

August 18, 2021; Revised March 24, 2022

City of Marysville  
 Community Development Department  
 80 Columbia Avenue  
 Marysville, WA 98270  
 Attn: Chris Holland, Planning Manager

**RE: Marysville 10 Degrees PRD  
 2<sup>nd</sup> Preliminary Plat PRD Submittal – PA21-039**

The proposed Marysville 10 Degrees project is a 333-lot Planned Residential Development (PRD) Plat located at 2703 156<sup>th</sup> St NE, Marysville, WA 98270. The project proposes 166 townhome units and 167 detached single-family units on the 333 lots. The proposal also includes an application to rezone approximately 9.63 acres of the site from the Community Business (CB) zone to the Low-Density Multi-Family (R-12) zone. The proposal is consistent with the City of Marysville’s Land Use Standards (MMC 22C), Subdivision Code (MMC 22G.090), Planned Residential Development Code (MMC 22G.080), Engineering Design Standards, and Lakewood Neighborhood Master Plan. The proposed development is summarized by the following characteristics and narrative:

Property Address:	2703 156 <sup>th</sup> St SE, Marysville, WA 98270
Tax Parcel Number:	31052900303100
Property Zoning:	R-12 & CB
Proposed Zoning:	R-12
Property Area:	45.99 acres (2,003,397 square feet) – Post BLA (BLA to be submitted separately from this application)
Net Buildable Area:	31.76 acres (1,383,467 square feet)
Base Density:	12 du/acre = 552 units
Maximum Density:	18 du/acre = 828 units
Proposed Density:	7.28 du/acre = 335 units
Proposed Townhome Units:	166 units
Proposed Detached Single-Family Units:	167 units
Total Proposed Units	333 Units
Project Type:	Preliminary Plat, Planned Residential Development, Rezone
Related Permits:	G19-0040, PreA20-032

**Site Description**

The project site is currently vacant, with no structures. Physically, the site is relatively flat and has critical areas scattered throughout. To prepare the site for future development, an Early Clearing and Grading permit (G19-0040) has been issued for the site, and the permitted work has begun. The work includes 1,500 cubic yards of cut and 100,000 cubic yards of fill.

The site’s boundary and area that is shown as part of this proposal reflects what the site’s boundary and area will be if a proposed Boundary Line Adjustment (BLA) is approved by the City. The BLA is currently reviewed under city project number BLA 21-009.

The surrounding development surrounding project site is described as follows:

- North: Manufactured home park – R-12 zone
- East: Gissberg Twin Lakes County Park– REC zone

- South: Detached single-family home on a large lot – CB zone
- West: Detached single-family home on a large lot – Snohomish County R-5 zone

### Frontage and Site Access

To access the project site, a new extension of 19<sup>th</sup> Ave NE will be constructed along the western boundary of the site along with extension of 164<sup>th</sup> St NE along the northern boundary of the site. The extension for 19<sup>th</sup> Ave NE will start at 30<sup>th</sup> Ave NE, run west through parcels 31052900303200 and 31052900401300, and will ultimately, dead-end at the site’s northern boundary. 164<sup>th</sup> St NE is to be extended from the northeast to the northwest corner of the site and intersect with the 19<sup>th</sup> Ave NE extension. The project proposes new roundabouts at the intersection of the extended 19<sup>th</sup> Ave NE with 30<sup>th</sup> Ave and where it dead-ends at the site’s northern boundary. 19<sup>th</sup> Ave NE through the site will have a right-of-way (ROW) width between 60 feet and 75 feet. The ROW will include a driving surface, a 12-foot trail on the east side of the road. There will be no sidewalk proposed on the railroad side of the road. The traffic impact fees we be allowed to be credited for these improvements. If there are not enough fees available it is proposed that the City construct the round-a-bouts since they are not needed to provide service to this project. We will work with the City through the review process to determine what improvements will be provided.

Internally, there will be a PRD access street with street parking that has a 50-foot ROW (EDDS 3-218-001) constructed to service the proposed development. All the proposed townhome units will take vehicular access directly off of this PRD access street. Off the proposed PRD access street, alleys (EDDS 3-208-001) will be constructed to provide vehicle access for the detached single-family homes.

### Critical Areas

There are critical areas scattered throughout the site and in its immediate vicinity. Below is a list of the critical areas, their approximate location, and the required buffers. For more information about the critical areas see the Critical Areas Report written by Sewall Wetland Consulting, Inc for the project site.

