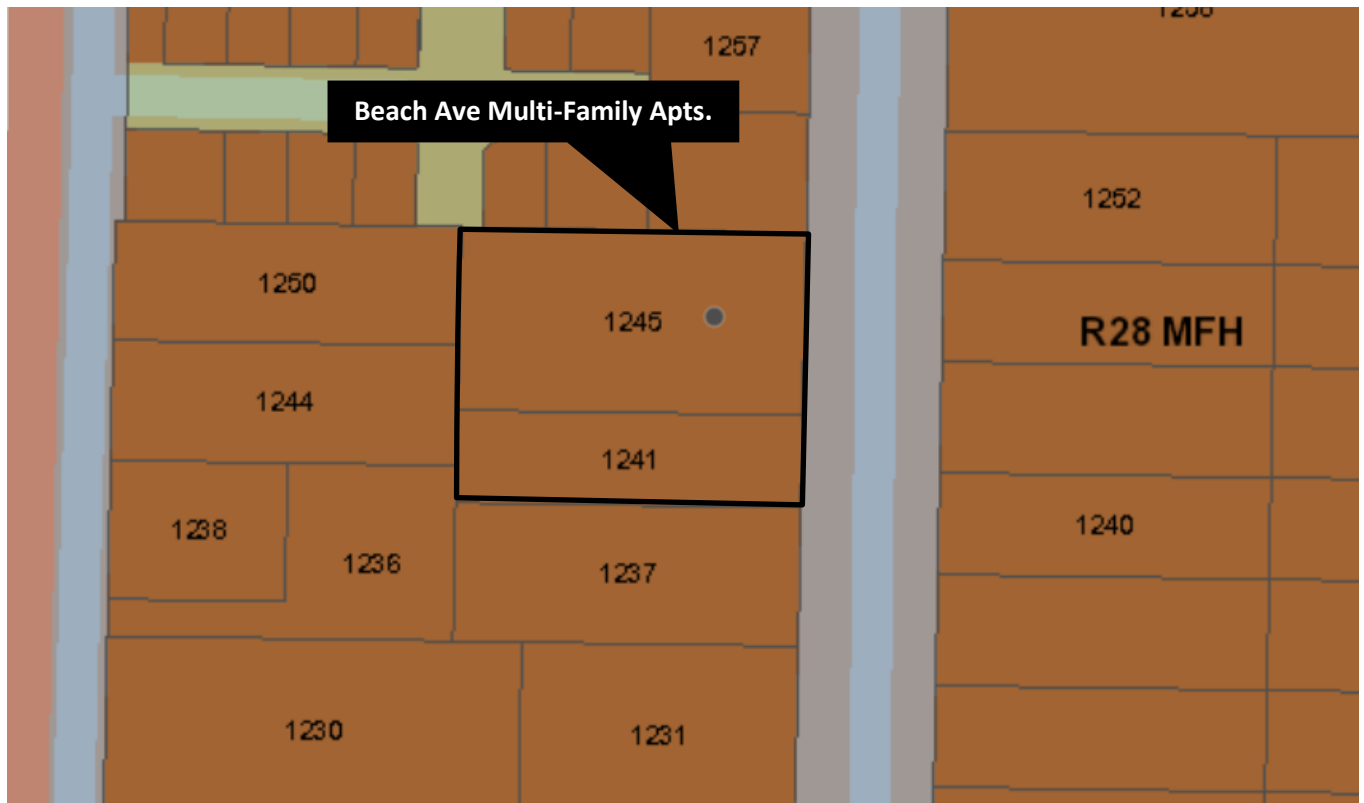
Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
Project Title	Beach Ave. Multi-Family Apts.			Date of Report	February 11, 2021				
File Number	PA20-046			Attachments	Preliminary Site Plan (Exhibit 25)				
Administrative Recommendation	Approve the preliminary Multi-family Site Plan, subject to the conditions of approval contained in Section 2.0 of this Administrative Site Plan Approval.								
BACKGROUND SUMMARY									
Applicant	Ebrima & Sainabou Wadda								
Request	The applicant is requesting Administrative Multi-family Site Plan Approval in order to construct a 21-unit, 3-story apartment building and associated site improvements.								
SEPA Status	This application is categorically exempt from SEPA review.								
Site Address	1241 & 1245 Beach Ave.			APN(s)	30052800207100 & 30052800207300				
Acreage (SF)	0.64 (27,878SF)			Section	28	Township	30N	Range	05E
Comprehensive Plan	MFH	Zoning	R-28	Shoreline Environment			N/A		
Water Supply	Current		Proposed		Sewer Supply	Current		Proposed	
	Marysville		Marysville			Marysville		Marysville	
Present Use of Property	Single-family residence								
REVIEWING AGENCIES									
Marysville	Local Agencies & Districts		State & Federal		County		Other		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> Land Development <input checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works <input type="checkbox"/>	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE <input type="checkbox"/> WDFW <input checked="" type="checkbox"/> WSDOT <input type="checkbox"/> WUTC <input type="checkbox"/>		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
Date of Action	February 11, 2021	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued					
STAFF CONTACT									
Name Kate Tourtellot	Title Senior Planner	Phone 360.363.8216	E-mail ktourtellot@marysvillewa.gov						

