



April 13, 2022

City of Marysville
Community Development
80 Columbia Ave
Marysville, WA 98270

Project Name / File No.: Colvin PRD / TBD
Applicant: MainVue Wa, LLC, a Delaware limited liability company
Project Description: 29 Lots – PRD
Re: PRD Subdivision Narrative

Dear Planner,

The purpose of this narrative is to provide The City of Marysville with information in support of the Applicant's formal submittal for the property identified below.

GENERAL PROPERTY INFORMATION

1. Date of Application: April 14, 2022
2. Project Name: Colvin PRD
3. Project Location: 3920 Densmore Road, Marysville, WA 98270
4. Tax Parcel Numbers: 00590700023501 and 00590700023505
5. Total Parcel Size: 4.30 +/- (186,926 +/- square feet)
6. Property Owners: MainVue Wa, LLC, a Delaware limited liability company
7. Applicant: MainVue, WA, LLC
8. Contact: Land Pro Group, Inc., Ryan C. Larsen, VP Land Development

CONSULTANTS

Set forth below is a list of the consultants retained by the Applicant to assist in the preparation of documents supporting the applicants Preliminary PRD/BSP application.

Project Manager	Land Pro Group, Inc	Ryan C. Larsen
Civil Engineer	Core Design, Inc	Preston J. Longoni
Geotechnical Engineer	Earth Solutions NW, LLC	Stephen H. Avril
Wetland Consultant	Soundview Consultants, LLC.	John Pickett
Traffic Consultant	Kimley-Horn, Inc.	Brad Lincoln
Landscape Architect	Core Design, Inc,	Ben Madeo

PROJECT DESCRIPTION AND REQUEST

The Applicant is proposing a 29-lot PRD Subdivision, on property currently zoned as WR R-6-18 within the Whiskey Ridge Master Plan. The Applicant intends to utilize the Residential Density Incentives, pursuant to MMC 22C.090, to maximize the allowed density onsite.

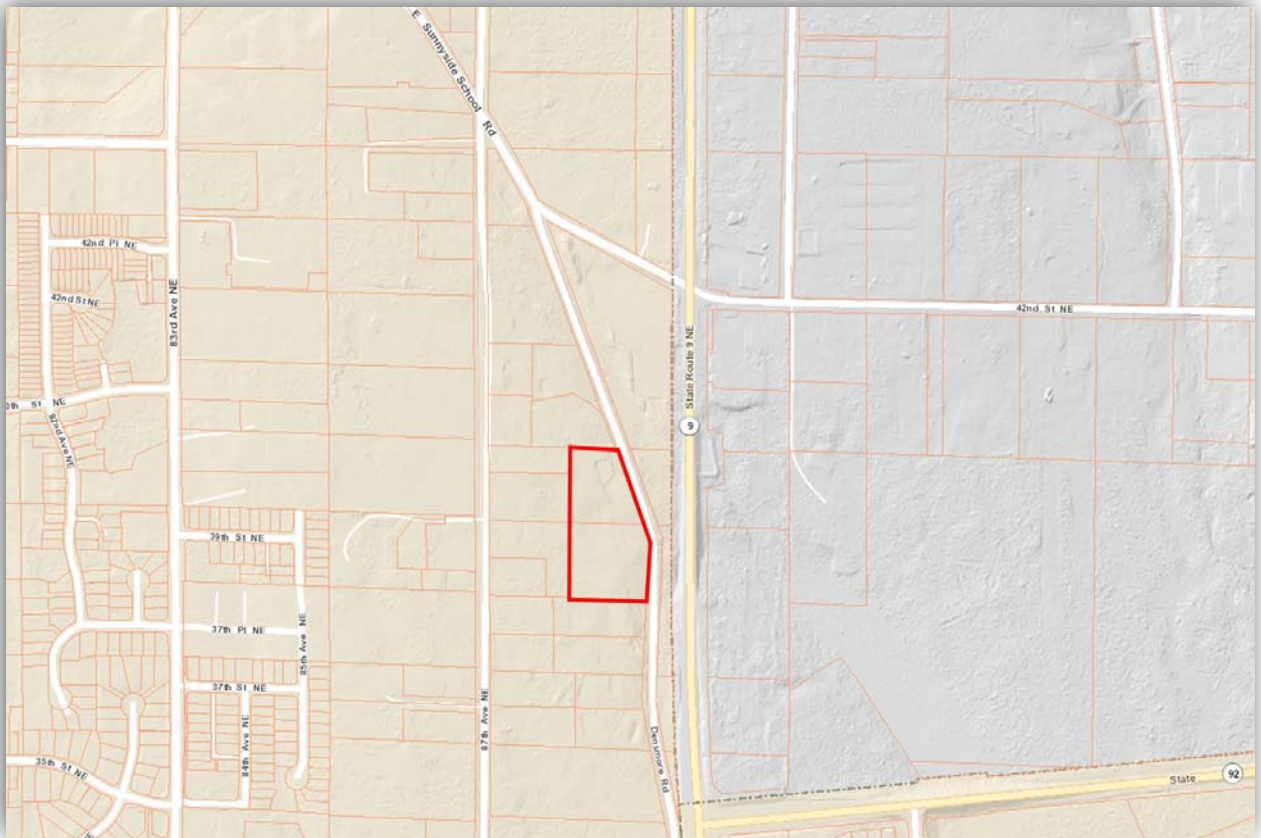
The Applicant has previously submitted an application for BLA to create a parcel for the future sewer lift station to be located along Densmore Rd.