Name	General Site Location	Designation	Buffer
Wetland O	Northwest corner of the site	Category IV	35 feet
Wetland X/CP	Along eastern site boundary	Category III	75 feet
Wetland Y	Along eastern site boundary	Category IV	35 feet
Wetland W	Along southwestern boundary line	Category IV	35 feet
Stream	Flowing north to south from Twin Lakes through the southern portion of the site	Type F	150 feet
Twin Lakes	On neighboring parcel to east of the site. (off-site)	Lake	Buffer limited to County Park Property Line: No Buffer on site.

Source: Critical Areas report, by Sewall Consulting, Inc. (July 20, 2019)

### Open Space

Each of the proposed townhome units and detached-single family units have at least 200 square feet of private open space included in their back yards. In addition to the provided private open space, there is total of 292,385 square feet of general open space provided (does not include all critical areas and buffers) with 79,933 sf. or of this being recreational. This open space includes building setbacks, play areas, natural areas, and critical areas. The proposed open space meets the open space requirements for a PRD (MMC 22G.080.010) and Townhome development in the Lakewood Neighborhood (LNMP B.6).

### Water and Sewer

The City of Marysville will provide the dwelling units with water and sewer and sewer utilities. To bring the water and sewer to the proposed dwelling units, main extensions from the existing watermain in the 30<sup>th</sup> Ave NE ROW and the existing sewer main in the 164<sup>th</sup> St NE ROW will be constructed.

### Drainage

Flow control mitigation of onsite stormwater runoff will be achieved by routing collected flow through a network of catch basins and/or closed pipes to either infiltration trenches for roof runoff, or infiltration pond facilities for asphalt and concrete surface runoff. A series of smaller infiltration trenches will be located throughout the interior areas of the site, generally located in larger open space areas and 10-foot-wide open space strips between single-family housing rows, with the remaining developed runoff not internally infiltrated to flow to one of two larger infiltration ponds located northwesterly and southwesterly of the two proposed road intersections to 19<sup>th</sup> Ave. Note that any fill soils located beneath proposed infiltration facilities shall have a minimum infiltration rate of 2 inches per hour.

Water quality treatment is to be provided by infiltrating runoff through imported soils used to fill the site. If necessary, imported soils shall be amended in order to provide necessary soil qualities to provide treatment of developed runoff.

### Parking

Table 1 in MMC 22C.130.030 requires that townhome units and detached single family units provide 2 off-street parking spaces for the units and one guest off-street parking space, meaning the development would need to provide 999 off-street parking spaces. The proposed development will provide 1,332 off-street parking spaces, which exceeds the required amount. More specifically, each townhome will have four off-street parking spaces, with two spaces in the garage and two in the driveway. Each detached single-family house will have three total off street parking spaces, with one space in the garage and two in the driveway.

### Code Compliance

Requirement	Proposed
<b>22C.010.080 Densities and Dimensions</b>	
Density: Dwelling unit/acre: 12 du/ac (550.8 dwelling units)	The proposed development proposes 333 dwelling units with a density off 6.81 du/ac.
Maximum density: Dwelling unit/acre: 18 du/ac (826 units)	See answer above.
Minimum Street Setbacks: 20 feet	See code compliance table for MMC 22G.080.
Minimum side yard setbacks: 10 feet	See code compliance table for MMC 22G.080.
Minimum rear yard setbacks: 25 feet	See code compliance table for MMC 22G.080.
Base Height: 35 feet	The proposed units will be less than 35 feet in height.
Maximum building coverage: 50%	See code compliance table for MMC 22G.080.
Maximum Impervious Surface: 70%	See code compliance table for MMC 22G.080.
Minimum Lot Width: 70 feet	See code compliance table for MMC 22G.080.
<b>22C.010.190 Setbacks – From alleys.</b>	
(2) Vehicle access points from garages, carports or fenced parking areas shall be set back a minimum of 10 feet from the lot line abutting an alley, except where the access point faces an alley with a right-of-way width of 10 feet, in which case the garage, carport, or fenced parking area shall not be located within 20 feet from the rear lot line. No portion of the garage or the door in motion may cross the property line.	The proposed detached single-family units are set back at least 20 feet from the alleys (alleys are 20 feet wide).
<b>22C.010.310 Small lot single-family dwelling development standards.</b>	
(1) It is the intent of these development standards that single-family dwellings on small	The proposed development’s design includes common open space, a trail, and internal

