

REID DEVELOPMENT GROUP L.L.C.

Real Property Investment, Development & Consulting

September 15, 2022

Via E-mail and Postal Delivery First Class

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

Attn.:

Mr. Chris Holland, Planning Manager

RE: PRD Application – 87th & 40th PRD
Snohomish County Tax Parcels #005907000-21201, -21202, -21300, -22000 and -36000

Dear Mr. Holland;

On behalf of PNW Investors LLC and the 87th & 40th JV, we hereby make a planned residential development application to the City of Marysville (“City”) for the assemblage of properties referenced above.

This assemblage of real property comprises approx. 18.05 acres and is located on the West side of 87th Avenue NE, south of East Sunnyside School Road between 3922 – 87th Avenue NE and 4029 – 87th Avenue NE.

Exhibit A to this correspondence contains (i) an overview of the existing and adjacent site conditions, and (ii) an overview of the proposed subdivision / PRD.

Exhibit B to this correspondence contains a written narrative explaining how the proposed development complies with the City of Marysville’s Planned Residential Development regulatory requirements.

Our firm has entered into agreement(s) to acquire and develop all of the real property with the property owners referenced in Exhibit A. A copy of a “Letter of Authorization” executed by the property ownership is attached that evidences our contractual rights to make and further development applications for the Subject Property.

Should you have any questions in such regard, please contact them at their addresses, phone numbers and e-mail address provided. The property owners are cc’d to this correspondence.

Post Office Box 1930
Woodinville, Washington 98072
Phone: (425) 892-2633

Thank you very much in advance; we greatly appreciate your assistance and consideration. Please feel free to contact me at my direct phone number (425-785-3651) or at my e-mail address (reid_dev@comcast.net) with regard to any questions regarding this application or further review and processing of same.

Sincerely,

Michael Reid
Managing Member
MR/mr

cc: Neil Gumke, Personal Representative of the Estate of Florence Gumke
Brent Kirk, Managing Member, Andemoe LLC
John Haack, Property Owner
Joel Haack, Property Owner
Lafe Hermansen and Ben Madeo, Core Design Inc.
Brad Lincoln, Gibson Traffic Consultants
Jon Pickett, Soundview Consultants LLC
Steve Avril, Earth Solutions NW
Dean Williams and Duana Kolouskova, Johns Monroe-Mitsunaga PLLC

Attachments:

- Application for Subdivision / PRD, including:
 - SEPA Checklist.
 - Boundary, Topographic and Critical Areas Survey.
 - Preliminary Site Plans and Preliminary Civil Engineering drawings for roads, water, sanitary sewer, storm collection, detention and water quality treatment, temporary erosion control and sedimentation; and clearing/grading.
 - Downstream Analysis / Preliminary Technical Information Report (TIR).
 - Transportation Trip Generation and Distribution Study / Traffic Impact Analysis (TIA).
 - Critical Areas Assessment.
 - Geotechnical Report.
 - Chicago Title Company Subdivision Guaranty No. 500137782.
 - Traffic Mitigation Proposal to Snohomish County.

EXHIBIT A:

OVERVIEW OF 87th & 40th PRD SUBDIVISION / PRD PROPOSAL

Overview of Property Conditions and Adjacent Environment:

1. Applicant: The “Applicant” for this pre-application and the subdivision / PRD is:

87th & 40th Joint Venture
C/O Reid Development Group LLC
Post Box 1930
Woodinville, WA 98072

Phone: (425) 785-3651
E-Mail: reid_dev@comcast.net

The Applicant is a joint venture between John Haack, Joel Haack, Haack Property Holdings LLC (owned by John and Joel Haack), Andemoe LLC (owned by Brent Kirk) and Reid Development Group LLC (“RDG LLC”):

- a) RDG LLC is under contingent agreement to acquire Tax Parcel #005907000-21300 from the Estate of Florence Gumke (see below) with Closing to occur following completion of subdivision / PRD approvals and site improvement construction plan approval; and
- b) RDG LLC has entered into a “joint venture agreement” with the owners of adjacent Tax Parcels #005907000-36000, -21201, -21202 and -22000 (see below) to develop said property.

