

August 21, 2023

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

**Mack Townhomes  
Minor Modification Narrative**

The Mack Townhomes project is a townhome development located at 11115 Smokey Point BLVD NE in the City of Marysville, WA. The project site will consist of 22 townhome units on approximately 1.18 acres. The project received civil approval from the City of Marysville on March 29<sup>th</sup>, 2023. The proposed minor modification is summarized by the following characteristics and narrative:

Site Address:	11115 Smokey Point BLVD NE
Tax Parcel Numbers:	30050900400300
Zoning:	MU
Area:	1.18 acres
Proposed Unit Count:	22 units

**Minor Modification**

The applicant requests a minor modification to the proposed parking dedicated for lot 22. Previously, lots 22 had 2 resident parking spots and 1 guest parking spot. The applicant would like to exchange one of the resident parking spots for a collection of bike racks providing 6 bike parking spaces. This request is made on the basis of Marysville code section [22C.130.030\(1\)\(e\)](#) which states:

*"(e) Bicycle parking may substitute for up to 10 percent of required parking. For every five nonrequired bicycle parking spaces that meet the bicycle parking standards in MMC 22C.130.060, the motor vehicle parking requirement is reduced by one space. Existing parking may be converted to take advantage of this provision."*

The proposed modification provides 6 bike parking spaces (that meet the requirements of MMC 22C.130.060) and removes one motor vehicle parking space, approximately 1.5% of the total required parking. The proposed bike racks would be installed on a pad adjacent to the sidewalk where the driveway parking for lot 22 would be located.

We find the proposed modification to be consistent with the parking requirements and with [MMC 22G.010.260](#) 'Minor revisions to approved development applications' section (1)(h).

The proposed modification does not "substantially alter the character of the approved development application or site plan and prior approval".

We look forward to working with you, and appreciate your review, input, and assistance.

Sincerely,



Tom Abbott, PE  
Project Manager  
**LDC, Inc.**