lots be compatible with neighboring properties, friendly to the streetscape, and in scale with the lots upon which they are to be constructed. The director is authorized to promulgate guidelines, graphic representations, and examples of housing designs and methods of construction that do or do not satisfy the intent of these standards	sidewalks, which add to the neighborhood character of the site. The proposal is also consistent with the Lakewood Neighborhood Master Plan.
(2) Entry. Where lots front on a public street, the house shall have doors and windows which face the street. Houses should have a distinct entry feature such as a porch or weather-covered entryway with an entry feature that is at least 60 square feet with no dimension less than six feet.	The detached single-family units that face public streets all have doors and windows facing those streets. Some homes have doors and windows facing open space tracts.
(3) Alleys	The proposed detached single family dwelling units will have garages that take access off of the proposed alleys and have driveways that are at least 20 feet long.
(4) Auto Courts	Two Auto Court are proposed to access Lots 177-184 & Lots 125-129 & Lots 332, 333.
(5) Façade and Driveway Cuts	All detached single-family homes, excluding lots 177-184 will access off of an alley so this provision does not apply.
(6) Privacy	The detached single-family units that don't front a public road will have open space between it and the adjacent dwelling to ensure privacy.
(7) Individual Identity	When the homes are designed, they will be design to this standard.
(8) Landscaping	Landscaping is being provided that is consistent with the development's size and to ensure privacy.
(9) Duplexes	No duplexes are proposed.
<b>22C.010.330 Townhouse open space.</b>	
Townhouses and other ground based multifamily residential units with individual exterior entries must provide at least 200 square feet of private open space per dwelling unit adjacent to, and directly accessible from, each dwelling unit. This may include private balconies, individual rear yards, landscaped front yards, and covered front porch areas. Exception: Common open space designed in accordance with MMC 22C.010.320(1) may substitute for up to 50 percent of each unit's required private or semi-private open space on a square foot per square foot basis.	Each of the proposed townhome units have a backyard with an area of at least 200 square feet.
<b>MMC 22C.130.030 Minimum required parking spaces:</b>	
2 space per units and 1 guest space (999 parking spaces)	The proposed development will provide 1,332 off-street parking spaces, which exceeds the required amount. More specifically, each townhome and single-family will unit have four off-street parking spaces, with two spaces in the garage and two in the driveway.

Requirement	Proposed
<b>22G.080.050(2) Decision Criteria</b>	
(a) Consistency with Applicable Plans and Laws. The development will comply with all applicable provisions of state law, the Marysville Municipal Code, comprehensive plan, and any applicable subarea plan(s).	The proposed development is consistent with Title 22 of the Marysville Municipal Code, Engineering Design Standards, Comprehensive Plan, Lakewood Neighborhood Master Plan and all other City and State regulations and standards.
(b) Quality Design. The development shall include high quality architectural design and well conceived placement of development elements including the relationship or orientation of structures.	The proposed development maximizes space and includes many quality design elements, such as a trail, common open space (active and passive) and mix of detached single-family homes and townhomes.
(c) 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 <u>22G.090</u> and <u>22G.100</u> MMC; provided, that such design elements may also be used to qualify for residential density incentives as provided in Chapter <u>22C.090</u> MMC:  (ii) Minimizing the use of impervious surfacing materials; (iii) Increasing open space or recreational facilities on site; (vi) Preserving, enhancing, or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;	The proposed development includes 6.71 acres of common open space for residents to use. The development also places all the critical areas and their buffers in tract to ensure that they preserved and not developed in the future.
d) Public Facilities. The PRD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, storm water control, sanitary sewer, and parks and recreation facilities.	The proposed development includes the construction of roads, sidewalks, a trail, water and sewer mains, dry utilities, fire hydrants, stormwater facilities and stormwater infrastructure, and common and private open space to serve the proposed dwelling units. The developer will also pay impact fees and connections fees to mitigate for the impact that the development will have on the City's infrastructure and services.
e) When PRDs are located within or adjacent to single-family residential zones and are, or may be, surrounded by traditional development with detached dwelling units, PRDs shall be designed and developed so as to be consistent with a single-family residential environment. If attached dwellings and multiple-family dwellings are part of the PRD they	The proposed PRD is not located within or adjacent to a single-family residential zone.