The Applicant has submitted three (3) applications which are identified as follows:

- Preliminary PRD
- BSP
- Preliminary Construction Plan

PROJECT LOCATION

The proposed development is located at 3920 Densmore Road, Marysville, WA 98270.





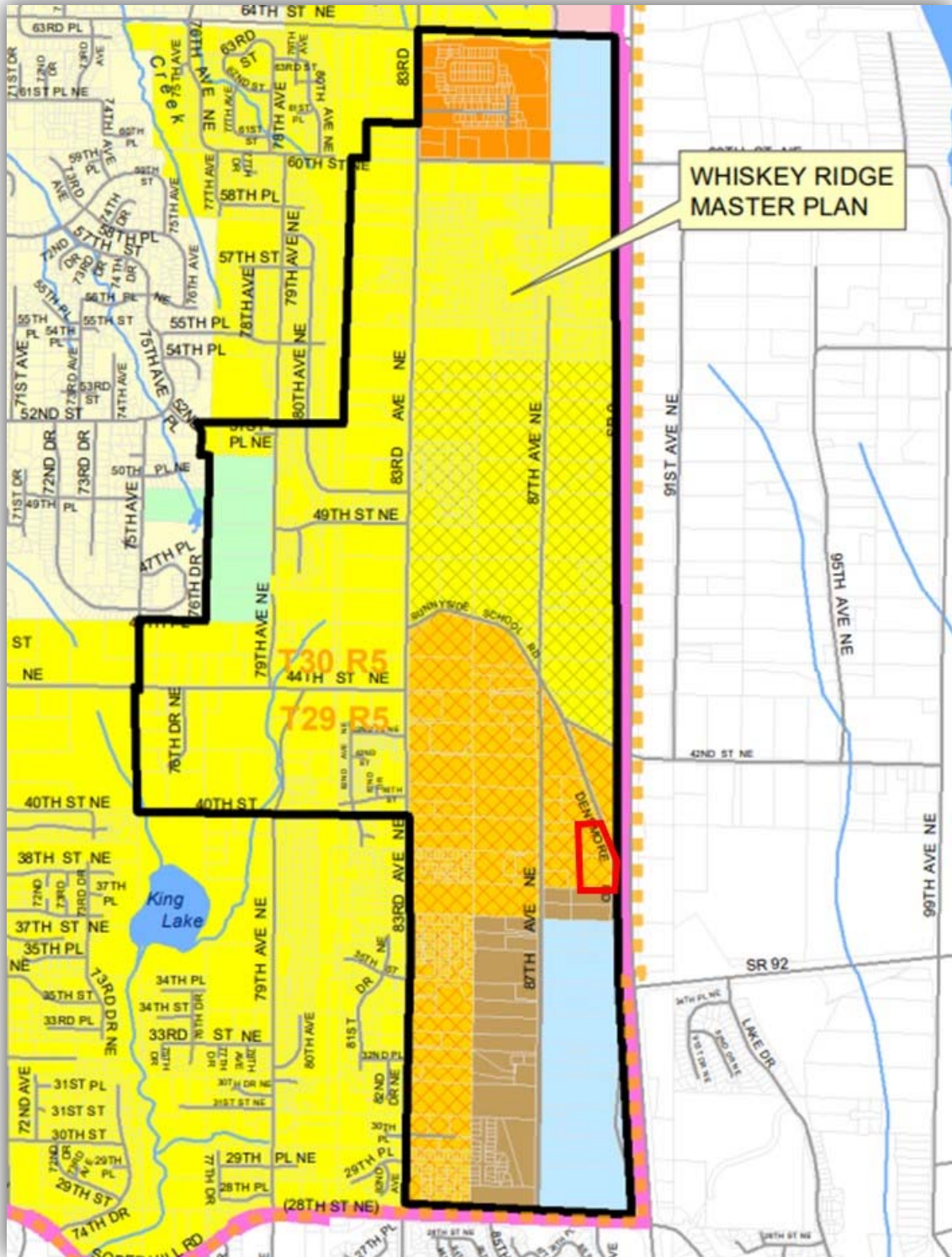
SURROUNDING PROPERTIES

The properties to the North, South, East and West are zoned as shown in the table below along with the existing use.

