

March 2, 2022

City of Marysville  
Community Development Department  
80 Columbia Avenue  
Marysville, WA 98270

**Re: Evans Park BSP PRD  
Project Narrative**

The Evan's Park project is located at 17909 25th Ave NE, Marysville, WA 98271. The site is one parcel, #31052000301500, sized 1.96 acres. The proposal is to develop the site as a subdivision with fourteen new detached single-family lots under BSP/PRD regulation. The project will also include the construction of internal roads, open space, stormwater facilities, utilities, and frontage improvements along 25<sup>th</sup> Ave NE. The proposed development is summarized by the following characteristics and narrative:

Property Location: 17909 25th Ave NE, Marysville, WA 98271  
Tax Parcel Number: 31052000301500  
Property Zoning: R-8  
Property Gross Area: 1.96 acres  
Allowed Density: 8 du/ac  
Proposed Density: 6.77 du/ac  
Proposed Lots/Units: 13 lots  
Project Type: Binding Site Plan & Planned Residential Development

**Site Description**

The property currently has one existing single-family home near the west boundary of the parcel, which takes access off 25<sup>th</sup> Ave NE. This home and any outbuildings will be removed as part of this project. To the east of the property lies densely populated tree covering. Physically, the site is flat and has no critical areas. Water and sewer service is to be provided to the site from 25<sup>th</sup> Ave NE. Existing developments surrounding the site are as follow:

- North: Detached single-family homes in the R-8 zone
- East: Detached single-family homes in the R-12 zone
- South: Detached single-family homes in the R-8 zone
- West: Detached single-family homes in Snohomish County.

**Project Elements**

Stormwater, Water and Sewer Utilities:

The parcel is served by a City of Marysville water main located in the right-of-way for 25<sup>th</sup> Ave NE. a new connection would be looped through the site. Sewer service would extend from a newly constructed main associated with the development to the south of the project site. Stormwater runoff would be proposed to be infiltrated in roadside bioswales (for ROW runoff) and an infiltration gallery in Tract 999 for lot impervious runoff.

Note that the adjacent project to the south (Tokatee) has utilized a Geotechnical Engineering report that provides a 10 in/hr design infiltration rate. After discussion with City staff, it has been allowed that the Evans Park site use the same infiltration rate and Geotechnical report for site considerations in design. This infiltration rate has been used to size the infiltration facilities proposed by the project.

Access/Streets/Parking:

Frontage improvements will take place along the site boundary with 25<sup>th</sup> Ave NE. The improvements will include curb, gutter, sidewalk, and a bioswale area within the planter that is consistent with the City's standards. As identified by Shane Whitney in his preapplication comments for the project, there is no required right-of-way dedication along 25<sup>th</sup> Ave NE.

To service the proposed development, a new public road will be extended from 25<sup>th</sup> Ave NE and connect to the existing 26<sup>th</sup> Dr NE stub. A portion of the half street will be designed to match the northerly half-road construction of the ROW already provided by the "Jahn's Church" property with the standard 50' ROW width. Beyond this previously construction portion, Road A will be built as a half street improvement at this time, with the intent that the property to the north would build out the remaining ROW when it develops. The road section will include 20' of pavement, curb, gutter, a 3.4' bioswale, and 5' sidewalk at this time. An EDDS deviation regarding this roadway section has been submitted with the project submittal documents for the less than standard Road A half-street width of approximately 28.4'. The extension of 26<sup>th</sup> Dr NE will match the existing 26<sup>th</sup> Dr NE improvements.

Each of the proposed lots will take access directly off the new road extensions. Lots 10 and 11 and 13 and 14 will have shared driveways in order to meet PRD regulations for 25% of all lots less than 5,000 SF taking access using alternate means such as shared driveways, autocourts or alleys.

Each of the proposed detached single-family houses will have at least two parking spots and one guest parking spot located at their driveway and garage, which is consistent with Table 1 in MMC 22C.130.

Critical Areas:

There are no critical areas known on the project site.

**Planned Unit Development Code Compliance**

| <b>Table 1: Planned Residential Development Compliance Table (MMC 22G.080)</b>  |  |
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| 22G.080.070 Development standards.  |  |
| (1) Accessory dwelling units shall not be permitted for single-family detached dwellings unless approved as part of the PRD site plan.  | No accessory dwelling units are proposed   |
| (2) Each single-family detached unit shall have at least 200 square feet of private open space set aside as private space for that dwelling unit. No dimension of such open space shall be less than 10 feet. The open space does not need to be fenced or otherwise segregated from other dwellings or open space in the development unless so conditioned through the approval process. | Each of the proposed detached single-family houses have at least 200 square feet of private open space with a minimum dimension of 10 feet located in their back and front yard. |
| (3) Common open space is required pursuant to MMC 22C.010.320, 22C.020.270 or 22G.080.100, whichever provides the greater open space. The common open space must be arranged to maximize usability.   | Open space is provided. See response to MMC 22G.080.100  |
| (4) At least 25 percent of the dwellings on lots less than 5,000 square feet must have vehicle access points via any combination of the following, unless steep slopes or site-specific constraints preclude meeting this requirement:<br>(a) Shared or single-car-width driveway.<br>(b) Alley, auto court, or other method of accessing dwellings other than direct street access.      | All of the proposed lots are less than 5,000 square feet. Lots 10 and 11, and 13 and 14 will use shared driveways.   |
| 22G.080.080 Modification of development regulations.  |  |
| (1) Density, Dimension, and Parking. The standard development regulations shall apply to all lots and development in a PRD except as specifically modified below and as provided in the design review standards   | All bulk regulations listed will be met.   |