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Multi-Family High	R-28	Single-family residences
North	Multi-Family High	R-28	Single-family residences
East	Multi-Family High	R-28	Single-family residences
South	Multi-Family High	R-28	Single-family residences
West	Multi-Family High	R-28	Single-family residences

Vicinity Map



- | | | | |
|-----------------------|-------------------------|---------------------------------|---------------------------|
| General Commercial | 88 - Mixed Use | R12 Multi-Family Low | R4.5 Single Family Medium |
| Downtown Commercial | General Industrial | R6-18 Multi-Family Low | Public-Institutional |
| Community Business | Light Industrial | R8 Single Family High Small Lot | Recreation |
| Neighborhood Business | R28 Multi-Family High | R6.5 Single Family High | Open |
| Mixed Use | R18 Multi-Family Medium | R4-8 Single Family High | |

1.0 FINDINGS AND CONCLUSIONS

- 1. On September 25, 2020, Ebrima and Sainabou Wadda, applicant, requested Administrative Multi-family Site Plan Approval in order to construct a 21-unit apartment building and associated site improvements.
- 2. The application was received on September 25, 2020, and deemed complete on October 5, 2020. Public notice of application was provided in accordance with MMC 22G.010.090.
- 3. A *Request for Review* of the proposed development was sent to the following Local, County, State & Federal Agencies and Districts:
 - a. *Frontier (now Zipl)*: No comments received.
 - b. *Marysville School District 25*: No comments received.
 - c. *Snohomish Health District*: No comments received.
 - d. *Snohomish County Public Works*: No comments received.
 - e. *Stillaguamish Tribe*: No comments received.
 - f. *Tulalip Tribes*: No comments received.
- 4. The project site is approximately 0.64-acres in size, and is located at site addresses of 1241 and 1245 Beach Ave. The subject properties are generally flat. There is a single-family home on each lot; both to be removed during site construction.

The site is surrounded by single-family homes to the north, west, south and east. There is also a multi-family development to the northwest: the Village on Ash condominiums on small lots.
- 5. Access to the proposed development will be from Beach Avenue.
- 6. A Traffic Memorandum (TM) was prepared by Jake Traffic Engineering, Inc., dated February 6, 2020. According to the TM, the proposed development would generate 114.2 average daily trips (ADT) and 9.2 PM peak hour trips (PMPHT).

There are two existing single-family homes on the site, which the project will receive credit for. The single-family homes generate 2.0 PMPHTs.