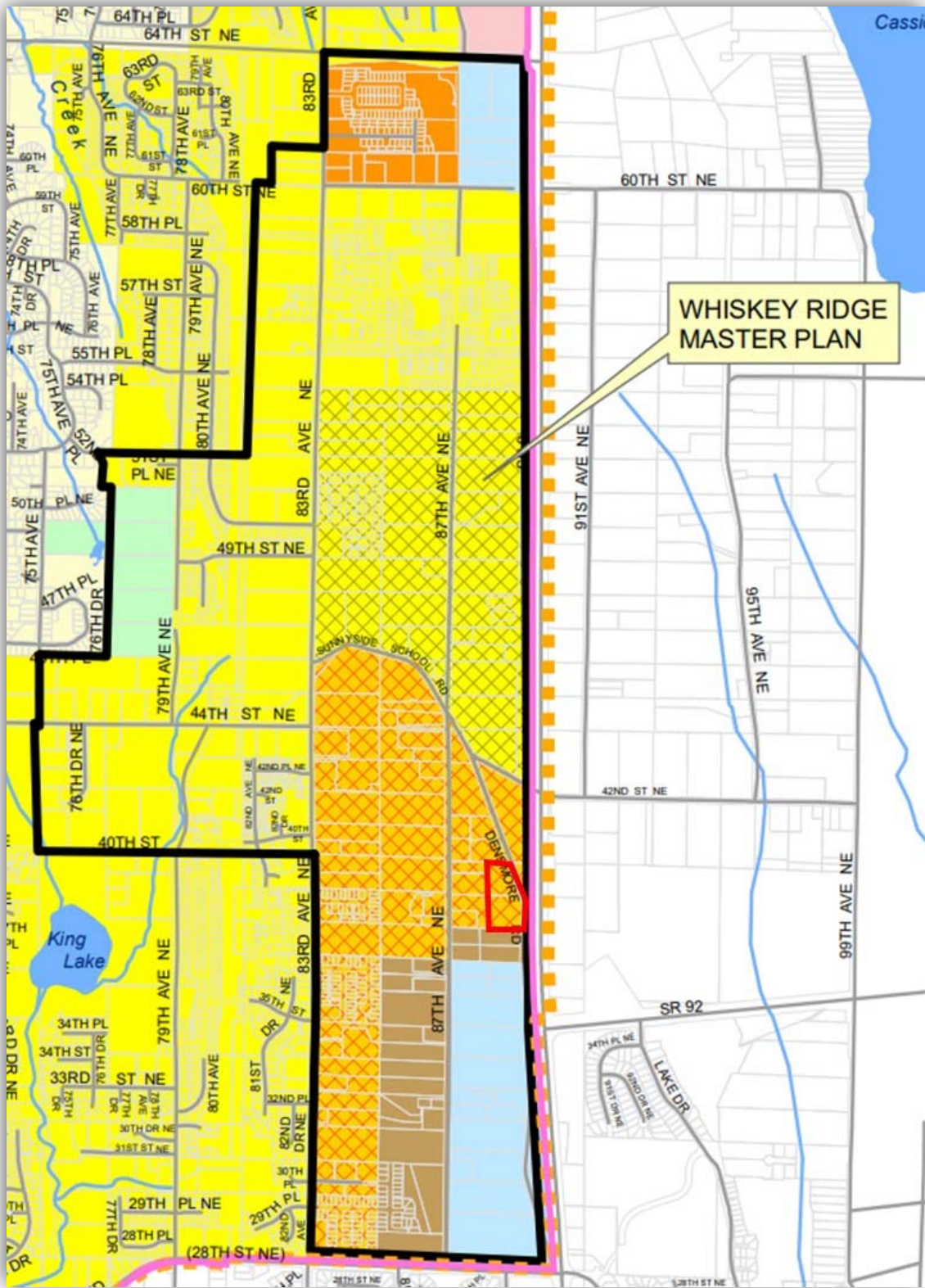
AREA	ZONING	EXISTING USE
Project Site	WR-R-6-18 WRMFM	Undeveloped Land & Single Family Residence
North	WR-R-6-18 WRMFM	Single Family Residence
South	MU	Single Family Residence
East	WR-R-6-18 WRMFM	Single Family Residence
West	WR-R-6-18 WRMFM	Single Family Residence

COMPREHENSIVE PLAN

The current Comp Plan designates the property as part of the Whiskey Ridge Master Plan.



