



August 25, 2022

Jesse Jarrell
LDC, Inc
20210 142nd Ave NE
Woodinville, WA 98072

Re: PA22-017 – Marysville 172 – Technical Review 2

Dear Jesse,

After reviewing the revised application materials of the above referenced proposal, the Planning Division has the following comments:

1. City staff and WSDOT had a meeting on July 21, 2022 to discuss required improvements along 172nd St NE. The following was determined:
 - 1.1. Frontage along 172nd St NE can be built out as generally proposed with a sidewalk/trail, driving lane, and planted median. However, WSDOT does not want biocells in the right of way – they would rather see standard planters instead of storm drainage facilities in the planters.
 - 1.2. Coordination amongst the Lodge Phase 5 and this development should be conducted in order to have the required improvements be cohesive.
 - 1.3. A right turn lane for the eastern travel lane to the south leg of the RAB at 23rd St NE would be required.
 - 1.4. A new ICE is not needed for the south leg of the RAB at 23rd St NE but rather an addendum to the original RAB ICE would be needed.
 - 1.5. WSDOT had no issue with the 19th St NE RAB being located to the northwest/west of the originally planned location.
2. Based on the provided 172nd St NE Frontage Rendering, staff finds the proposed configuration of the building along the frontage of the property would meet the intent of LNMP B.3(2)(a)(ii). However, provided plans (site, civil, or landscaping) do not include the pedestrian connections from the ground floor patios to the sidewalk along 172nd St NE as shown in the provided rendering.

For staff to allow this modification, revise plans to include those pedestrian connections as shown in the Frontage Rendering.
3. Per MMC 22C.130.050 Table 2, 90 degree parking spaces must be 8.5 ft. wide and 18 ft. deep. Further, any vehicle overhang must be free from interference from sidewalks. As proposed, the parking spaces are to be 16 ft. deep with a 2 ft. overhang on the 7 ft. walkways. Per LNMP

e-copy: Chris Holland, Planning Manager
Noosha Tashakor, Marysville 172 Development, LLC

B.3(2)(a)(v), internal walkways/sidewalks must be a minimum of 5 ft. in width. Revise plans to meet these provisions.

3.1. In regard to the requirement of 15 ft. separation between ground floor windows and the edge of the pathway. Comment from the City Fire Marshal allow for a maximum separation of 35 ft. from aerial fire apparatus access and the structure.

Staff concurs that fire access regulations govern above design standards. Therefore, staff is agreeable to allowing for a separation of less than 15 ft., but the applicant should provide the largest separation distance as feasible.

4. Prior to civil construction plan approval, a detailed landscaping plan depicting all of the applicable elements outlined in [MMC Chapter 22C.120](#), Sections B.3, B.6 and B.13 of the LNMP and the Administrative Landscaping Guidelines shall be approved.

Based on a cursory review of the proposed landscaping plan, staff has the following specific comments:

4.1. Per LNMP B.3(2)(d), the public trail area along 172nd St NE should be distinguished from a semi-private yard with a short fence, hedge, or retaining wall no more than 4 ft. in height. Revise landscaping plan to incorporate a short fence/hedge/retaining wall within the proposed 15 ft. L3 Landscape buffer.

4.2. Provide a details page that includes the typical design specifics of the proposed amenities, such as the playground equipment, benches, picnic tables, etc.

4.3. Typical side view of perimeter landscape areas, specifically the proposed perimeter buffer landscaping.

4.4. Trash enclosures are to be fenced with a 6 ft. concrete block or brick fence/wall. This specification was not included in the site plan or landscaping plan—please confirm that the proposed enclosures would meet this requirement.

4.5. Identify areas that are to be fenced and demonstrate compliance with LNMP B.11 for the proposed height/material of the fencing.

5. Prior to civil construction plan approval, an exterior lighting plan meeting the standards outlined in LNMP B.3(4)(c) and MMC 22C.130.050(3)(d) shall be required to be approved.

Enclosed are copies of comments received from other City departments, and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a conference meeting with all of the applicable city and agency representatives, if needed. If you have any questions, please do not hesitate to contact me at 360.363.8216, or by e-mail at emorgan@marysvillewa.gov.