The project will generate 95.4 net new ADTs and 7.3 net new PMPHTs.
- 7. According to the TM, the proposed development would not impact any of the road sections identified within Snohomish County Transportation Service Area A (TSA A) with three or more development-generated directional PM peak hour trips. Therefore, the applicant is not obligated to pay traffic impact fees to Snohomish County for the proposed development.
- 8. Based on a review of existing conditions and the TM, as well as other applicable supplemental information submitted with the application and on file with the City, the City Engineer made a traffic concurrency recommendation to the applicant dated January 19, 2021. The traffic concurrency recommendation included the following conditions to mitigate traffic impacts:
 - a. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements as set forth in MMC 22D.030.070(3), for the development. Traffic impact fees shall be vested at a rate of \$6,300 per PMPHT.
 - b. The applicant shall be required to construct frontage improvements along Beach Avenue prior to the City issuing occupancy permits. The City Engineer will review and approve the roadway improvements, channelization, site access and lighting prior to construction plan approval.
- 9. The applicant submitted a written proposal, agreeing to the development’s traffic impacts and mitigation measures, on January 27, 2021.

10. Pursuant to MMC 22D.030.070(6)(a)(ii), the traffic concurrency determination and the project's impacts and mitigation obligations shall expire on January 27, 2027.

11. Utilities are proposed to be provided to the site as follows:

Storm Drainage – The development proposes all surface runoff from the site to be collected and conveyed to an underground infiltration gallery beneath a portion of the parking area.

Pursuant to Chapter 14.15 MMC, a stormwater pollution prevention plan (SWPPP) and subsequent installation of an approved stormwater management system on the site is required. Potential significant adverse environmental impacts associated with increased stormwater runoff from the proposed development will be adequately mitigated through compliance with the MMC.

Water – Per the City's Comprehensive Plan, the Utilities Department is requiring the applicant replace the existing 6" cast iron water main that fronts the property along Beach Avenue with a 12" ductile iron water main. The developer is also required to increase the 6" Hydrant lead to an 8" hydrant lead.

Sewer – An 8-inch sanitary sewer main is located within Beach Avenue, and is proposed to be extended on-site in order to provide sewer service to the proposed development.

All utility and street improvements will be addressed during civil construction plan review in order to ensure compliance with all of the applicable MMCs.

12. Three comments from the general public were received:

a. A request to review all materials associated with the application.

Staff Comment: The complete case file was provided.

b. Concerns regarding increased traffic, visual impacts and the perception of an increase in crime associated with apartments.

Staff Comment: The applicant submitted a Traffic Memorandum with the development application. The applicant is required to make payment to the City of Marysville, on a proportionate share cost of the future capacity improvements to the overall street network system at a rate of \$6,300.00 per PM peak hour trip.

The City of Marysville does not have any adopted codes related to view protection. The proposed development complies with the base height allowance in the R-28 zone in accordance with MMC 22C.010.080(2).

There has been no evidence presented, or on file with the City of Marysville, that would indicate that market rate multi-family housing would invite increased crime and vandalism to the existing neighborhood. The City of Marysville Police Department ensures a safe community through regular patrols and response upon any reports of crime or vandalism throughout the City.

c. A request to deny the application because they do not want an apartment developed concerned about traffic, noise and changing appearance of the neighborhood.

Staff Comment: The proposed development is consistent with the Zoning map and the Marysville Municipal Code as well as the City's Comprehensive Plan. The subject property was designated for the high-density multi-family development in 2005, when the City of Marysville adopted its Comprehensive Plan. Extensive public outreach and review of the 2005 Comprehensive Plan was conducted before the City Council approved the Plan.

13. MMC 22G.010.140(3) requires the City to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:

a. Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.

Staff Comment: The multi-family apartment is permitted outright in the R-28 zone in accordance with MMC 22C.010.060.

- b. Density of residential development in urban growth areas.

Staff Comment: The base density allowed in the R-28 zone is 28 dwelling units per acre, and the maximum density is 36 dwelling units per acre through application of the residential density incentive (RDI) provisions outlined in MMC Chapter 22C.090.

The Base Density allows 18 DUS: $28 \text{ DU/Acre} \times .56 \text{ acre} = \mathbf{18 \text{ DUs}}$

The applicant has proposed utilizing RDI benefits 5 (Location to Transit and Other Services), 7c (Perimeter Fencing) and 9 (LID). The property is less than a quarter mile to the Cedar and Grove Park & Ride and less than a half-mile to the Safeway shopping Center on State Ave., which provides a full range of retail and restaurants.