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| <p>in Chapters 22C.010 and 22C.020 MMC.</p> <p><u>Density:</u> 8 du/ac (12 units; can be increased by 20% if a PRD and density incentives are applied)</p> <p><u>Maximum density:</u> : 8 du/ac (12 units; can be increased by 20% if a PRD and density incentives are applied)</p> <p><u>Minimum street setback:</u> 10 feet</p> <p><u>Minimum side yard setback:</u> 5 feet</p> <p><u>Minimum rear yard setback:</u> 10 feet</p> <p><u>Base height:</u> 30 feet</p> <p><u>Maximum building coverage:</u> No maximum building coverage</p> <p><u>Maximum impervious surface:</u> 70 percent</p> <p><u>Minimum lot area:</u> 3500 square feet</p> <p><u>Minimum lot width:</u> 30 feet</p> <p><u>Minimum driveway length:</u> 20 feet</p> <p><u>Minimum parking:</u> 3 stalls per detached single-family units</p> | <p><u>Density:</u> 9 du/ac (13 units; see density incentive section of this narrative for what incentives are be applied to development)</p> <p><u>Street setback:</u> 10 feet</p> <p><u>Side yard setback:</u> 5 feet</p> <p><u>Rear yard setback:</u> 10 feet</p> <p><u>Base height:</u> 30 feet</p> <p><u>Building coverage:</u> No maximum building coverage</p> <p><u>Impervious surface:</u> 70 percent</p> <p><u>Minimum lot area:</u> 3,616 square feet</p> <p><u>Minimum lot width:</u> 40 feet</p> <p><u>Minimum driveway length:</u> 20 feet</p> <p><u>Minimum parking:</u> 3 stalls per detached single-family units</p> |
| <p>(2) Street Standards. The city's PRD street standards, as set forth in the engineering development and design standards (EDDS), apply to small lot developments and may be modified as provided below.</p>  | <p>To service the proposed development a new public road will be extended from 25<sup>th</sup> Ave NE and connect to the existing 26<sup>th</sup> Dr NE stub. This road will be built as a half street improvement at this time, with the intent that the property to the north would build out the remaining ROW when that develops. The road section will include 20' of pavement, curb, gutter, 3.4' bioswale, and 5' sidewalk at this time. The extension of 26<sup>th</sup> Dr NE will match the existing 26<sup>th</sup> Dr NE improvements.</p>   |
| <p>(3) Open Space. Open space requirements may be modified consistent with this chapter.</p>   | <p>See response to MMC 22G.080.100</p>   |
| <p>(4) Additional Modifications.</p>   | <p>A request to construct only half of Road A is provided as part of this submittal. As the width of the Road A half-street is slightly below standards in its proposed width, an EDDS deviation has been submitted with the submittal documents.</p>  |
| <p>(5) Other Development Code Modifications.</p>   | <p>No other request to modify standards in the development code are being proposed</p>   |
| <p>22G.080.090 Bonuses.</p>  | <p>See density incentive section of this narrative for what incentives are to be applied to development.</p>   |
| <p>22G.080.100 Open spaces.</p>  |  |
| <p>1) A minimum of 15 percent of the net project area shall be established as open space. Critical areas and buffers may be used to satisfy a maximum of 65 percent of the required open space. Thirty-five percent of the required open space shall be active open space as outlined in subsection (4)(e) of this section. Parking areas, driveways, access streets and required yards are not considered to be open space for purposes of this section. Fencing and/or landscaping shall separate, while maintaining visual</p>  | <p>The proposed development provides 10,701 square feet of open space, which is 16.0% of the net site area.</p>  |