The various agreement(s) to acquire the above-referenced properties include “Letter(s) of Authorization”, providing the Applicant with the right to make subdivision and land use applications to the City. *A copy of these documents are attached.*

2. Site Identification and Location. The Assembled Properties are located adjacent to the west side of 87th Avenue NE between 3922 - 87th Avenue NE and 4029 - 87th Avenue NE, due South (S) of the intersection of 87th Avenue NE and Sunnyside School Road. See *attached preliminary site plan.*

The Project is comprised of the following five (5) tax parcels comprising a total of 18.05 gross acres:

<u>Tax Parcel:</u>	<u>Street Address:</u>	<u>Owner:</u>	<u>Acres:</u>
005907000-36000	3922 - 87th Ave NE	John Haack	4.62
005907000-22000	4018 - 87th Ave NE	Andemoe LLC	4.47
005907000-21300	4011 - 87th Ave NE	Estate of Florence Gumke	4.48
005907000-21201	4218 - 87th Ave NE	Haack Brothers Holdings LLC	0.84
005907000-21202	4218 - 87th Ave NE	Haack Partners	3.64
<i>Totals:</i>			18.05

Assembled Property's Current Ownership: The ownership of the various properties within the 87th & 40th PRD are as follows:

<u>Tax Parcel:</u>	<u>Owner:</u>	<u>Mailing Address:</u>	<u>Contact Information:</u>
005907000-21201	Haack Partners John Haack Joel Haack	4029 - 87 th Ave NE Marysville, WA 98270	(425) 290-2429 (425) 330-0443
005907000-21202	Haack Brothers Holdings LLC Joel Haack John Haack	4029 - 87 th Ave NE Marysville, WA 98270	(425) 330-0443 (425) 290-2429
005907000-21300	Gumke Estate C/O Neil Gumke Personal Representative	13233 – 279 th Ave NE Granite Falls, WA 98252	(360) 691-6064
005907000-22000	Andemoe LLC Mr. Brent Kirk Manager	Post Box 66 Everett, WA 98270	(425) 330-9236
005907000-36000	John Haack	3922 - 87 th Ave NE Marysville, WA 98270	(425) 330-0443

3. Jurisdiction and Zoning: The Property is located within the jurisdiction of the City of Marysville, and within the City’s Whiskey Ridge Subarea.

The Property’s comprehensive plan designation is “Whiskey Ridge, Multi-Family Medium”. The Assembled Property’s zoning is WR R-6-18, Whiskey Ridge Subarea.

4. Adjacent Properties: The site is adjacent to the following real properties:

- Several properties are located adjacent to the North (N) side of the Haack Partners and Holdings Property. As of this writing, these real properties are owned as follows:

<u>Parcel:</u>	<u>Address:</u>	<u>Owner:</u>	<u>Acres:</u>
005907000-20501	4332 - 87 th Ave NE	Jim Vasil & Cheryl Parker	1.97
005907000-18702	4332 - 87 th Ave NE	Jim Vasil & Cheryl Parker	1.01
005907000-20502	4304 - 87 th Ave NE	Tanner Lippencott	1.00
005907000-20503	4318 - 87 th Ave NE	Keith & Jenny Swezey	1.76
005907000-18701	4406 - 87 th Ave NE	Mark Cook	1.30
005907000-18700	8624 - 87 th Ave NE	Steve & Deidre Drake	1.25

- Tax Parcel #005907000-21101 is a 2.83 acre property adjacent to the West (W) side of the Haack Partners and Holdings Property. As of this writing, this real property is understood to be owned by Kevin & Lisa Dean.
- Tax Parcel #005907000-21100 is a 1.64 acre property also adjacent to the West (W) of the Haack Partners & Holdings Properties; this parcel is understood to be owned by Donna Green.
- Tax Parcel #005907000-21400 is a 4.58 acre property adjacent to the West (W) of the Gumke Property. This real property is understood to be owned by Michael & Mary Bickford.