<p>will be dispersed throughout the project to create an integrated mix of housing types.</p>	
<p>(f) 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.</p>	<p>The west and south boundary of the site is made up of a trail that will act as a transition from the PRD to the rural and undeveloped land to the west and south of the development. On the east side of the site, onsite critical areas will act as a natural site barrier from the development to the east, and to the north, there is similar development in the R-12 zone.</p>
<p>(g) 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.</p>	<p>Each of the proposed townhome units and detached-single family units have at least 200 square feet of private open space included in their back yards. In addition to the provided private open space, there is 292,385 square feet of general open space provided (does not include all critical areas and buffers) with 79,933 sf. or of this being recreational. This open space includes building setbacks, play areas, natural areas, and critical areas.</p>
<p>(h) 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 otherwise warrant. Adequate parking shall be provided to meet or exceed the requirements of the MMC.</p>	<p>The proposal includes interior ROWs with roads and sidewalks. There is also a proposed 12-foot-wide trail along the proposed 19<sup>th</sup> Ave NE and 164<sup>th</sup> St NE extensions.</p>
<p>(i) Landscaping. Landscaping shall be provided for public and semi-public spaces and shall 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 throughout the public and semi-public spaces.</p>	<p>The proposed landscaping of the site includes street trees to create a pleasant streetscape and to help provide connectivity between homes and common areas.</p>
<p>(j) Maintenance Provisions. A means of maintaining all common areas, such as a homeowners' association, shall be established, and legal instruments shall be executed to provide maintenance funds and enforcement provisions.</p>	<p>A homeowner's association will be established as part of the Final Plat's CC&amp;Rs to maintain all common areas within the development.</p>



<b>22G.080.070 Development standards.</b>	
(1) Accessory dwelling units shall not be permitted for single-family detached dwellings unless approved as part of the PRD site plan.	There are no accessory dwelling units proposed.
(2) Each single-family detached unit shall have at least 200 square feet of private open space set aside as private space for that dwelling unit. No dimension of such open space shall be less than 10 feet. The open space does not need to be fenced or otherwise segregated from other dwellings or open space in the development unless so conditioned through the approval process.	Each detached single-family house has a backyard that has an area of at least 200 square feet and has dimensions that are greater than 10 feet.
(3) Common open space is required pursuant to MMC <a href="#">22C.010.320</a> , <a href="#">22C.020.270</a> or <a href="#">22G.080.100</a> , whichever provides the greater open space. The common open space must be arranged to maximize usability.	See Answer to 22G.080.100.
(4) At least 25 percent of the dwellings on lots less than 5,000 square feet must have vehicle access points via any combination of the following, unless steep slopes or site-specific constraints preclude meeting this requirement:  (a) Shared or single-car-width driveway.  (b) Alley, auto court, or other method of accessing dwellings other than direct street access.	All the detached single-family homes, approximately 50% of the proposed units, take access off of an alley or Auto Court.
<b>22G.080.080 Modification of development regulations.</b>	
(1) Density, Dimension, and Parking	
Density: Dwelling unit/acre: As allowed per the underlying zone	See code compliance table for MMC 22C.010.80.
Maximum density: As allowed per the underlying zone or modified through the residential density incentives in Chapter <a href="#">22C.090</a> MMC	See code compliance table for MMC 22C.010.80.
Minimum street setback: 10 feet	The detached single-family homes are set back from the PRD roads' ROW 10 feet, and the townhomes are set back from the internal roads 20 feet.
Minimum side yard setback: 5 feet	All detached single-family homes and townhome buildings have a side setback of at least 5 feet.
Minimum rear yard setback: 10 feet	All detached single-family homes and townhomes units are setback from the rear property line at least 10 feet.
Base height: As allowed per the underlying zone	See code compliance table for MMC 22C.010.80.