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| <p>observability of, recreation areas from public streets, parking areas and driveways.</p>   |   |
| <p>(2) Open space and recreational facilities shall be owned, operated and maintained in common by the PRD property owners; provided, that by agreement with the city council, open space may be dedicated in fee to the public.</p>  | <p>Maintenance requirements will be included in the projects CC&amp;Rs.</p>   |
| <p>(3) The open space requirements outlined in subsection (1) of this section may be reduced if substantial and appropriate recreational facilities (such as recreational buildings, swimming pools or tennis courts) are provided. If an open space reduction is proposed, detailed plans showing the proposed recreational facilities must be submitted with the preliminary site plan.</p>   | <p>There is no request to reduce the required open space.</p>   |
| <p>(4) Open space excluding critical areas and buffers shall:</p> <ul style="list-style-type: none"> <li>(a) Be of a grade and surface suitable for recreation;</li> <li>(b) Be on the site of the proposed development;</li> <li>(c) Be one continuous parcel if less than 3,000 square feet in size, not to be located in the front yard setback;</li> <li>(d) Have no dimensions less than 30 feet (except trail segments). Trail segments shall: be a minimum of five feet in width, meet Americans with Disabilities Act (ADA) standards, and be improved with an appropriate all-weather surface (gravel surfacing is not considered an all-weather surface). Trail segments that are being dedicated to the public, or connecting to a regional or city parks system trail, may be required to be increased in width or construction standard as determined by the parks, culture, and recreation director;</li> <li>(e) Include a minimum of one large recreational amenity or two small recreational amenities per one-quarter acre of active recreation space. Small recreational amenities include commercial-grade benches, picnic tables, small play equipment, and similar amenities. Large recreational amenities include commercial-grade half sport courts, large play equipment, gazebos, and similar amenities. The community development director is specifically authorized to determine what qualifies as a recreational amenity, and whether the recreational amenity should be considered a small or large recreational amenity;</li> <li>(f) Be situated and designed to be observable by the public; and</li> </ul> | <p>The proposed open space:</p> <ul style="list-style-type: none"> <li>a) Is at grade</li> <li>b) In the proposed development</li> <li>c) In two tracts</li> <li>d) Does not have a dimension less than 30 feet (Tract 999 is the only tract that contains active open space)</li> <li>e) Has active recreation amenities</li> <li>f) Is visible from 25<sup>th</sup> Ave NE</li> <li>g) Is accessible to all residents via the internal road and sidewalk network</li> <li>h) There are no request to modify the open space requirements.</li> <li>i) Note that open space easements are proposed along the rears of lots 1-11. The combination of this easement area along with Tract 999 and Tract 998 area is considered in the total area calculations for meeting the minimum open space requirements. Only Tract 999 is considered active open space.</li> </ul> |

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| <p>(g) Be accessible and convenient to all residents within the development.<br/>                 (h) The community development director is authorized to allow deviations to the standards outlined in subsection (4) of this section when the applicant has clearly demonstrated that the intent of these standards has been met.</p>   |   |
| <p>22G.080.110 Preservation of existing features.</p>   |   |
| <p>(1) Existing trees and other natural and unique features shall be preserved wherever possible. The location of these features must be considered when planning the open space, location of buildings, underground services, walks, paved areas, playgrounds, parking areas, and finished grade levels.</p>   | <p>There are no natural or unique features on the site. It is not feasible to preserve the existing trees on the site.</p>  |
| <p>(2) The city shall inquire into the means whereby trees and other natural features will be protected during construction. Excessive site-clearing of topsoil, trees and natural or unique features before commencement of building operations may disqualify the project as a PRD</p>  | <p>See the answer to 1 of this section</p>  |
| <p>22G.080.120 Perpetual maintenance of open space and common facilities. - Before final approval is granted, the applicant shall submit to the city, for its approval, covenants, deed restrictions, homeowners' association bylaws, and/or other documents providing for preservation and maintenance of all common open space, parking areas, walkways, landscaping, signs, lights, roads and community facilities at the cost of the property owners in the PRD. All common areas and facilities shall be continuously maintained at a minimum standard at least equal to that required by the city, and shall be approved by the city at the time of initial occupancy. (Ord. 2852 § 10 (Exh. A), 2011).</p> | <p>The CC&amp;Rs for the project will provide measures for preservation and maintenance of all common open space, parking areas, walkways, landscaping, signs, lights, roads, and community facilities at the cost of the property owners in the PRD.</p> <p>The CC&amp;Rs will also include measure to ensure that all common areas and facilities will be continuously maintained at a minimum standard at least equal to that required by the city</p> |

**Density Incentive Calculation**

Per MMC 22C.090, the proposed density incentives are been proposed to allow the proposed development to have an additional two lots:

| <p><b>Table 2: Density incentives (MMC 22C.090)</b></p>   |   |   |                          |
|---|---|---|--------------------------|
| <p>Density incentive</p>  | <p>Allowed Additional Units</p>   | <p>Proposed</p>                             | <p>Additional Units</p>  |
| <p>7. c. Installation of perimeter fencing or landscaping, in order to improve design or compatibility between neighboring land uses.</p> | <p>1 bonus unit per 500 lineal feet of perimeter buffer retained, enhanced or created (when not otherwise required by city code).</p> | <p>816 linear feet of perimeter fencing</p> | <p>1.63 units</p>        |
| <p style="text-align: right;"><b>Total</b></p>  |   |   | <p><b>1.63 units</b></p> |

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Thank you for your review and we look forward to working with you on this project.



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LDC, Inc.