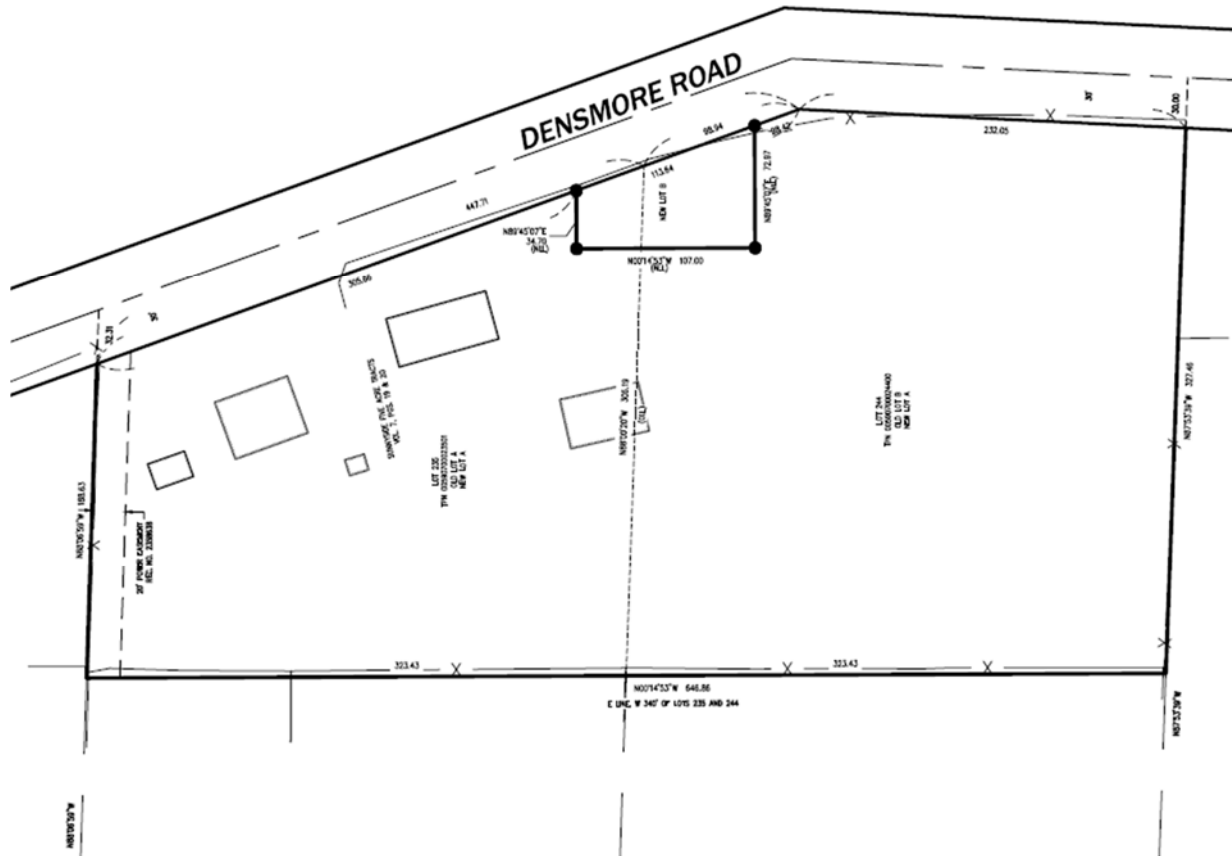
ZONING MAP



The Current Zoning map designates the property as WR R-6-18.

ADJUSTED PARCELS

As stated above, the Applicant has applied for a boundary line adjustment of the two subject parcels. The Map below shows the resulting layout of the property. The new smaller parcel will be utilized for a new sewer lift station to be owned and operated by the City of Marysville.



PROPOSED PLAT DESIGN

The proposed site design was prepared in accordance with the MMC Title 22C as follows:

LAND USE:

Zoning:

The subject property is currently zoned WR R-6-18.

Allowed Density:

Per MMC 22C.010.080(2), the base density for the Whiskey Ridge R-6-18 zone is 6 dwelling units per acre, with a maximum density of 18 dwelling units per acre.

The site area is 4.29 acres (186,927 square feet). As part of this project, it is not anticipated that ROW dedication will occur on Densmore Rd. Therefore, an approximate density calculation is as follows:

4.29 acres – 0.97 acres of right-of-way = 3.32 net acres
3.32 net acres × 6 du/acre = 19.92 dwelling units

Base dwelling units allowed = 20

3.32 net acres × 18 du/acre = 59.76 dwelling units

RDI dwelling units allowed = 60

Density Proposed:

29 dwelling units are proposed on the subject property. The Applicant intends to utilize the Residential Density Incentives to maximize the allowed density on the subject property per MMC 22C.090. Please reference section “Compliance with MMC 22C.090” for further information regarding the Applicant’s utilization of the Residential Density Incentives. The applicant is seeking an additional 9 units through the use of the RDI.

Setbacks:

The Applicant intends to comply with the setback requirements per MMC 22C.010.080 including any footnotes set forth in MMC 22C.010.090.

