



February 23, 2023

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

Project Name / File No.: E Sunnyside PRD / TBD
Applicant: Natural 9 Holdings, LLC, a Washington limited liability company
Project Description: 28 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: August 11, 2022
2. Project Name: E Sunnyside PRD
3. Project Location: 4617 87th Ave NE, Marysville, WA 98270
4. Tax Parcel Numbers: 00590700016201 and 00590700016202
5. Total Parcel Size: 4.29 +/- (186,679. +/- square feet)
6. Property Owners: Arthur Kallicott
7. Applicant: Natural 9 Holdings, LLC
8. Contact: Land Pro Group, Inc., Rochelle Smith, PM

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	Rochelle Smith
Civil Engineer	LDC, Inc	Jesse Jarrell
Geotechnical Engineer	Cobalt Geosciences, LLC	Phil Haberman
Wetland Consultant	Wetland Resources Inc	John Laufenberg
Traffic Consultant	Kimley Horn and Associates, Inc.	Brad Lincoln
Landscape Architect	Origin Design Group, LLC	Krystal Lowe

PROJECT DESCRIPTION AND REQUEST

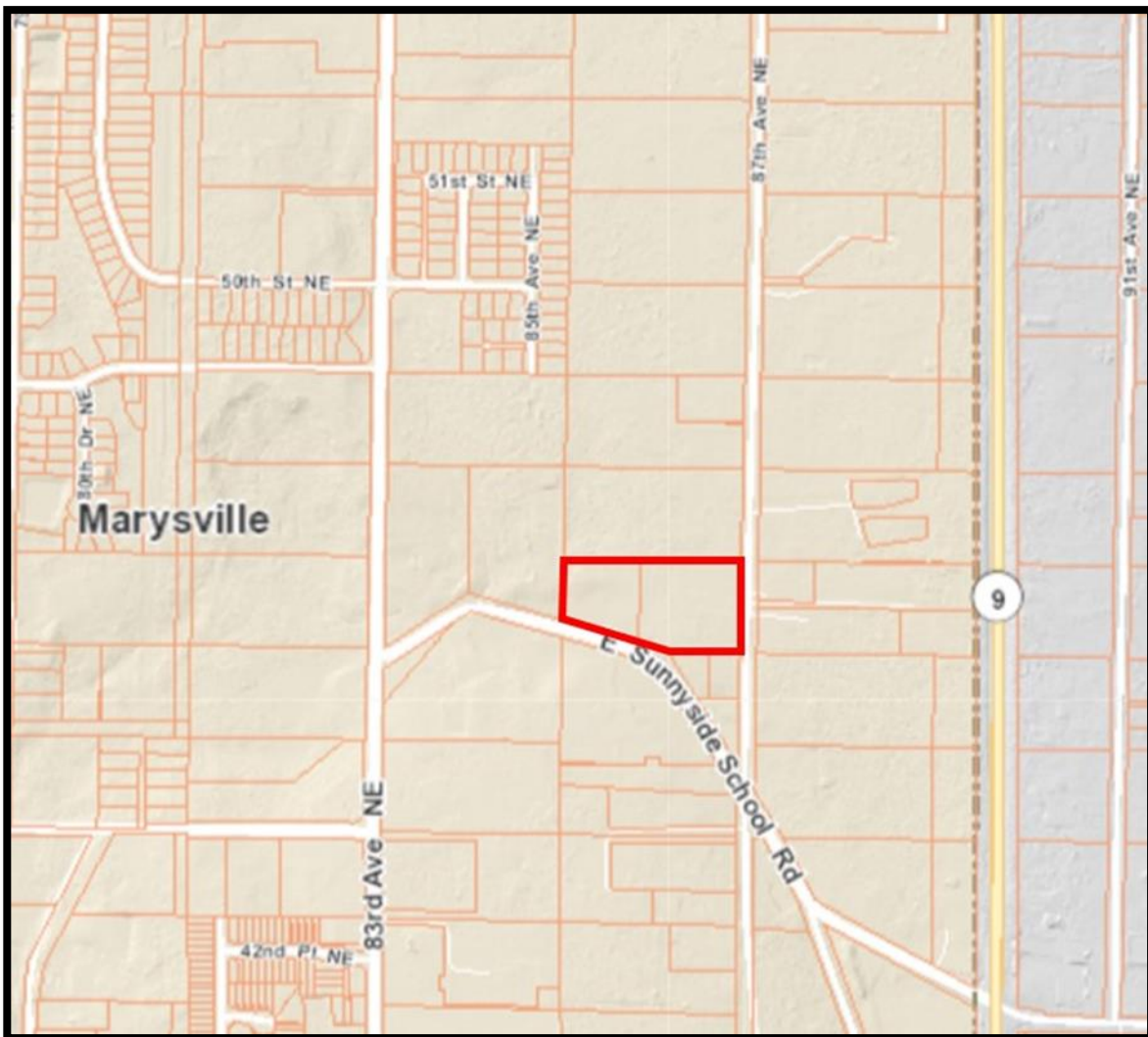
The Applicant is proposing a 28-lot PRD Subdivision, on property currently zoned as WR R-4-8 within the Whiskey Ridge Master Plan.

