



October 5, 2022

Project No. 21101

**CITY OF MARYSVILLE  
Project Narrative  
Marysville 44<sup>th</sup>**

The Project is a proposed single-family development of 9.38 acres, known as Tax Parcels 30053500303700 and 30053500303600 35 PRD lots. The property is located at 7315 & 7417 44th St NE, in City of Marysville, Washington.

**Applicant:** **Toll Brothers  
David Morse  
8815 122<sup>nd</sup> Avenue NE, Suite 200  
Kirkland, WA 98033  
(425) 825-1955**

**Consulting Engineer:** **Luay R. Joudeh, P.E  
D. R. STRONG Consulting Engineers Inc.  
620 7<sup>th</sup> AVE  
Kirkland, WA 98033  
(425) 827-3063**

**PRD Decision Criteria - MMC 22G.080.050(2)**

Proposed project will comply with the aforementioned Design Criteria as follows:

(2) Decision Criteria. It is the responsibility of the applicant to demonstrate the criteria have been met. The city may place conditions on the PRD approval in order to fulfill the requirements and intent of the city's development regulations, comprehensive plan, and subarea plan(s). The following criteria must be met for approval of a PRD to be granted:

(a) Consistency with Applicable Plans and Laws. The development will comply with all applicable provisions of state law, the Marysville Municipal Code, comprehensive plan, and any applicable subarea plan(s).

**All proposed lots will meet the density requirements as outlined in MMC 22A.020.150.**

(b) Quality Design. The development shall include high quality architectural design and well-conceived placement of development elements including the relationship or orientation of structures.

**House placement shall meet minimum lot dimensions and required setbacks as outlined in 22A.020.130 (1) (a) and 22C.010.310 (3).**

(c) 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;

**A loop road is proposed along with auto courts. A 10-foot landscape easement will be provided along lots abutting 75<sup>th</sup> AVE NE.**

(ii) Minimizing the use of impervious surfacing materials;

**The 9.38-acre Site is mandated to set aside over 4 acres in open space tract to protect the Site wetlands and their buffers. Dispersal trenches will be used to disperse runoff from impervious surfaces on some of the lots abutting the wetland buffer.**

(iii) Increasing open space or recreational facilities on site;

**Project is required to provide 15% of its net project area as an open space. Project will be providing a much greater open space area than required within and outside wetlands and buffers. See landscape plans and preliminary civil plans.**

(iv) Landscaping, buffering, or screening in or around the proposed PRD;

**West side of Site will be home to over 4 acres of wetlands and buffers, naturally screening the Project on its west side. A 10' landscape easement and an active open space will provide screening from both 44<sup>th</sup> Street NE and 75<sup>th</sup> AVE NE. The north side of project will be partially screened by the CAT I wetland and its buffer.**

(v) Providing public facilities;

**Project will provide sanitary sewer and water main, along with storm drainage system extensions. Project will extend 75<sup>th</sup> Ave NE to the north and widen 44<sup>th</sup> Street NE.**

(vi) Preserving, enhancing, or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;

**The existing CAT I and CAT III wetlands along with their large buffers will be preserved in a permanent open space. Portions of the wetland buffer will be enhanced and provide habitat lift.**

(vii) Incorporating energy-efficient site design or building features;

**Home construction will follow the green building guidelines as required by City building codes.**

(viii) Incorporating a historic structure(s) or a historic landmark in such a manner as preserves its historic integrity and encourages adaptive reuse.

**Not applicable.**

PRD Open Space Standards - MMC 22G.080.100

**As shown in area Breakdown, Project will provide an area greater than 15% in open space with an area greater than 35% of required open space as an active open space.**

**See attached preliminary recreation and landscape plans demonstrating how proposed open space and recreation facilities are effectively integrated into the overall development of the PRD and surrounding uses. The active open space in Tract 998 along with the additional open space in Tract 996 are contiguously located with the passive open space located in wetland buffers (Tract 997).**