Sincerely,

Emily Morgan

Emily Morgan
Senior Planner

e-copy: Chris Holland, Planning Manager
Noosha Tashakor, Marysville 172 Development, LLC

Emily Morgan

From: Development Review <Development.Review@commtrans.org>
Sent: Wednesday, August 3, 2022 3:20 PM
To: Emily Morgan
Cc: Shawn Nakano
Subject: [External!] RE: [Ex]:Request for Review 2 - PA22-017 - Marysville 172

External Email Warning! Use caution before clicking links or opening attachments.

Hi Emily,

Thank you for this updated information regarding the adjustment of the bus stop from a pull-out to an in-lane bus stop and the acknowledgement of our other comments. At the risk of stating the obvious, where the bus stop is located we ask that there be continuous concrete between the curb and the sidewalk / path rather than a planter strip. This will provide for front door and rear door boarding and deboarding and along with the in-lane bus stop contribute to more efficient transit operations. We also appreciate the inclusion of the bus shelter pad and look forward to confirming all these details during further design review.

Thank you,

-Scott

Scott Ritterbush, Planning Project Manager
Community Transit
Phone (425) 521-5341
Cell Phone (425) 327-0201
[Email - sritterbush@commtrans.org](mailto:sritterbush@commtrans.org)

-----Original Appointment-----

From: Emily Morgan <emorgan@marysvillewa.gov>
Sent: Tuesday, August 2, 2022 9:31 AM
To: Development Review; Brian Merkley; Tom Maloney; Don McGhee; Kim Bryant; Ryan Keefe; Tim King; Jesse Hannahs; Brooke Ensor; Matthew Eyer; Ken McIntyre; Shane Whitney; Chris Holland; Anderson, Dawn
Subject: [Ex]:Request for Review 2 - PA22-017 - Marysville 172
When: Tuesday, August 16, 2022 12:00 AM to Wednesday, August 17, 2022 12:00 AM (UTC-08:00) Pacific Time (US & Canada).
Where:

****CAUTION:** This email originated from outside of the agency. DO NOT click links or open attachments unless you recognize the sender's email address AND are expecting the information. Questions? Contact the Service Desk.**



THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUESTED TO BE RETURNED BY AUGUST 16, 2022

File Number:	PA22-017
Project Title:	Marysville 172
Project Description:	The applicant is requesting administrative <i>Multi-family Site Plan</i> approval to construct a 474 u complex within (15) apartment buildings, on 18.96 acres, including surface parking, carports, amenities, club house and pool.
Applicant:	Marysville 172 Development, LLC
Project Location:	1930, 2008, 2104 & 2124 172 nd Street NE
APNs:	31052900200900, 31052900202400, 31052900202600, 31052900200800, 31052900201900 31052900201100, 31052900201200
Application Materials:	Revised Materials, Exhibit 19 – 25: http://docs.marysvillewa.gov/htcomnet/Handlers/AnonymousDownload.ashx?folder=71c01b10

Please return comments via e-mail to emorgan@marysvillewa.gov on or before **AUGUST 16, 2022**

If you have any questions regarding the application, please let me know.

Thank you,



Emily Morgan - Senior Planner
City of Marysville
Community Development Department
80 Columbia Ave
Marysville, WA 98270
360.363.8216 Direct



PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Chris Holland, Planning Manager

From: Shane Whitney, Civil Plan Reviewer

RE: Marysville 172, File# PA22-017
New Apartment Complex
1930, 2008 & 2104 172nd Street NE & Parcel #'s 31052900201200, 2600, 1100, 1200

Date: 8/19/2022

The following comments are offered after review of the above referenced revised application. Some comments will remain as they will not change through the life of the project. New comments or comments that have not been addressed will be in a ***bold italic*** font.

1. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.
 - a. 172nd Street NE shall be constructed in accordance with Standard Plan 3-201-002
 - b. 19th Ave. NE shall be per EDDS Standard Plan 3-204-004 with three lanes and bike lanes including curb/gutter, landscape strip, 5' west side sidewalk and 12' east side multi-use path. Half street construction for this project will require a 20 foot wide driving surface.
 - c. ***All other necessary improvements on 172nd Street shall be performed per the guidance that has been provided by the Traffic Engineer.***
 - d. For the future 23rd Ave NE, the half street improvement must have a 24 foot wide driving surface, a 5 foot planter and a 5 foot sidewalk.
2. **Dedication Requirements:**
 - a. The dedication along 172nd Street appears correct.
 - b. 19th Ave NE that has been revised looks to have the proper dedication widths.
 - c. For 23rd Ave NE, what is shown to be dedicated is to standard.
3. **Access:**
 - a. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.
4. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
 - a. Stormwater drainage: The city has adopted the 2012 Ecology Manual as amended in 2014. Projects above the 5,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management

Manual for Western Washington. The following revisions will be necessary in the next submittal:

- *Should the proposed detention vaults extend down into the seasonal water table, buoyancy calculations will be required.*
 - *At time of civil plan review, we'll need an offsite analysis to confirm adequate sizing of the conveyance system for the upstream flows along 172nd.*
- b. The conveyance analysis will be necessary with the civil submittal.

Other Comments:

5. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
6. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.
7. Engineering construction plan review fees will be due prior to release of approved civil construction plans.
Engineering construction plan review per MMC 22G.030.020:
Residential = \$250.00 per lot or unit (for duplex or condominium projects),
\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
8. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.
Engineering construction inspection fees per MMC 22G.030.020:
Residential = \$250.00 per lot/unit (for duplex or condominium projects),
\$2000.00 minimum
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00
9. **All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer.** The first *civil construction* plan submittal is to consist of a plan set, a completed grading permit application, a copy of the drainage report, and a copy of the geotechnical report. **Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.**
 - a. Review timing:
 - i. First review = 5 weeks
 - ii. Second review = 3 weeks
 - iii. Third review = 3 weeks
 - iv. Subsequent reviews repeat the above schedule.
10. Please be advised these comments are in reference to specific items and do not imply a full review of the civil plans that were submitted. Additional comments which may change the design requirements will be provided once the grading permit has been submitted.

If you have additional questions regarding the above comments, please contact me at (360) 363-8227 or at swhitney@marysvillewa.gov.

cc: Ken McIntyre, PE, Assistant City Engineer



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

Phone (360) 363-8500
Fax (360) 659-1382

To: Emily Morgan, Senior Planner
From: Don McGhee, Assistant Fire Marshal
Date: August 11, 2022
Subject: PA22-017 Marysville 172 Apartments 1930 2008 2104 172nd St NE

I have completed a review of the site plan submitted for this project proposing development of a new 474-unit MF apartment complex with 15 3-story apartment buildings 48' tall on an 18.96-acre site located south of 172nd St NE and east of 19th Ave NE. Plans include carports, and a club house/pool structure.

A maximum of 35' from access to building must be maintained as agreed upon with the Fire Marshal. Hydrant spacing appears adequate. Road widths appear adequate.

The available fire flow is adequate. A flow test done by the city on April 18th 2022 showed 3,745 gpm available fire flow. The minimum fire flow required is 1,500 gpm for the MF use.

Additional review comments and related fire code requirements are noted below:

1. The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.
2. Fire marshal approval of fire access and fire hydrant/water supply systems is required and will be part of the civil construction plan review and approval process for this project. Access and water supply shall meet fire code and MFD requirements.
3. Fire hydrants on an approved circulating/looped water main extension is required within the site for this development. Hydrants shall comply with city Water Design Standard 2-060 including 5" Storz fittings with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
4. Water main extensions with fire hydrants shall be provided along the new and existing roadways at approved locations, at all intersections and with spacing not exceeding 300 feet apart along the roadways. Fire hydrant locations require fire marshal approval for civil construction plans.
5. Proposed new buildings will all require approved fire sprinkler and fire alarm systems appropriate for the proposed occupancy types. Separate fire protection system plans must be submitted to the city for fire marshal approval. Submittal may be deferred from building plans- but allow 6 weeks for initial plan reviews.
6. Sprinkler systems for IBC MF apartment buildings shall be NFPA 13R type with controls in riser rooms having exterior doors, and separated from buildings by 1-hr rated fire resistive construction.
7. The club house amenity building shall also include a fire sprinkler system.