Tax Parcel #-21092 is also adjacent to the west of the Gumke Property; as of this writing, it is owned by Skiffington Investments.

It is the Applicant’s understanding that the Bickford and Skiffington Investment properties has been applied to the City for a PRD of approximately 52 building lots referred to as “Stevens Ridge”, and is now in process of review by the City. *Reference City File No. PA20-023.*

- Tax Parcels #005907000-21904 (1.15 acres), -23701 (2.41 acres), and -23202 are located adjacent to the West (W) of the Andemoe LLC Property and the John Haack Property. These real properties are understood to be owned by Keystone Land LLC.

It is the Applicant's understanding that the Keystone Land Properties have received construction approval for development of a PRD of 36 building lots (according to City of Marysville Project Status Public Viewer), and is now in the process of being prepared for PRD Application. *Reference City File No. PA21052.*

- The following properties are located adjacent to the South (S) side of the John Haack Property:
 - Tax Parcel #005907000-24305 is a 2.53 acre parcel owned by Kevyn & Annette Williams.
 - Tax Parcel #005907000-23701 is a 0.58 acre parcel owned by Collin & Whitney Steranka.
 - Tax Parcel #005907000-24302 is a 1.04 acre parcel owned by Ken & Jennifer Pinnel.

5. Prior Subdivision and Development Approval History of Assembled Property. To the best of the Applicant's knowledge, the prior subdivision history of the Assembled Property is as follows:

- The Subject Properties were originally created when subdivided under Sunnyside Five Acre Tracts in 1907 (Volume 7 of Plats, Page 19, records of Snohomish County).
- Tax Parcels -21201 and -21202 were previously short platted and boundary line adjusted prior to annexation into the City.

See attached Chicago Title Guaranty.

6. Recent Subdivision Approval and Known/Proposed Development Activity in Vicinity of Assembled Property:

- Tax Parcel #0059070001-21400, and -21902 (due West of the Gumke Property on the East side of 83rd Avenue NE) is in the process of application for a 52-lot subdivision / PRD. *Reference City File No. PREA 21-023.* This project is commonly known as "Stevens Ridge Townhomes".

As the result of development of said properties, a Northerly half of the east-west extension of 40th Street NE is proposed, as required by the Whiskey Ridge Subarea Plan and the City's Transportation Improvement Plan. In addition, the site plan associated with said application demonstrates development of a half-road along the eastern property boundary that is in common with the Assembled Properties.

- Tax Parcel #0059070001-21904, -23701 and -23702 (due west of the Andemoe Property on the East side of 83rd Avenue NE) is in the process of application for subdivision / PRD for 38 building lots. *Reference City File No. PREA 21-023*. This project is commonly known as "Havenwood".

As the result of development of said properties, the Southerly half of the east-west extension of 40th Street NE is proposed, as required by the Whiskey Ridge Subarea Plan and the City's Transportation Improvement Plan.

- Tax Parcels #005907000-30201 and -29100 (FireRock) has been approved for an apartment complex of approx. 96 housing units. *Reference City File No. PA 20048*.
- Tax Parcels #005907000-31800 and -30500 has been approved for a commercial shopping center. *Reference City File No. PA 20049 and PA 20051*.
- Tax Parcels #005907000-26000 has been approved for a multi-family housing development of approx. 52 housing units (the Village at Whiskey Ridge). *Reference City File No. PA 18040*.
- Tax Parcels #005907000-18800, -18902, -17400, -17302, -16302, -16403 and -16305 (the 87th Assy PRD) have been applied to the City by the Applicant for a PRD of 108 building lots. *Reference City File No. PREA 21-030*.
- Tax Parcels #005907000-5202 and -5203 (the Nordstrom PRD) have been applied to the City by the Applicant for a PRD of 38 building lots. *Reference City File No PA21024*.
- Tax Parcels #005907000-15100, -13700, -13802 and -12760 is approved by the City for approx. 108 building lots (Prospector 2). *Reference City File No. PA 20058*.
- Tax Parcels #005907000-10200, -09100, -07801, -07802 and -07702 is approved by the City for a subdivision of approx. 163 building lots (Prospector 3/The Retreat). *Reference City File No. PA21-017 and CA 21-006*.
- Tax Parcels #005907000-11400, -10300, -10401 and -09000 is approved by the City for a subdivision of approx. 25 building lots (Prospector 4 /Hunters Glen). *Reference City File No. PA 21-020*.