Front Yard: 10-ft
Rear Yard: 10-ft
Side-Street Yard: 5-ft

CRITICAL AREAS

Critical Area:

Per the Critical Area Summary prepared by Soundview Consultants, LLC, there are no critical areas onsite.

PARKING

Parking Required:

Per MMC 22C.130.030, the minimum parking requirements for Single-family dwellings is as follows;

Single-family dwellings = 2 per du plus 1 per guest

Per the submitted PRD Site Plan

29 du × 2 per = 58 spaces

29 du × 1 per guest = 29 spaces

Total spaces required = 87 spaces

Parking Provided:

As shown on the site plan referenced above, 116 spaces will be provided.

LANDSCAPING

Landscaping & Screening:

Per MMC 22C.120, Landscaping and Screening - The project has been designed in accordance with the requirements of this chapter. Please review submitted landscaping plans with this application.

Landscape Maintenance:

Per MMC 22C.120.180, the landscape plans have outlined all requirements for the maintenance of site landscaping. The applicant acknowledges these requirements.

OPEN SPACE

Open Space:

Per MMC 22G.080.100, 15% of the net project area shall be established as open space. Thirty-five (35%) of the required

open space shall be active open space as outlined in subsection (4)(e). Per the landscape plans, the calculation are as follows;

$$15\% \times 144,439 \text{ SF} = 21,666 \text{ sf required open space}$$

$$35\% \times 21,666 \text{ SF} = 7,583 \text{ sf active open space}$$

The site is designed to provide 30,030 sf (0.69 ac) of open space.

STREETS AND ACCESS

Streets Internal:

No internal streets are proposed within the project. The Apartments will be accessed via a drive isle through the provided parking lot.

Access:

One point of access will be provided from 87th Ave NE and one from the future road (~32nd NE) that runs along the north property line.

DESIGN REVIEW

Per MMC 22C.070.020(1)(a), *The design guidelines set forth in the East Sunnyside/Whiskey Ridge master plan, as adopted by Ordinance No. 2762, shall apply to all new construction in the East Sunnyside/Whiskey Ridge MPA.*

PUBLIC UTILITIES

All public utilities and services are available to the subject parcels. The utilities and services along with the provider are identified in the table below.

Water:	City of Marysville	Gas:	Puget Sound Energy
Sewer:	City of Marysville	Cable TV:	Comcast
Garbage:	Allied Waste/Waste Management	Fire:	Marysville Fire District RFA
Electricity:	Snohomish County PUD	School:	Marysville School District No 25

COMPLIANCE WITH MMC 22G.050.080(2)

This section is to demonstrate the compliance of the proposed PRD / BSP (Colvin PRD) with the City’s requirements, as required pursuant to MMC 22G.050.080.(2).

MMC 22G.050.080.(2). requires a written narrative that described how the project addresses the following criteria:

- Consistency with Applicable Plans and Laws.
- Quality Design. The development shall include high quality architectural design and well-conceived placement of development elements including the relationship or orientation of structures.

- Design Criteria. Design of the proposed development shall achieve two or more of the following results above the minimum requirements of this title and Chapters 22G.090 and 22G.100 MMC; provided, that such design elements may also be used to qualify for residential density incentives as provided in Chapter 22C.090 MMC.
 - (i) Improving circulation patterns or the screening of parking facilities;
 - (ii) Minimizing the use of impervious surface materials
 - (iii) Increasing open space or recreational facilities on-site;
 - (iv) Landscaping, buffering or screening in or around the proposed PRD;
 - (v) Providing public facilities;
 - (vi) Preserving, enhancing or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
 - (vii) Incorporating energy-efficient site design or building features;
 - (viii) Incorporating a historic structure(s) or a historic landmark in such a manner as preserves its history integrity and encourages adaptive reuse;
- Perimeter Design. The perimeter of the PRD shall be compatible in design, character and appearance with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property.
- Open Space and Recreation. Open space and recreation facilities shall be provided and effectively integrated into the overall development of a PRD and surrounding uses.
- Streets, Sidewalks and Parking. Existing and proposed streets and sidewalks within a PRD shall be suitable and adequate to carry anticipated motorized and pedestrian traffic within the proposed project and in the vicinity of the subject property. A safe walking path to schools shall be provided if the development is within one-quarter mile of a school (measured via existing or proposed streets or pedestrian corridors) or if circumstances warrant. Adequate parking shall be provided to meet or exceed the requirements of the MMC.
- Landscaping. Landscaping shall be provided for public and semi-public spaces and integrate them with private spaces. Landscaping shall create a pleasant streetscape and provide connectivity between homes and common areas, using trees, shrubs and groundcover throughout the development and providing for shade and visual relief while maintaining a clear line of sight through the public and semi-public spaces
- Maintenance Provisions. A means of maintaining all common areas, such as a homeowner's association, shall be established, and legal instruments shall be executed to provide maintenance funds and enforcement provisions.