The following is the RDI calculation for the proposed development:

RDI Calculation

Benefit 5a: 5 percent increase above the base of the zone = 0.9 DU ($18 \text{ DU} \times 5\%$)

Benefit 7c: 1 Bonus Unit per 500 lf. of fencing = 1.05 DU ($525 \text{ lf. of fencing} \div 500 \text{ lf.}$)

Benefit 9a: 5-10% increase over base = 1.8 DU ($18 \times 10\%$)

TOTAL ALLOWED RDI ADDITIONAL UNITS = 3 DUs

TOTAL NUMBER OF UNITS: 21 DUs (18 DU base units + 3 RDI units)

The applicant has proposed constructing 21-units on 0.64 acres. The proposed density of this project is 33 units per acre, which complies with the density requirements outlined in MMC 22C.010.080(2)

- c. Availability and adequacy of public facilities identified in the Comprehensive Plan.

Staff Comment: The Comprehensive Plan designation for the subject property is R28 Multi-Family High. The proposed development and subsequent use of the property will be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan, as conditioned herein.

The following development policies, outlined in the Comprehensive Plan, are specifically pertinent to this request. The following policies were used to establish appropriate mitigation measures:

LAND USE ELEMENT

General Development Land Use Goals & Policies

Policies: LU-3, LU-5, LU-7, LU-8, LU-10, LU-11,

Residential Land Use Goals & Policies

Policies: LU-22, LU-23, LU-26, LU-28, LU-46, LU-47, LU-48, LU-50

Multi-family Land Use Goals & Policies

Policies: LU-46, LU-48, LU-50,

HOUSING ELEMENT

Housing Policies

Policies: HO-3, HO-15, HO-19, HO-20, HO-22, HO-23, HO-24, HO-27, HO-28, HO-41

ENVIRONMENTAL ELEMENT

General Environmental Goals and Policies

Policies: EN-1, EN-8

Earth Goals and Policies

Policies: EN-16, EN-17, EN-18, EN-19, EN-20, EN-21

Water: Quality, Wetland and Watershed Protection, Storm Water Runoff, Drainage, Shoreline Goals and Policies

Policies: EN-25, EN-28, EN-29, EN-32, EN-38

TRANSPORTATION ELEMENT

Public Involvement and Agency Coordination

Policies: T-13

Mobility Options

Policies: T-25, T-26, T-27, T-29, T-30

Sustainable Transportation Systems and the Environment

Policies: T-35, T-36, T-37,

Level of Service Standards and Concurrency

Policies: T-43

Financing and Implementation

Policies: T-48

PARKS AND RECREATION ELEMENT

Policies: PK-9, PK-11, PK-12, PK-13, PK-17,

UTILITIES ELEMENT

Policies: UT-1, UT-3, UT-14

PUBLIC FACILITIES & SERVICES ELEMENT

Police, Fire, Library

Policies: PS-1, PS-3, PS-4, PS-5, PS-9, PS-10, PS-11

Schools

Policies: SC-6

Water, Sewer, Storm Drainage, Solid Waste

Policies: PF-1, PF-2, PF-7, PF-16, PF-18, PF-19, PF-20, PF-23, PF-26, PF-28

d. Development Standards.

Staff Comment: The project site is currently zoned R-28 (Multi-family High density). The purpose of the R-28 zone is to provide for high-density multi-family developments. The new housing types include attached and detached single-family residential, duplexes, apartments and condominiums with densities between 28 and 36 units per acre.

The proposed development and subsequent use of the property will comply with the intent of the R-28 zone, and as conditioned herein, will meet all of the applicable development standards outlined in Title 22 MMC, *Unified Development Code*.

14. Pursuant to Chapter 22D.020 MMC, the applicant shall mitigate City of Marysville parks impacts through payment of the park impact fee in effect at the time of building permit issuance.
15. Pursuant to Chapter 22D.040 MMC, the applicant shall mitigate school impacts through the payment of the school impact fee in effect at the time of building permit issuance.
16. Pursuant to Chapter 22D.030 MMC, the applicant shall mitigate City of Marysville traffic impacts through payment of the traffic impact fee in effect at the time of building permit issuance.
17. The proposed development, as conditioned herein, will make appropriate provisions for the public use and interest, health, safety, and general welfare.