- Tax Parcels #005907000-23501, -24400 and -23505 are applied for by the Applicant for pre-application advisory/review to the City for a 45-housing unit townhome development.
- Tax Parcels #005907000-25600, -25602, -25603, -25900, -27200 -27400, -28705, -28708, -28707 and -29000 have been acquired and assembled by the Applicant for an approx. 29-acre commercial shopping center and are in process of resolving feasibility issues prior to making application to the City for development review.

7. Physical Features of Property: The Property's Easterly (E) boundary fronts on the West (W) side of 87th Avenue NE. Discussion of the physical features of each individual property within the Project follows (by Property Owner):

- Haack Partners Property: The Haack Partners Property (Tax Parcel #-21201) has an older (1940's era) single family residence serviced by septic and associated out-buildings. The structure is considered a "tear-down" with no economic, historical or cultural value. The entire property has been either landscaped or previously modified by human use.

The Property is mildly-sloped and primarily comprised of overgrown pasture grass with immature trees and brush. Based on preliminary field assessment by a qualified professional, there are no known critical areas on the site.

- Haack Brothers Holdings Property: This property (Tax Parcel - 21202) is vacant and is comprised of mildly sloped over-grown field pasture. The entire property has been either landscaped or previously modified by human use.

The Property is mildly-sloped and primarily comprised of overgrown pasture grass with immature trees and brush. A small, isolated Category III wetland is located in the central portion; this area is approximately 1,230 SF. *See attached Critical Areas Report.*

- Gumke Property: The Gumke Estate Property (Tax Parcel -21300) has a 1940's era single family structure serviced by septic and an associated out-buildings. The structures are considered to have no economic, historical or cultural value. The entire property has been either landscaped or previously modified by human use.

The Gumke Property is mildly-sloped and comprised of overgrown pastures and brush. The westerly portion of the Gumke site has a disturbed, isolated Category III wetland of approximately 17,160 SF. *See attached Critical Areas Report.*

- Andemoe LLC Property: The Andemoe LLC Property (Tax Parcel -22000) has a 1940's era single family structure serviced by septic, with an associated out-building / garage. The structure is not considered to have economic, historical or cultural value. The entire property has been either landscaped or previously modified by human use.

The Andemoe LLC Property is primarily comprised of mildly-sloped overgrown field pasture. The westerly portion of the Property has some fill material previously placed for use by children for a motocross/bicycle recreational track. Source and timing of said fill is not known.

Based on preliminary field critical areas assessment, there are no known critical areas on this Property; although there may be some buffer encroachment from the critical area on the Gumke Property.

- John Haack Property: The John Haack Property (Tax Parcel #36000) has a 1960's era residential structure and associated outbuildings and garages. This Property is serviced by septic and City water. The structure is considered a "tear-down" with no economic, historical or cultural value.

The Property is primarily comprised of gently sloped, maintained lawns. Based on preliminary field critical areas assessment, there are no known critical areas on this Property.

Slopes: Overall, the Assembled Property is mildly-sloped with no documented steep or unstable slopes.

- The average east-west slope across the entire Project is approx. than 3%, as measured on an east-west plane at both the southerly and northerly end of the Properties.
- The average North-South slope across the entire Assembled Property is approx. 2%.
- The Assembled Property is deemed stable from a geotechnical perspective and poses no risk of instability. The geotechnical report will be included in the PRD Application.

