

August 1, 2022

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

**Marysville 172 & 23 Apartments – PA22-017
Project Narrative**

The subject property is located in the City of Marysville at parcels 31052900200900, 31052900202400, 31052900201900, 31052900201100, 31052900201200, 31052900200800 & 31052900202400. The site is made up of seven (7) parcels in the Mixed-Use zone with an area of approximately 18.96 acres. A Land Use Site Plan is requested for the property. The proposed development is summarized by the following characteristics and narrative:

Property Address:	N/A
Tax Parcel Number:	31052900200900, 31052900202400, 31052900201900, 31052900201100, 31052900201200, 31052900200800 & 31052900202400
Current Land Use:	Vacant, Single Family, Manufactured Home, Telecommunication
Current Zoning:	Mixed Use
Comprehensive Plan Designation:	Mixed Use
Project Gross Area:	825,748 sf. (18.96 Ac.)
Proposed Buildings:	15 buildings
Proposed Units:	474 units
Parking:	755 stalls

Site Description

The site currently exists with single-family residences which are in association with minor farming activities. Access and utilities are currently provided existing infrastructure located in the 172nd St NE right-of-way area in Marysville. Adjacent to the site are the following zoning designations:

- **Northeast & West;** Mixed Use, Single Family Residence Condominium Multiple, Single Family Residence Detached
- **South;** R-12, 910 Undeveloped (Vacant) Land
- **East;** General Commercial, 910 Undeveloped (Vacant) Land

Project Elements

Density

For future development, pursuant to City of Marysville Code Section 22A.030.100, higher density residential development is allowed in the mixed-use zone. An allowed density of up to 28 du/acre is allowed within the district. Project is proposing a net density of 27.2 du/acre based on 474 units being proposed for development.

Open Space:

Open space is to be provided throughout the site. Pursuant to City of Marysville Code Section 22C.020.270, multi-family development in the Mixed-Use zone shall provide a minimum open space equivalent to 20% of the building's gross floor area. Based on a total proposed building floor area of 520,055 sf. being provided, a minimum amount of 104,011 sf. of open space shall be provided. A total of 105,966 sf. of open space has been proposed for development.

Landscaping:

Landscaping is to be provided throughout the site. Pursuant to City of Marysville Code Section 22C.120.120, multi-family development in the Mixed-Use zone shall provide a minimum 10' perimeter buffer adjacent to single-family development (proposed directly south of the site) in addition to 10' perimeter buffers adjacent to public right-of-way. These buffers have been proposed for development.

Additionally, parking lot landscaping is required which consists of landscaping areas a minimum 120 sf. landscape area with 45' of any parking stall. These minimum requirements have been met through the current site design. Refer to the landscape plan for parking lot landscaping design.

Drainage:

Drainage for clearing & grading activities mainly include temporary stormwater and erosion control BMP's including: interceptor trenching, perimeter vegetation retention and temporary sediment ponds. Permanent stormwater facilities necessary for future development will most likely include a combination of small-scale infiltration galleries in the eastern portion of the site in addition to underground detention systems. Water quality treatment of developed runoff is expected to be provided by premanufactured filter cartridge systems in addition to bioretention facilities located along project frontages.

Water & Sewer:

Water and sewer are available by the City of Marysville to the project site via existing infrastructure located in the 172nd St NE right-of-way area. Future water and sewer infrastructure are also expected to be available through extensions provided by adjacent future developments to the south and southeast.

Frontage Improvements:

Frontage improvements will be required where the project fronts 19th Ave NE, 172nd St. NE and 23rd Ave NE. Improvements to consist of widening of 172nd St. NE in addition to building new road systems for 19th and 23rd Ave NE to the east and west of the site. New sidewalks and multi-modal trails are also planned to be installed along all project frontages.

Access/Streets/Parking:

Future development is planned to be accessed from 172nd St. NE in addition to 23rd Ave NE. Internal drive aisles and fire lanes within the development will provide access from new building and parking areas to and from 172nd St and 23rd Ave NE. On-site parking is planned throughout the site and is required at an average rate of 1.61 stalls per dwelling unit based on total bedroom type. Based on a total of 474 units being proposed, a minimum of 762 parking stalls shall be provided. 755 parking stalls have been proposed for development. Note that an 80 bike parking stalls have been proposed for development which is 41.9 stalls more than the minimum required (bike parking equals min parking x 5% or 762 x 0.05). Minimum vehicle parking is allowed to be reduced by 1 parking stall for every additional 5 bike parking stalls provided. As such, the minimum amount of vehicle parking can be reduced by a total of 8 stalls resulting in a minimum of 754 vehicle parking stalls required for development.

Critical Areas:

There are no known critical areas or associated buffers that affect the site.

Thank you for the time and effort you have dedicated to making sure this project is a success. We look forward to working with you, and appreciate your review, input and assistance.

Sincerely,
LDC, Inc.



Jesse Jarrell, PE
Project Manager
HQ Office