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 4614 87th Ave NE, 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-4-8 WRSFH	Non-Residential Structure & Single Family Residence
North	WR-R-4-8 WRSFH	Single Family Residence
South	WR-R-6-18 WRMFM	Single Family Residence
East	WR-R-4-8 WRSFH	Single Family Residence
West	WR-R-4-8 WRSFH	Single Family Residence

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-4-8.

Allowed Density: Per MMC 22C.010.080(2), the base density for the Whiskey Ridge R-4-8 zone is 4.5 dwelling units per acre, with a maximum density of 8 dwelling units per acre. Therefore, an approximate density calculation is as follows:

4.29 acres – 0.79 acres of right-of-way = 3.50 net acres
3.50 net acres × 4.5 du/acre = 15.6 dwelling units
Base dwelling units allowed = 16
3.50 net acres × 8 du/acre = 28 dwelling units

Density Proposed: 28 dwelling units are proposed

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 and MMC 22G.080.080 as it applies to PRD developments.

Front Yard: 10-ft (20' for garages)
Rear Yard: 10-ft
Side Yard: 5-ft

CRITICAL AREAS

Critical Area: Per the Critical Area Reconnaissance Report prepared by Wetland Resources on July 21, 2022, no wetlands, streams, or buffers are located on or near the site.

PARKING

Parking Required: Per MMC 22G.080.080, the minimum parking requirements for Single-family dwellings within a PRD is as follows;

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

Per the submitted PRD Site Plan
28 du × 2 per = 56 spaces
28 du × 1 per guest = 28 spaces
Total spaces required = 84 spaces

Parking Provided: As shown on the site plan referenced above, 112 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 calculations are as follows;

15% × 152,470 SF = 22,871 sf required open space
35% × 22,871 SF = 8,005 sf active open space

The site is designed to provide 26,815 sf (0.62 ac) of open space and 8,520 sf (0.20 ac) of active open space.

STREETS AND ACCESS

Streets Internal: Units will be accessed via a 50’ ROW to be constructed throughout the subject development per the preliminary plans submitted herewith. The proposed ROW has been designed to meet EDDS Standard Plan 3-218-001 and shall be dedicated to the City of Marysville upon final plat recording.

Access: One point of access will be provided from 87th Ave NE and one from the future road to be constructed as part of the development to the north (APN 00590700015100).

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 (Kallcott 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 26,815 SF of open space and recreational facilities within the project including a total of 8,520 SF of active open space.
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 8,520 SF of active open space is provided
 - Passive Open Space: A total of 18,295 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 112 on-lot parking spaces. In addition, on-street parking stalls provided within the right-of-way where available.

A minimum of 112 parking stalls are provided, against a minimum required 84 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 BSP 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.

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,
 Natural 9 Holdings, LLC
 By: Land Pro Group, Inc., Applicant's Representative



By: Rochelle Smith, PM