8. Critical Areas: A critical areas field assessment has been conducted by Soundview Consultants LLC. See attached Critical Areas Report and Mitigation Plan.

The Critical Areas Report demonstrates that the Assembled Properties have the following critical areas:

- Wetland A: Wetland A is located on the westerly end of the Gumke Estate Property (Tax Parcel -21300). *See attached critical areas map.*

Based on preliminary field critical areas assessment, Wetland A is a Category III isolated wetland of approximately 17,160 SF in size.

Portions of Wetland A have been previously ditched; the wetland can be considered disturbed due to prior human activity.

- Wetland B: Wetland B is located in the westerly end of the Haack Brothers Holdings Property (Tax Parcel -2102). *See attached critical areas map.*

Based on preliminary field critical areas assessment, Wetland A is a Category III isolated wetland of approximately 1,230 SF in size.

Due to several factors, including but not limited to the proposed development of immediately adjacent sites and probable resulting changes in subsurface hydrology caused by same, it is highly probable that Wetland A and Wetland B will incur unavoidable impacts resulting from development of the Property and development of the Stevens Ridge Property, resulting in long-term loss of wetland functionality and hydrology. *See attached Critical Areas Report and Mitigation Plan.*

The Applicant proposes to fill Wetland A and Wetland B and provide for compensatory off-site, in-kind mitigation by means of wetland fill at an approved wetland bank within the Snohomish River Basin. *See attached Wetland Mitigation Plan.*

An application to the Army Corps of Engineers is in process of being filed for a non-jurisdictional determination; a copy of said application will be provided to the City in the near future. Following receipt of non-jurisdictional determination by the Army Corps, the Applicant will make application to Department of Ecology for an Administrative Order for Wetland Fill and Off-site, In-kind Mitigation; a copy of said application will also be provided to the City when submitted. It is the Applicant's objective to have the Administrative Order for Wetland Fill approved by DOE prior to commencement of on-site clearing and grading activity.

9. Adjacent Current Road Infrastructure: The following road infrastructure exists adjacent to the Assembled Property:

- 87th Avenue NE. The Assembled Property fronts on the West (W) side of 87th Avenue NE due South (S) of the intersection of 87th Avenue NE and Sunnyside School Road approximately 445 LF.

87th Avenue NE is designated by the City as (i) a collector arterial generally North (N) of 40th Street NE (as proposed to be extended under the Whiskey Ridge Subarea Plan), requiring a width of seventy (70) feet at build-out and (ii) a principal arterial generally South (S) of 40th Street NE, requiring a width of one hundred (100) feet at build-out.

The Assembled Property has approx. 1,260 LF of road frontage along 87th Avenue NE. As of this writing, the width of 87th Avenue NE along the road frontage is 60 feet. The width of roadway pavement/ROW improvements is 20 feet.

The Assembled Property's road frontage currently has an open ditch and no walking path. The road frontage is generally clear and there is adequate entering sight distance / stopping sight distance exists along the Property's entire road frontage.

The proposed subdivision / PRD would dedicate road frontage as follows:

- North of 40th Street NE, the westerly 10 (10) feet of the Property's road frontage would be dedicated to facilitate said municipal requirement for a collector arterial. Additional road frontage width along the Property's may be dedicated to accommodate a future roundabout
- South of 40th Street NE, the westerly twenty feet (20) feet of the Property's road frontage would be dedicated to facilitate said municipal requirement for a primary arterial. Additional road frontage width along the Property's may be dedicated to accommodate a future roundabout;

In addition to said dedication, the development of the Property would result in completion of road frontage improvements as required under the City's Engineering Development and Design Standards (EDDS), including curb, gutter, landscaping, sidewalk, intersection safe walk paths, etc.