The Applicant provides the following narrative response to demonstrate how the proposed PRD / BSD is in compliance with the above-referenced criteria:

- Consistency with applicable laws and plans:

The proposed PRD / BSD complies with all applicable laws and plans of the City of Marysville, inclusive of the Whiskey Ridge Subarea Plan.

- Quality Design:

The proposed PRD/BAD will meet the requirements for quality design by providing residential structures of quality architectural design with a variety of quality street-front facades and building elevations. The building lots are located in such a manner as to provide for compatibility in the orientation of residential structures to each other.

- Design Criteria:

The proposed PRD/BSD meets the following Design Criteria:

1. The project provides for an improved vehicular and pedestrian circulation pattern by providing road and pedestrian connections which support the development of adjacent properties in an orderly manner.
2. The project has been designed to minimize the use of impervious surface materials to the greatest degree feasible, by incorporating pervious surface materials into the private vehicular access tracts and by locating the recreational facilities over the top of the storm detention facility.
3. The Project provides for the provision of a total of 30,030 SF of open space and recreational facilities within the project, which is 8,364 SF more than the minimum open space/recreational facilities required. In addition, a total of 7,583 SF of active open space has been provided.
4. Landscaping is provided throughout the Project. Screening is provided from adjacent developments by a combination of fencing and landscaping; and
5. Housing to be constructed within the project will employ most recently-adopted energy code efficiencies.

- Perimeter Design: The perimeter design of the Project meets with the City's adopted design guidelines for the Whiskey Ridge Subarea. The site plan and internal design for the Project provides for logical and appropriate locations for extension of future roads to adjacent properties to facilitate orderly future development. As the result of these factors, the approved and developed project will result in substantively similar housing quality to the adjacent developments in terms of design, character, appearance, and value.

- Open Space and Recreation: The project provides open space and recreation area by incorporating an active and passive open space recreation facility located on top of the storm detention tract in the eastern portion of the site. The site provides the following types of recreational opportunities:

- Active Open Space: A total of 17,004 SF of active open space is provided
- Passive Open Space: A total of 14,504 SF of passive open space is provided.

- Streets, Sidewalks and Parking: The streets within the proposed development provide for a safe walking path to the closest school bus stop. The streets within the project provide adequate capacity for both vehicular and pedestrian traffic created by the post-development housing uses.

Each building lot within the Project provides for (2) parking spaces within the garage and 2 guest parking stalls on the private driveway prism, for a total of 116 on-lot parking spaces. In addition, on-street parking stalls provided within the right-of-way where available.

A total of 116 parking stalls is provided, against a minimum required of 87 parking spaces. The proposed parking exceeds the requirements of the City's codes.

- Landscaping: The landscaping plans submitted with the Project demonstrates consistency with the streetscape landscaping plan. The landscaping plan provides for connectivity between and integration of the open space / recreation tract into the subdivision. The landscaping provides for a combination of trees, shrubs and groundcover throughout the project that creates a pleasant and inviting streetscape, while at the same time providing shade and visual relief to the streetscape.
- Maintenance Provisions: A homeowner's association will be established and recorded as the result of final plat approval that provides for the maintenance of all common areas within the PRD, together with funding of maintenance and enforcement of such requirements by the owners of the building lots.

COMPLIANCE WITH MMC 22C.090

The Applicant is providing the following information to demonstrate compliance with the above referenced code section and establish how the Residential Density Incentives will be utilized. We have provided the code section below which specifically addresses public benefits and density incentives, along with the Applicant's acknowledgement and description of how the project intends to utilize the incentives.

22C.090.030 Public benefits and density incentives.

(1) The public benefits eligible to earn increased densities, and the maximum incentive to be earned by each benefit, are set forth in subsection (4) of this section. The density incentive is expressed as additional bonus dwelling units (or fractions of dwelling units) earned per amount of public benefit provided. Where a range is specified, the earned credit will be determined by the community development director during project review.

Applicant's Response: Acknowledged.

(2) Bonus dwelling units may be earned through any combination of the listed public benefits.

Applicant's Response: Acknowledged.

(3) Residential development in R-12 through R-28 zones with property-specific development standards requiring any public benefit enumerated in this chapter shall be eligible to earn bonus dwelling units as set forth in subsection (4) of this section when the public benefits provided exceed the basic development standards of this title. When a development is located in a special overlay district, bonus units may be earned if the development provides public benefits exceeding corresponding standards of the special district.

Applicant's Response: Acknowledged.

