



January 31, 2023

Community Development  
City of Marysville  
501 Delta Avenue  
Marysville, WA 98270

### **51<sup>st</sup> AVE REDESIGNATION & REZONE (KM CAPITAL)**

To Whom It May Concern:

Our firm represents the Applicant, KM Capital LLC, which seeks a redesignation and concurrent rezone of ±48.01 acres from Light Industrial (LI) to R18 Multi-Family Residential (R18). The proposal is located SE of the intersection of 51<sup>st</sup> Avenue NE and 152<sup>nd</sup> Street NE between 51<sup>st</sup> Ave NE and the BNSF railroad tracks.

#### **Complete Application Packet**

As required by the City's Comprehensive Plan Amendment & Rezone Checklist, we are submitting the following information:

1. Signed and Completed Land Use Application
2. Signed and Completed Comprehensive Plan Map Amendment Response Form
3. Current Title Report – *existing title report submitted, updated title in progress (expected Friday Feb 3)*
4. Vicinity Maps
5. A Signed and Dated SEPA Checklist
6. Special Studies – *none are submitted at this time as none have been required by the Director*
7. Application Fees - \$5,000 for the Map Amendment with Rezone plus \$1,500 for the SEPA (\$6,500 total)

#### **Rational for the Request**

The 2021 Snohomish County Buildable Lands Study indicates that the City of Marysville had a population capacity of 89,550 people against a 2035 GMA population target of 87,798. However, the recently (February 2022) adopted initial population targets for 2044 indicate that the City of Marysville must accommodate a target population of 99,822, which is 10,272 people more than its capacity. As a result, the City will be taking a series of actions in the lead up to its 2024 Comprehensive Plan update to increase housing capacity to accommodate its 2044 population target.

The Applicant respectfully requests that the City consider its request for a redesignation and concurrent rezone as part of its solution to accommodating the City's long-term housing needs. More specifically, the redesignation and rezone proposed is consistent with:

**LU Goal 20 Provide housing choices, reflecting the range of household types, lifestyles, incomes, and desire to rent or own a home.**

According to the 2022 Competitiveness Report for Washington, produced by the Lt. Governor and the Joint Legislative Committee on Economic Development, Washington State has the fewest number of housing units per household of any state in the country, and the housing crisis is getting worse as the number of units built has not kept pace with household formation over the last decade.

This report indicates that 44% of Washington renter households are cost burdened and spend more than 30% of their income on housing; 22% of renters are severely cost burdened and spend more than 50% of their income on housing. And that chronically undersupplied housing is the principal driver.

Applicant's proposal would provide needed multi-family/workforce housing options adjacent to a growing employment center. This not only creates needed housing units, but located housing close to jobs, reducing the cost burden of long commutes.

**LU-46      Locate multi-family development adjacent to arterial streets, along public transportation routes, and on the periphery of commercially-designated areas, or in locations that are sufficiently compatible or buffered from single family areas to not disrupt them.**

The proposed redesignation and rezone are located along 51<sup>st</sup> Ave NE and 152<sup>nd</sup> Street NE. Transit service is available along 51<sup>st</sup> Ave NE at the crossroads of 142<sup>nd</sup>, 146<sup>th</sup> and 152<sup>nd</sup> and Route 202 provides services north to Smokey Point and south to Downtown Marysville, connecting future multi-family development at this location to multiple commercial opportunities and park-and-rides. The proposed redesignation and rezone would be buffered from adjacent single family neighborhoods by the BNSF railway (east and southeast) and by Emmanuel Baptist Church (south) and 51<sup>st</sup> Ave NE (west).

We appreciate your time and consideration of this requested redesignation and rezone, and we look forward to providing additional information as the proposal is considered further.

Should you have any questions in the meantime, please feel free to reach out at any time.

Thank you,



David Toyer  
President

Enclosures