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8. Type 13R building sprinkler systems require a fire department connection (FDC) in an approved location away from the building near a fire hydrant (FDCs to be within 3'-10' from hydrants). The location of fire hydrants and FDCs requires approval on civil plans.
9. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.
10. Recommend the buildings have fire-resistant exterior construction (like hardiplank siding).
11. Underground fire sprinkler piping plans require fire marshal approval on civil construction plans. A location in the sprinkler riser room is required for the DCDA backflow prevention for the 13R type fire sprinkler systems. Contact Julie Davis, the city water quality specialist, at 360-363-8141 for backflow testing information.
12. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.
13. Access planned appears inadequate for aerial fire apparatus. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations with the near edge of the access located within 15'-30' of the building, positioned parallel to one entire side of the building (MMC 9.04.503.1.4).
14. Approved access to fire sprinkler and fire alarm controls in IBC MF apartment buildings shall be provided for firefighting operations by walkways to exterior sprinkler room doors, with key boxes (Knox 3200 series recessed model) provided at the doors for immediate access (IFC 504/506).
15. The city address committee will determine roadway names and address numbers.
16. Address numbers for the buildings must be posted on the address side of the buildings. Address numbers for the construction site must be posted at entrances (IFC 505).

<u>Address Numbering Height Table</u>	
Distance from road:	Minimum size:
0-100 ft.	6"
101-150 ft.	8"
151-200 ft.	10"
201-300 ft.	12"
301 feet and up	18"

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MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Kim Bryant, Water Operations Supervisor
Tim King, Utility Construction Lead II
Ryan Keefe, Water Operations Lead II

DATE: August 16th, 2022

SUBJECT: Marysville 172 2nd Review, PA22-017

Public Works Operations has reviewed the Marysville 172 2nd submittal and has the following comments:

1. In response letter sheet 16, number 2 part B in response to extension of water main, response refers to sewer line added to drawing set not water main extension;
2. Locations of domestic and irrigation water meters do not appear to be on plans;
3. Verify that all hydrant assemblies are in installed in accordance with Design and Construction standards 2-060 and include auxiliary valve. Plans do not depict this at every hydrant;
4. Install 3 way valve cluster at water main Tee located NW of Building O;
5. Install 3 way valve cluster at hydrant located east of STA 89+00

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or kbryant@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland – Planning Manager

FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager

DATE: August 18, 2022

SUBJECT: PA 22-017 – Marysville 172

I have reviewed the Site Plan submittal for the proposed Marysville 172 at 1930, 2008 & 2104 172nd ST NE and have the following comments:

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
 - a. Traffic Impact Fee credits are allowed for construction of projects included within the TIF calculations including:
 - i. 172nd ST NE (SR 531) widening.
 - ii. 172nd ST NE & 23rd Ave NE Roundabout construction.
 1. Includes addition of 4th leg of intersection and subsequent roundabout modifications.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. Traffic Mitigation required:
 - i. Intersections on 172nd St NE at 11th Ave NE and 19th Ave NE fail concurrency and are not part of the TIF calculation, thus mitigation shall be required as part of development.
 1. 172nd ST NE & 19th Ave NE roundabout construction.
 - a. The Lodge Phase V is also required to construct Roundabout.
 2. 172nd St NE & 11th Ave NE roundabout construction.
 - a. After further internal City conversation, direction remains that a mitigation measure must be determined and constructed to bring the intersection up to LOS D in the Horizon Year.
 - b. Reanalysis Option:
 - i. New turning movement counts during school year could be submitted for consideration with new analysis if such turning movements counts indicate lower traffic volumes than previous study.
- 3) Frontage improvements shall be required upon 19th Ave NE and 172nd ST NE including additional asphalt pavement, curb, gutter, landscape strip, sidewalk and street lighting.
 - a. 19th Ave NE:

