



November 12, 2019

City of Marysville  
80 Columbia Avenue  
Marysville, WA 98270

Attn: Planning Staff

**Subject:      *Ray Townhomes – Project Narrative  
Pre-app 18-014***

Dear City Planner:

The following is a summary of the subject project located at 9820 55<sup>th</sup> Ave NE in Marysville, Washington, between 100<sup>th</sup> Street NE and 97<sup>th</sup> Street NE, on the west side of 55<sup>th</sup> Ave NE, Snohomish County Parcel Nos. 30051500302100 and 30051500305000.

The subject property is about 2.9 acres and is currently zoned Low Density, Multiple Family (R-12), which allows for a maximum density of 12 dwelling units per net acre.

Surrounding properties are mostly residential with some vacant properties. There is a school located to the northwest.

The subject project proposes the construction of 25 lots, comprised of 23 townhome lots and 2 single-family residential lots for existing homes that will remain in place, on two existing parcels, and three open tracts. The proposed townhomes will be three story units, approximately 1,700 SF with tandem garages and driveways large enough for an additional parking space. The proposal also includes roadways, stormwater detention/infiltration, retaining walls, landscaping, utilities and frontage improvements.

Access to site is from 100<sup>th</sup> Street NE to the north, which can be accessed from Smokey Point Blvd to the west. The traffic analysis prepared by GTC discusses the probable increase in traffic into and out of the area created by the proposed development. The trip generation summary provided in the report indicates that the proposed development is anticipated to generate 186 new average daily trips with 13 new AM peak-hour trips and 16 new PM peak-hour trips. The trip generation calculations are included in the report attachments.

Existing conditions on the site include two residential structures which will remain in place, at the east end of the site. The northern boundary of a Category IV wetland was delineated at the southern property line of the site. Per the wetland delineation performed by Altmann Oliver Associates, the wetland appears to be part of a wetland mosaic that extends to the south. The topography of the site slopes down gradually from east to west. Existing onsite vegetation consists mostly of Douglas Fir and Western Red cedar. Other vegetation includes salal, vine maple, blackberry, elderberry, huckleberry, salmon berry and thimble berry.

As stated in the geotechnical report prepared by Geotest, there are no geological hazards within the project area. No listed plant or animal species are known to be present within the project area. Utilities

to be provided include water and sewer from the City of Marysville, and power and gas from Puget Sound Energy, as well as telephone, cable and fiber optic utilities. The project is not expected to have a direct impact on the wetland located at the southern property line of the site.

If you have any additional questionr or comments, I can be reached at (425) 486+5633 x 111, or [andyre@paceengrs.com](mailto:andyre@paceengrs.com).

Regards,

  
Andrew Reaves, PE  
Senior Principal