As part of improvements within the 87th Avenue NE right-of-way, the proposed development would result in extension of the sanitary sewer main along the Property's road frontage to service the Assembled Property.

- 40th Street NE Arterial Extension. The Assembled Property lies within the location of the proposed extension of 40th Street NE as an adopted City of Marysville Capital Improvement Project ("CIP") pursuant to the City's Comprehensive Plan, Transportation Improvement Plan and Whiskey Ridge Subarea Plan. Pursuant to the City's adopted CIP, the 40th Street NE Arterial Extension is not funded by the City.

As an adopted but unfunded CIP, the dedication of the necessary land for location of 40th Street NE and the required round-about at the intersection of 87th Avenue NE and NE 40th Street, as well as the construction of said road improvements qualifies under RCW 35.91 and MMC for reimbursement against traffic mitigation fees for all costs incurred by the Application.

As part of the environmental mitigation conditions to be imposed by the City's SEPA decision, the Applicant hereby requests credit against traffic mitigation fees for all costs incurred with the dedication, design, engineering, approval and construction of the portion of 40th Street NE through the Assembled Properties, together with a reimbursement agreement for any portion of costs incurred by the Applicant not reimbursed by traffic mitigation fees.

Overview of Proposed Subdivision / PRD Application:

- a. Proposed Density: The Applicant proposes a total of 188 single-family attached dwelling units utilizing the City's zoning bulk and dimension standards for the WR-R-6-18 Zone set forth in MMC 22.C.010.080, PRD regulations (MMC 22G.080) and bonus density provisions set forth in MMC 22C.090.

Of the proposed 188 total housing units, four (4) housing units exist within the Assembled Property, leaving a total of 184 housing units that are "net-new" housing units and thus subject to mitigation.

Given the provisions of the City's WR-R-6-18 zone: (i) the minimum base density is 10 DU per acre (if attached or multifamily) and 6 DU per acre (if detached single-family); and (ii) the maximum number of housing units that can be situated on a property within said zone is 18 units per acre. *MMC 22C.010.080.*

With 18.05 gross acres and approximately 14.44 net developable acres, the Assembled Property's attached or multi-family base density is approx. 144 units. Given zoning, maximum density for the site is therefore a theoretical maximum of approx. 260 Housing Units. *See Density Calculations on Preliminary Site Plan.*

- b. Site Plan. A site plan is attached, demonstrating a total of 188 single-family attached housing units, while meeting code requirements for open space and parking.

The construction of 40th Street NE creates a natural "division" of the Assembled Property into two (2) or more separate phases – with approximately 3/4 of the Assembled Property on the North (N) side of the proposed extension of 40th Street NE and 1/4 on the South (S) side of 40th Street NE.

- A total of 136 attached townhome housing units are proposed to be located on the northerly 3/4 of the Assembled Property (on the North side of the proposed extension of 40th Street NE).
- In addition, a total of 52 townhome units are located on the southerly 1/4 of the Assembled Property (on the South side of the proposed easterly extension of 40th Street NE).
- A 100-foot wide east-west extension of 40th Street NE is demonstrated on the site plan, with an approximate 100-foot internal radius dimension round-about at 87th Avenue NE, complying with the requirements of the adopted Whiskey Ridge Subarea Plan and CIP.
- Temporary vehicular access to the Southerly phase is provided at the western edge of the Assembled Properties on 40th Street NE. This location provides adequate site distance and intersection spacing for turning movements pending build-out of the Whiskey Ridge Subarea, as well development of the properties to the South of the Assembled Property to provide permanent access.

- c. Project Phasing: Due to the construction of 40th Street NE as an east-west principal arterial, the Project would be physically bifurcated into a minimum of two (2) phases.

Because of this, the differing types of housing products and the total number of housing units, the Applicant has applied for two (2) phases.

- d. Surface Water System:

Two (2) storm detention vaults are located at the natural point of surface water release from the Property and would discharge treated surface water to the ditch on the West (W) side of 87th Avenue NE.

