

February 6, 2023

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

**RE: Olympic Vista PRD
Preliminary Plat Narrative**

The proposed Olympic Vista PRD Project is a 5.38-acre residential 23-lot PRD located at 4128 Sunnyside Blvd, Marysville, WA 98271. This site is one parcel with two existing single-family homes and an old barn structure, all to be removed. The proposal is to develop the site into 23 detached single-family units with associated ROW and utilities under the PRD code. The proposed development is summarized by the following characteristics and narrative:

Property Address:	4128 Sunnyside Blvd, Marysville, WA 98270
Tax Parcel Number:	29050300102200
Property Zoning:	R 4.5
Property Area:	5.38 acres (234,283 sf)
Net Area	4.26 acres (185,617 sf) (using standard 20% reduction)
Base Density:	$4.26 \times 4.5 = 19.17 = 19$ lots
Proposed Bonus Density Units:	4 units
Maximum Density (with bonuses):	23 units
Proposed Residential Units:	23 Detached-Single Family Units
Project Type:	PRD

Site Description

The property currently has two single-family homes and an accessory structure, all of which will be demolished before construction. The site slopes from east to west away from Sunnyside Blvd. The property has no critical areas within its boundaries.

Frontage and Site Access

Direct access to the site is proposed off 59th Dr NE via a new public road. All frontage improvements will be consistent with the Marysville Municipal Code and Engineering Standards. The proposed Right-of-Way (ROW) will provide 28' of pavement width with an 8' parking lane, with 5' sidewalks and planter strips on both sides of the roadway. It was noted that during pre-application that the City would be extending a half road section from the end of the ROW of the property line of the proposed 59th Dr NE construction to the north to make full connection to the road stub that the City constructed for connection to Olympic View Park. This connection will allow the proposed project to not have a fire sprinkler requirement in the homes on the proposed lots.

Critical Areas

There are no critical areas or steep slopes on the site.

Code Compliance

The proposed site will be developed as a Planned Residential Development (PRD) with all PRD standards to be met. Under the PRD code the base density will be increased by 20% providing for a maximum of 23 lots on the site. To obtain this increase in density the following Residential Density Incentives will be applied per the table below. Exact calculations are in the Plat Map cover sheet.

Density Incentives

Olympic Vista PRD Density Incentives (MMC 22C.090.030)				
Benefit	Density Incentive	Proposed Incentive	Proposed Incentive Units	Additional Dwellings
7c. Installation of perimeter fencing or landscaping, in order to improve design or compatibility between neighboring land uses.	1 bonus unit per 500 lineal feet of perimeter fencing or landscaping installed (when not otherwise required by code).	1,927	LF	3.85
7E. Private Park and Open Space Facilities	5 bonus units per 1 AC of improved park area	0.23 (Tract 998)	AC	1.15
			Total Additional Dwellings	5.0

Open Space

Marysville Municipal Code has open space requirements for PRD projects. MMC 22G.080.100 Open spaces designates that a minimum of 15 percent of the net project area shall be established as open space. Tract 998 provides 33,465 SF of open space, of which approximately 10,000 SF is active. The proposed open space exceeds the required amount of 27,834 SF (15% of the net project area). Note that a 10' landscape easement would also be proposed along Sunnyside Blvd. Exact calculations to meet PRD requirements are in the attached site plans.

Utilities and Stormwater

Water and sewer mains will be extended into the site along 59th Dr NE from the south. Stormwater will be collected on site, be treated in an approved water quality treatment unit and then be discharged west toward Ebey Slough via an existing drainage system constructed by the City of Marysville as a part of Olympic View Park. The drainage discharge and evaluation of the offsite system and any required subsequent improvements will be coordinated with the City of Marysville. The proposed project is within 0.25 miles of Ebey Slough and would not propose detention.

Parking

Per MMC 22G.080.080 a minimum of 3 parking stalls per dwelling are required. This project proposes garages and driveways to meet this requirement. Additional parking will be available within the proposed

public street. Each proposed lot will have 2 parking stalls in the garage and 2 parking stalls in the driveway for a total of 96 parking stalls for the project.

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

Sincerely,

LDC, Inc.



Tom Abbott, PE
Project Manager
HQ Office