(4) The following are the public benefits eligible to earn density incentives through RDI review:

Benefit	Density Incentive
<p>1. Affordable Housing</p> <p>a. Benefit units consisting of rental housing permanently priced to serve nonelderly low-income households (i.e., no greater than 30 percent of gross income for household at or below 50 percent of Snohomish County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to the city shall be recorded at final approval.</p>	<p>1.5 bonus units per benefit, up to a maximum of 30 low-income units per five acres of site area; projects on sites of less than five acres shall be limited to 30 low-income units.</p>
<p>b. Benefit units consisting of rental housing designed and permanently priced to serve low-income senior citizens (i.e., no greater than 30 percent of gross income for one- or two-person households, one member of which is 62 years of age or older, with incomes at or below 50 percent of Snohomish County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to the city of Marysville shall be recorded at final approval.</p>	<p>1.5 bonus units per benefit, up to a maximum of 60 low-income units per five acres of site area; projects on sites of less than five acres shall be limited to 60 low-income units.</p>
<p>c. Benefit units consisting of mobile home park space or pad reserved for the relocation of an insignia or noninsignia mobile home that has been or will be displaced due to closure of a mobile home park located in the city of Marysville.</p>	<p>1.0 bonus unit per benefit unit.</p>
<p>2. Public Facilities (Schools, Public Buildings or Offices, Trails and Active Parks)</p> <p>a. Dedication of public facilities site or trail right-of-way meeting city of Marysville or agency location and size standards for the proposed facility type.</p>	<p>10 bonus units per usable acre of public facility land or one-quarter mile of trail exceeding the minimum requirements outlined in other sections of this title.</p>
<p>b. Improvement of dedicated public facility site to city of Marysville standards for the proposed facility type.</p>	<p>2 – 10 (range dependent on facility improvements) bonus units per acre of improvement. If the applicant is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by the dedication.</p>
<p>c. Improvement of dedicated trail segment to city of Marysville standards.</p>	<p>1.8 bonus units per one-quarter mile of trail constructed to city standard for pedestrian trails; or 2.5 bonus units per one-quarter mile of trail constructed to city standard for multipurpose trails (pedestrian/bicycle/equestrian). Shorter segments shall be awarded bonus units on a pro rata basis. If the applicant is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by the dedication.</p>
<p>d. Dedication of open space, meeting city of Marysville acquisition standards, to the city, county or a qualified public or private organization such as a nature conservancy.</p>	<p>2 bonus units per acre of open space.</p>
<p><u>3. Community Image and Identity</u></p> <p><u>a. Contribution towards an identified capital improvement project, including, but not limited to, parks, roadways, utilities, gateway sign, etc.</u></p>	<p>\$15,000 per bonus unit.</p>
<p>4. Historic Preservation</p>	

Benefit	Density Incentive
<i>a. Dedication of a site containing an historic landmark to the city of Marysville or a qualifying nonprofit organization capable of restoring and/or maintaining the premises to standards set by Washington State Office of Archaeology and Historic Preservation.</i>	<i>0.5 bonus unit per acre of historic site.</i>
<i>b. Restoration of a site or structure designated as an historic landmark.</i>	<i>0.5 bonus unit per acre of site or 1,000 square feet of floor area of building restored.</i>
5. Locational/Mixed Use	
<i>a. Developments located within one-quarter mile of transit routes, and within one mile of fire and police stations, medical, shopping, and other community services.</i>	<i>5 percent increase above the base density of the zone.</i>
<i>b. Mixed use developments over one acre in size having a combination of commercial and residential uses.</i>	<i>10 percent increase above the base density of the zone.</i>
<u>6. Storm Drainage Facilities</u>	-
<u>Dual use retention/detention facilities.</u>	-
<u>a. Developments that incorporate active recreation facilities that utilize the storm water facility tract.</u>	<u>5 bonus units per acre of the storm water facility tract used for active recreation.</u>
<u>b. Developments that incorporate passive recreation facilities that utilize the storm water facility tract.</u>	<u>2 bonus units per acre of the storm water facility tract used for passive recreation.</u>
<u>7. Project Design</u>	
<i>a. Preservation of substantial overstory vegetation (not included within a required NGPA). No increase in permitted density shall be permitted for sites that have been cleared of evergreen trees within two years prior to the date of application for PRD approval. Density increases granted which were based upon preservation of existing trees shall be forfeited if such trees are removed between the time of preliminary and final approval and issuance of building permits.</i>	<i>5 percent increase above the base density of the zone.</i>
<u>b. Retention or creation of a perimeter buffer, composed of existing trees and vegetation, or additional plantings, in order to improve design or compatibility between neighboring land uses.</u>	<u>1 bonus unit per 500 lineal feet of perimeter buffer retained, enhanced or created (when not otherwise required by city code).</u>
<i>c. Installation of perimeter fencing or landscaping, in order to improve design or compatibility between neighboring land uses.</i>	<i>1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed (when not otherwise required by code).</i>
<i>d. Project area assembly involving 20 acres or more, incorporating a mixture of housing types (detached/attached) and densities.</i>	<i>10 percent increase above the base density of the zone.</i>
<i>e. Private park and open space facilities integrated into project design.</i>	<i>5 bonus units per improved acre of park and open space area. Ongoing facility maintenance provisions are required as part of RDI approval.</i>
8. Energy Conservation	
<i>a. Construction of a certified Leader in Energy and Environmental Design (LEED), Evergreen Sustainable Development Standard (ESDS), Built Green, or other equivalent certified energy efficient unit as approved by the director.</i>	<i>0.20 bonus unit for each certified unit constructed.</i>
9. Low Impact Development (LID)	
<i>a. Integration of LID measures in project design and storm water facility construction.</i>	<i>5 – 10 percent increase over base density (range dependent on degree of LID integration in project design and construction).</i>
10. Pedestrian Connections and Walkability	