In addition to the storm water vaults, other storm water retention, detention and water quality treatment facilities may be distributed through-out the Project's open space if deemed necessary or feasible.

The Project's released surface water flow flows northerly along the West (W) side of 87th Avenue NE, then easterly along the south side of East Sunnyside School Road and then southerly within the stream ditch complex on the East (E) side of Densmore Road; thence generally Southeasterly (SE) under SR9 into the Stevens Creek Drainage Basin.

- e. Open Space and Recreational System: The proposed storm detention vaults provide a combination of open space and active recreation area for the proposed development.

In addition to the use of the surface of the detention vault for active and passive recreation, a network of open space tracts and pocket parks are proposed within the site plan to provide for more localized active and passive recreation spaces.

- f. Road System / Vehicular Circulation System: Vehicular and pedestrian access to the Subdivision / PRD would be provided as follows:

- As discussed above, 87th Avenue NE is designated by the City's Whiskey Ridge Subarea Plan, Comprehensive Plan and Capital Facilities Plan as (i) a collector arterial North (N) of 40th Street NE and (ii) a principal arterial South (S) of 40th Street NE. In addition, the City's adopted Whiskey Ridge Subarea Plan and Capital Improvement Project list establishes 40th Street NE as a principal arterial.

The development of the Assembled Property would therefore result in the following road system improvements:

- Dedication of ten (10) feet of the Assembled Property's frontage on the West side of 87th Avenue NE due North (N) of 40 Street NE and improvement of the Property's road frontage in said location to minor arterial standards.
- Dedication of twenty (20) feet of the Assembled Property's road frontage along the West (W) side of 87th Avenue NE due South of 40th Street SE and improvement of the Property's road frontage in said location to principal arterial standards.
- Construction of 40th Street NE as a 100-foot wide principal arterial from 87th Avenue NE to the Western boundary of the Assembled Properties, along with sufficient area to construct an approximate 100-foot internal radius dimension round-about at 87th Avenue NE.

Pursuant to the City's adopted Whiskey Ridge Subarea Plan, the Capital Facilities Plan and Transportation Improvement Plan, construction of 40th Street NE is to be "developer funded". Because the construction of 40th Street NE and the associated roundabout at 87th Avenue NE is an adopted capital facilities project; said improvements are therefore not solely for the benefit of the Project and qualifies for credits against traffic impact fees to the full extent of (i) acquisition of right-of-way and/or (ii) construction of said improvement.

Due to the adoption of Capital Improvement Projects for both (i) 40th Street NE and (ii) 87th Avenue NE under both the City's Whiskey Ridge Subarea Plan and the City's Capital

Improvement Plan, the Applicant requests the City to compensate the Applicant for construction of said CIP's pursuant to RCW 35.91 through a) credit towards transportation impact fees due at building permit application for the direct cost of dedicating land for said CIP's and construction of said CIP improvements; and b) to the extent that any uncredited costs exist for dedication of land and construction of said CIP improvements, establishment of a latecomer's agreement pursuant to RCW 35.91 to fully compensate Applicant.

Due to the fact that the Applicant does not control property for development purposes on the east side of 87th Avenue NE, the proposal does not include construction of the Roundabout at the intersection of 87th Avenue NE and 40th Street NE. At that location, the Applicant has proposed (i) dedication of the necessary right-of-way for locating the Roundabout in accordance with the CIP (with credit towards transportation mitigation fees and reimbursement for non-credited costs) and (ii) construction of a temporary intersection improvements, to the extent deemed reasonably necessary by the City pending future construction of the Roundabout by the City or others.

g. Proposed Internal Road System: Vehicular and pedestrian access to the Subdivision / PRD would be provided as follows:

- 87th Avenue NE will provide vehicular access to the northern 136 townhomes. This location appears to provide appropriate intersectional spacing southerly from the 87th Avenue NE and 40th Street NE intersection. The northern townhomes will also have two additional vehicular access points along the Property's western boundary. The 87th & 40th PRD applicant has held discussions with the Steven's Ridge development to align two 42 foot wide PRD Access Streets.
- The southern 52 townhomes will have temporary vehicular access from 40th Street NE with full turning movements by way of a proposed 42 foot wide PRD Access Street. Along the southern boundary of the Property's two 50 foot wide PRD Access Streets have been stubbed to allow for future vehicular access.