Maximum building coverage: No maximum building coverage	
Maximum impervious surface: 70 feet	
Minimum lot area: 3,500 square feet	The proposed development is in the Low-Density Multi-family zone, which means there is no minimum lot area, per footnote four of this code section.
Minimum lot width: 30 feet	The proposed detached single-family units have lot widths of at least 36 feet. The townhome units have a minimum lot width of 25 feet, which is allowed per footnote 5 of the code section
Minimum driveway length: 20 feet	All dwelling units have a driveway that is at least 20 feet long.
Parking: 3 Stalls per detached single-family dwelling	See answer to MMC 20C.130.030.
<b>22G.080.100 Open spaces.</b>	
(1) A minimum of 15 percent of the net project area shall be established as open space. Critical areas and buffers may be used to satisfy a maximum of 65 percent of the required open space. Thirty-five percent of the required open space shall be active open space as outlined in subsection (4)(e) of this section. Parking areas, driveways, access streets and required yards are not considered to be open space for purposes of this section. Fencing and/or landscaping shall separate, while maintaining visual observability of, recreation areas from public streets, parking areas and driveways.	Each of the proposed townhome units and detached-single family units have at least 200 square feet of private open space included in their back yards. In addition to the provided private open space, there is 292,385 square feet of general open space provided (does not include all critical areas and buffers) with 79,933 sf. or of this being recreational. This open space includes building setbacks, play areas, natural areas, and critical areas. Also, more than 35% of the proposed open space will be used for active open space.
(2) Open space and recreational facilities shall be owned, operated and maintained in common by the PRD property owners; provided, that by agreement with the city council, open space may be dedicated in fee to the public.	The proposed open space will be privately owned, operated, and managed by the PRD property owners via an HOA to be established through the final plat process.
(3) The open space requirements outlined in subsection (1) of this section may be reduced if substantial and appropriate recreational facilities (such as recreational buildings, swimming pools or tennis courts) are provided. If an open space reduction is proposed, detailed plans showing the proposed recreational facilities must be submitted with the preliminary site plan.	There is no proposed reduction in open space.
(4) Open space excluding critical areas and buffers shall: (a) Be of a grade and surface suitable for recreation; (b) Be on the site of the proposed development; (c) Be one continuous parcel if less than 3,000 square feet in size, not to be located in the front yard setback. (d) Have no dimensions less than 30 feet (except trail segments). Trail segments shall:	Each of the proposed townhome units and detached-single family units have at least 200 square feet of private open space included in their back yards. In addition to the provided private open space, 292,385 square feet of general open space provided (does not include all critical areas and buffers) with 79,933 sf. or of this being recreational. This open space includes building setbacks, play areas, natural areas, and critical areas.



<p>be a minimum of five feet in width, meet Americans with Disabilities Act (ADA) standards, and be improved with an appropriate all-weather surface (gravel surfacing is not considered an all-weather surface). Trail segments that are being dedicated to the public, or connecting to a regional or city parks system trail, may be required to be increased in width or construction standard as determined by the parks, culture, and recreation director;</p> <p>(e) Include a minimum of one large recreational amenity or two small recreational amenities per one-quarter acre of active recreation space. Small recreational amenities include commercial-grade benches, picnic tables, small play equipment, and similar amenities. Large recreational amenities include commercial-grade half sport courts, large play equipment, gazebos, and similar amenities. The community development director is specifically authorized to determine what qualifies as a recreational amenity, and whether the recreational amenity should be considered a small or large recreational amenity;</p> <p>(f) Be situated and designed to be observable by the public; and</p> <p>(g) Be accessible and convenient to all residents within the development.</p> <p>(h) The community development director is authorized to allow deviations to the standards outlined in subsection (4) of this section when the applicant has clearly demonstrated that the intent of these standards has been met</p>	<p>Please see the provided landscape plans for more details on the proposed open space.</p>
<p><b>22G.080.110 Preservation of existing features.</b></p>	
<p>(1) Existing trees and other natural and unique features shall be preserved wherever possible. The location of these features must be considered when planning the open space, location of buildings, underground services, walks, paved areas, playgrounds, parking areas, and finished grade levels.</p>	<p>The site was previously cleared, so there are no trees on the site that are not within critical areas or their buffers. Trees within critical areas or their buffers will not be touched a during the construction of this project and will be placed in tracts for preservation.</p>
<p>(2) The city shall inquire into the means whereby trees and other natural features will be protected during construction. Excessive site-clearing of topsoil, trees and natural or unique features before commencement of building operations may disqualify the project as a PRD.</p>	<p>All retained trees and natural features will be protected during construction.</p>

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

Sincerely,

***LDC, Inc.***

*Jesse Jarrell*

Jesse Jarrell, PE  
Project Manager  
HQ Office