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

- i. Roadway shall be per EDDS Standard Plan 3-204-004 with three lanes and bike lanes including curb/gutter, landscape strip, 5' west side sidewalk and 12' east side multi-use path.
- b. 172nd ST NE:
 - i. Roadway shall be per EDDS Standard Plan 3-201-002 with five lanes including curb/gutter, landscape strip and 12' multi-use paths on both sides.
- c. 172nd ST NE & 19th Ave NE Roundabout:
 - i. Comp Plan calls for a four leg multi-lane roundabout at this location. The east approach/departure roadway will be 4/5 lanes with all other leg roadways 3 lanes.
 - ii. Development TIA indicates that concurrency is not met at intersection in Horizon Year thus developer should be to provide for design and construction of roundabout.
 - iii. Any improvements upon 19th Ave NE and 172nd ST NE shall either include or be compatible with roundabout construction.
- d. 172nd ST NE & 11th Ave NE Roundabout:
 - i. Comp Plan calls for a four leg single-lane roundabout at this location.
 - ii. Development TIA indicates that concurrency is not met at intersection in Opening Year with development or Horizon Year thus developer should be required to mitigate to LOD D in Horizon Year.

1. Mitigation may include:

- a. Construction of full Roundabout
 - b. Identification of and construction of mitigation measure.
 - i. Mitigation options could be:
 - 1. Construction of a dedicated left turn lane on one or more approaches.
 - ii. Mitigation measure only needs to construct vehicular mitigation improvements (asphalt pavement for added lane).
 - 1. 11th Ave NE north of 172nd ST NE has 65' of existing ROW width.
 - 2. 11th Ave NE south of 172nd St NE has 60' of existing ROW width.
 - iii. Any improvements upon 11th Ave NE and 172nd ST NE shall either include roundabout construction or be compatible with roundabout construction.
 - iv. An all-way stop controlled intersection will not be an acceptable mitigation measure.
 - 1. City synchro analysis showed that Westbound would not meet LOS standard in Horizon Year as all-way stop.
- 4) Access Management:
- a. Full access shall not be allowed from development directly onto 172nd ST NE (SR 531).

- i. Any access point onto 172nd ST NE between 19th Ave NE and 23rd Ave NE shall be a right-in/right-out only access.
 - ii. WSDOT approval will be required for proposed right-in/right-out access to 172nd ST NE (SR 531).
 1. Provide documentation or correspondence of WSDOT acceptance.
- 5) Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans.
 - a. Street lighting on 19th Ave NE and 172nd ST NE shall be required as decorative style street light assemblies with LED fixtures to match existing fixtures on each street.
 - i. 19th Ave NE shall be designed as Collector Arterial/Residential.
 - ii. 172th ST NE shall be designed as Principal Arterial/Commercial.
 - iii. Fixtures would be Lumec Renaissance Series per to be provided City Specification.
 1. Specification should be requested via emailed to jhannahs@marysvillewa.gov
 2. PUD street lighting shall not be installed in Lakewood area upon arterial or connector roadways.
 - iv. Lighting design shall incorporate fixture wattage to match those already installed upon each respective roadway.
 - b. Photometric layouts shall be required for design with photometrics consisting of staggered lighting on both sides of each roadway and development to install only street lighting on frontage side of each roadway.
- 6) Channelization and Signing Plan shall be required as part of civil construction plans for all public roadways.



Memorandum

To: Emily Morgan

From: Billy Gilbert, Water Quality Lead

Subject: PA 22-017 Marysville 172nd Development, LLC

Date: 08/17/2022

In response to your request for review of the above project, please note the following items.

- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 “Water Supply Cross-Connections” and WAC 246-290-490.
- This is a multi-family residential facility currently classified as a low-hazard risk to the City’s water system. Installation of a Double Check Valve Assembly (DCVA) is required immediately downstream of each water service meter for the purpose of premise isolation of the domestic water line.
- A Double Check Detector Assembly (DCDA) is required for any fire line that is connected to the city’s water system.
- If there is a pool you may either use an Air Gap that is 2 times the diameter of the effective opening. When affected by sidewalls it must be 3 times the diameter of the effective opening. The alternative to an air gap is a reduced pressure backflow assembly.
- A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001
- On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours’ notice is required, prior to inspection.
- Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.

Any questions regarding these comments, and scheduling for onsite inspections should be directed to Billy Gilbert 360-363-8143 crossconnection@marysvillewa.gov