The proposed internal public road network provides appropriate internal vehicular, pedestrian circulation and turning movements for emergency and utility service vehicles. The proposed internal The Applicant has proposed a combination of 50-foot wide and 42-foot wide road system within the Project, consistent with MMC 22G.080.080(2)(b)(i-v) and the City's Public Works Standards. Due to the type of housing proposed (i.e., attached townhomes), additional street parking stalls have been clustered in front of open space tracts at locations that do not conflict with turning movements and ingress/egress to individual driveways. As a result, while decreasing some of the right-of-way widths to 42 feet, the proposed internal road network provides superior traffic movement functionality within the road system and avoids turning movement conflict, while at the same time exceeding the City's requirements for total parking stalls.

- h. Sanitary Sewer: As of this writing, the basin where the Assembled Property is located (the “87th Basin”) does not have nearby or adjacent gravity flow sanitary sewer.

The Whiskey Ridge Lift Station (on Densmore Road) is currently in process of construction, with gravity flow mains constructed to the intersection of 87th Avenue NE and East Sunnyside School Road. It is understood that the Whiskey Ridge Lift Station will be operational during 1Q 2023. The Project will construct an off-site gravity flow sewer main within 87th Avenue NE due north from the NE corner of the Project to the gravity flow main currently constructed to the intersection of 87th Avenue NE and East Sunnyside School Road.

- i. Municipal Water. The Property’s frontage on 87th Avenue NE has an existing 8” water main within the right-of-way. It is understood that the development of the Havenwood PRD and the Stevens Ridge PRD will construct 40th Street NE on the West side of the Assembled Property and that part of that road construction will include the extension of a 12” water main within the portion of 40th Street NE to be constructed by said projects to the Assembled Property’s western boundary.

The Project will construct that balance of the 12” water main within 40th Street NE to the 8” existing water main at the intersection of 87th Avenue NE.

**EXHIBIT B:
WRITTEN NARRATIVE ADDRESSING COMPLIANCE WITH CITY OF
MARYSVILLE PRD REQUIREMENTS**

This Exhibit B is written to demonstrate the compliance of the proposed PRD / BSP under City of Marysville File No. PA20-038 (87th Avenue Assembly 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 107,996 SF of open space and recreational facilities within the project, which is 13,637 SF more than the minimum open space/recreational facilities required (i.e., 94,329 SF).
 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, with respect to orientation of housing units that front 87th Avenue NE. 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 SW corner of the site. The site provides the following types of recreational opportunities:
 - Active Open Space: A total of 88,020 SF of active open space is provided
 - Passive Open Space: A total of 19,946 SF of passive open space is provided.

The total open space exceeds the required open space under MMC by a total of ____ SF.

- 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.

A total of seven hundred fifty six (756) parking spaces have been provided.

The completed Project is anticipated to have a total of 686 parking spaces on building lots (including garage parking). It is anticipated that 155 of the townhomes will each have 2 garage and 2 driveway parking spaces. It is anticipated that thirty three (33) of the townhomes will have 6 foot driveway aprons and will accommodate 2 garage parking spaces each (lots 25-33, 101-112, and 167-178).

For townhomes with proposed 6 foot driveway aprons additional on street parking has been made available in front of these lots to accommodate the requirement of one guest space per unit.

Total on street parking currently anticipated to be available will be 70 parking spaces.

- Landscaping: The landscaping plans submitted with the Project demonstrates consistency with the streetscape landscaping plan for the widening of 87th Avenue NE as a minor arterial along the Property's frontage.

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 plat 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.