18. Pursuant to MMC 22G.010.200, a decision on this application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made within forty eight (48) in-house calendar days from the date of completeness.

2.0 RECOMMENDATION

Based on the foregoing findings and conclusions, review of the documents submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and MMC, the Community Development Department hereby grants **Administrative Multi-family Site Plan Approval** for the Beach Ave. Multi-Family Apartments, subject to the following conditions:

1. The revised preliminary site layout plan, Sheet C2.0 of the Plan Set, received by the Community Development Department on January 29, 2021 (Exhibit 25) shall be the approved preliminary site plan layout.
2. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building.
3. Prior to civil construction plan approval, the applicant shall have a *FINAL* landscaping plan approved that includes all of the plan submittal requirements outlined in MMC 22C.120.030, and includes all of the applicable design elements outlined in MMC 22C.020.250(4) and MMC Chapter 22C.120.
4. Prior to civil construction plan approval, a *FINAL* lighting plan with photometrics shall be approved by the Community Development Department. The following design standards shall apply:
 - a. All public areas shall be lighted with average minimum and maximum levels as follows:
 - . Minimum (for low or nonpedestrian and vehicular traffic areas) of one-half foot candle;
 - . Moderate (for moderate or high volume pedestrian areas) of one to two foot candles; and
 - . Maximum (for high volume pedestrian areas and building entries) of four foot candles.
 - b. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
 - c. Parking lot lighting shall be provided. Parking lot illumination locations, materials and fixture design are required with your formal application. The following design standards apply:
 - . Parking lot lighting fixtures shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale;
 - . All fixtures over 15 feet in height shall be fitted with a full cut-off shield;
 - . Pedestrian scale lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety;
 - . Parking lot lighting shall be designed to provide security lighting to all parking spaces; and

- . Lighting shall be shielded in a manner that does not disturb residential uses or pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.
 - d. Light levels at the property line should not exceed 0.1 foot candles (fc) adjacent to business properties, and 0.05 foot candles adjacent to residential properties.
 - e. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.
 - f. Limited accent on trees and provisions for seasonal lighting is acceptable.
 - g. Limited accent lighting on architectural and landscape features is encouraged to add interest and focal points.
5. The applicant shall submit payment to the City of Marysville for park impacts caused by the development pursuant to Chapter 22D.020 MMC. Park impact fees are based on the fee schedules in effect at the time an individual building permit application is accepted by the City.
 6. In order to mitigate impacts upon the future capacity of the road system, the applicant shall be required to submit payment to the City of Marysville, on a proportionate share cost of the future capacity improvements for the development as set forth in MMC 22D.030.070(3). Traffic impact fees are vested at a rate of \$6,300 per PMPHT.
 7. The applicant shall be required to complete required frontage improvements along Beach Avenue per Engineering Design and Development Standard Plan SP3-201-004. Roadway improvements, channelization, street lighting and site access plans shall be required to be reviewed and approved by the City Engineer prior to construction plan approval.
 8. Declaration or covenants shall be required to be recorded, prior to issuing occupancy permits for the development, including provisions which address the following:
 - a. Maintenance of the common areas, drainage system, open space, landscaping and other private improvements within the development.
 - b. Provisions for storage, parking of boats, RVs, non-operable vehicles and similar vehicle storage so as not to reduce the proposed parking within the development and enforcement of these provisions.

These covenants or restrictions shall be reviewed and approved by the Community Development Department and Marysville Fire District.

Prepared by: *Kate*

Reviewed by: *Angela*

This **Administrative Multi-family Site Plan APPROVAL** is issued under MMC 22G.010.150(h). Administrative decisions may be appealed to the Hearing Examiner in accordance with MMC Chapter 22G.010, Article VIII Appeals. Appeals must be filed within fourteen (14) calendar days of the date of Administrative Multi-family Site Plan Approval.

Signature: *Allan Giffen*

Allan Giffen, CD Director

Date: February 11, 2021

The above recommendation, including conditions of preliminary approval, are subject to change if the proposed phasing parameters, land uses or any other information provided by the applicant or their authorized representative proves inaccurate.