<i>Benefit</i>	<i>Density Incentive</i>
<i>a. Construction of an identified pedestrian/bicycle deficiency (per city of Marysville improvement plan). Improvements may consist of paved shoulder, sidewalk or detached path or walkway depending on adjoining conditions.</i>	<i>1 bonus unit per 75 lineal feet of frontage improvement (curb, gutter, sidewalks) on minor arterial streets. (Fee in lieu of improvement at \$15,000 per bonus unit.) 1 bonus unit per 100 lineal feet of frontage improvement (curb, gutter, sidewalks) on neighborhood collector or collector arterial streets. 1 bonus unit per 300 lineal feet of walkway improvement (7-foot paved shoulder or walkway). (Rate may be increased if additional right-of-way is required.)</i>
<i>11. Critical Areas Buffer Enhancement a. Enhancement of a degraded critical areas buffer, in accordance with Chapter 22E.010 MMC, Critical Areas Management.</i>	<i>1 bonus unit per acre of buffer enhancement.</i>

Applicant’s Response: The Applicant intends to invest in four of the public benefits listed above to increase the density of the subject property from 20 dwelling units to a total of 29 dwelling units. Per section 3.a. above, for every \$15,000 contributed towards an identified capital improvement project, including, but not limited to, parks, roadways, utilities, gateway sign, etc., an additional unit is earned – for this section the applicant is proposing 5 additional units for \$75,000. The applicant has designed the detention facility as an underground detention vault consistent with Section 6.a for 0.35 bonus units. In addition, Section 6.b allows for passive recreation facilities that utilize the storm water facility tract at 2 bonus units per acre – for this section the applicant is proposing an additional 0.64 bonus units. Retention or creation of a perimeter buffer, composed of existing trees and vegetation, or additional plantings, in order to improve design or compatibility between neighboring land uses will be added consistent with Section 7.b. is proposed for an additional 3.15 bonus units.

Per the table below, the Applicant intends to earn bonus units through the following combination of benefits.

DENSITY INCENTIVES: 22C.090.030

Incentive	Incentive Bonus	Amount Provided		Achieved Units
3. Community Image and Identity a. Contribution towards an identified capital improvement project, including, but not limited to, parks, roadways, utilities, gateway sign, etc.	\$15,000 Per Bonus Unit	\$75,000		5
6. Storm Drainage Facilities Dual use retention/detention facilities. a. Developments that incorporate active recreation facilities that utilize the storm water facility tract.	5 bonus units per acre of the storm water facility tract used for active recreation.	2,960 SF	0.07 AC	0.35
b. Developments that incorporate passive recreation facilities that utilize the storm water facility tract.	2 bonus units per acre of the storm water facility tract used for passive recreation.	14,044 SF	0.32 AC	0.64
7. Project Design b. Retention or creation of a perimeter buffer, composed of existing trees and vegetation, or additional plantings, in order to improve design or compatibility between neighboring land uses.	1 bonus unit per 500 lineal feet of perimeter buffer retained, enhanced or created (when not otherwise required by city code).	1,575 LF		3.15
Total Achieved Incentive Units				9
Total Allowed Number of Lots				29
(Base Density Calculation + Incentive Units)				(20 Lots + 3 Units)

Density (MMC Section 22C.010.080)

Base Density 6 du/acre
Max Density 18 du/acre

Calculation

Gross Stie 4.29 acres
ROW Dedication 0.97 acres
 3.32 net acres

3.32 net acres x 6 du/ac = 19.92 du or 20 du (allowed)

3.32 net acres x 18 du/ac = 59.97 du or 60 (allowed)

29 units achieved via RDI (MMC 22C.090)

Total Density Calculations:

Base Density = 20 Units

RDI Proposed = 9 Units

Total Density = 29 Units
Proposed Density = 29 Units

Thank you for giving us the opportunity to provide this written narrative. If you have any questions, please contact me at (360) 631-1820.

Respectfully,
MainVue Wa, LLC
By: Land Pro Group, Inc., Applicant's Representative

A handwritten signature in blue ink that reads "Ryan C." followed by a stylized flourish.

By: Ryan C. Larsen, VP Land Development