

MARGARET ESTATE APARTMENTS

- RESPONSES TO THE PUBLIC COMMENTS -

Sharolynn Abbott <Sharolynnkayabbott@outlook.com>

I live at 9732 52nd Drive NE and Notice was received today for the 58-unit, multi-family complex at 9706 55th Avenue NE in Marysville.

While I am not opposed to the development of the property, we need speed bumps along 97th Street NE/54th Ave NE, between 51st Ave NE & 55th Ave NE. This section of road is used as a shortcut to bypass 100th St NE and fast cars are a problem. Speeding cars and the additional traffic that 58 units will bring to the neighborhood calls for speed bumps to keep everyone safe.

APPLICANT'S RESPONSE:

Speedbumps can be a great solution to this neighborhood problem, but we are not positioned to install such speed bumps on the city street. It needs to be agreed by the city. Regarding the additional traffic brought in by the new multi-family complex, the traffic study states that 90% of it will be distributed towards 100th Street NE, without significant interference with the traffic on 97th St. NE and 95th PI NE streets.

Davis Family <davis.family.9625@gmail.com>

To whom it May Concern,

I'm writing to say that many of us in the area are against building a big apartment complex at 9706 55th Ave NE Marysville, WA 98270 This place is a wetland surrounded by houses and near a spot where animals live. If you build here, it could hurt the animals and their home.

Also, the roads here are small, and there are no sidewalks. If there's more traffic from the new apartments, it might be dangerous for people who walk or ride bikes.

We really hope you'll think about this and maybe choose a different place for the apartments.

It's important to take care of our neighborhood and nature.

Thank you,

Brian

APPLICANT'S RESPONSE:

The proposed multi-family complex was designed to blend into the built context of the neighborhood by means of façade materials, modulation and overall height and shape.

Besides that, the project will be built towards the eastern side of the lot, facing 55th AVE NE, leaving the existing wetland and buffer untouched and thus, preserving more than 50% of the lot as a wetland and a habitat for wild animals.

As the Traffic Impact Analysis states, the speed limit on 55th AVE NE will become 25 mph and this is a good measure which will be take to ensure the safety of the pedestrians and people who ride bikes.

amym.chiro amym.chiro@gmail.com

Hello,

My name is Amy Dye and I just left you a message to get in touch regarding the proposed apartments going in on 55thAve NE. I read through pretty much all of the attachments and some show an entrance to the property from 97th St NE. I am concerned with that many vehicles

driving through our small neighborhood and the safety of my children as it would be almost directly across the street from our property at 9626 54th Ave NE. I am also concerned with the potential of additional water being pushed onto our property. When we purchased our home, long time resident neighbors told us the property hadn't been developed because developing it would displace water to our property that already floods. I want to be sure that this has been taken into consideration.

Please call me @ 425-344-7415.

Thank you,

Amy Dye

APPLICANT'S RESPONSE:

The proposed multi-family complex is designed to relate only with 55th AVE NE, in order to increase the privacy of both its residents and its neighbors. This means the only proposed entrance will be from 55th AVE NE.

The water management of the newly proposed project is carefully addressed in the civil project. Two large underground detention vaults are designed to act as a buffer so the water will not reach any neighboring property or street.

Samantha Jones sammiejones1985@icloud.com

To Whom it May Concern,

I am writing to express serious concerns about the proposed plan for constructing a 58-unit apartment complex at 9706 55th Ave NE, Marysville, WA 98270.

Myself, along with several neighbors in the surrounding area, strongly disapprove of this proposed plan for various reasons. One of the primary concerns is the proposed location's unsuitability for such a development. Mr. William Kang's intention to build a large apartment building within a quiet housing development and directly across the street from Mother Nature's Window is disconcerting.

Furthermore, the land in question is identified as a wetland and serves as the habitat for numerous wildlife species. Constructing a large-scale complex in this area would undoubtedly displace and destroy their natural habitat, potentially causing irreparable harm to the local ecosystem. Another significant worry is the anticipated increase in traffic. The current road infrastructure in this residential area may not adequately support the influx of vehicles that would result from the establishment of such a sizable complex. This surge in traffic would disrupt the tranquility of our quiet neighborhood. As concerned citizens, we strongly urge the City of Marysville to reconsider approving this proposal. We believe that alternative locations or alternative development plans that are more environmentally friendly and in harmony with the existing neighborhood should be thoroughly explored.

We hope our concerns will be taken into serious consideration during the decision-making process.

Thank you for your attention to this matter.

Sincerely,

Samantha Jones

APPLICANT'S RESPONSE:

The proposed multi-family complex is designed according to the local codes, is proposing a unit density that is indicated by the zoning regulations and is designed to have a good relationship with the neighboring built environment.

Moreover, the project will be built towards the eastern side of the lot, facing 55th AVE NE, leaving the existing wetland and buffer untouched and thus, preserving more than 50% of the lot as a wetland and a habitat for wild animals.

Regarding the anticipated increase in traffic, please check the attached Traffic Impact Analysis where it is stated that over 90% of the estimated traffic will relate to 100th St NE and this has little impact on most neighboring properties and streets.

Another important information that is stated in the Traffic Impact Analysis is that, to insure the safety of the pedestrians and people who use bikes, the speed limit for 55th AVE NE will be adjusted to 25mph.

This also ensures that the fastest route will become 100th St. NE and people will most probably choose it instead of driving through the neighborhood.

Kristin Kinnamon bikenbus@gmail.com

Dear City Planner Amy Hess,

Please add me as a part of record for the Margaret Estates project. My comments below refer to the SEPA document, traffic analysis as well as questions likely more directed at city staff.

Transportation analysis and impacts: I am a nearby resident who walks my dog on 55th Avenue every day. I also bike or walk to the store via 55th Avenue weekly. I am not alone. My neighbors also walk dogs, run, walk with strollers, walk to bus / shopping, etc. The Traffic Impact Analysis did a pedestrian count in the 4 to 5 o'clock hour. That may be peak for cars, but not for people on foot (especially in darker months). So the pedestrian count of 3 severely undercounts the use of this street by people on foot. I am concerned that this development - like the most recently completed development of 95th Place NE - will disrupt the already discontinuous walking route on 55th. People use the west side shoulder. I see in the documents that "Project proposes to widen 55th to 18 ft half width, with 5 foot sidewalk and 5 foot landscape." What I can't tell if there will still be a 4 foot shoulder for me to bike on? And I can't tell if the new sidewalk will connect to any other sidewalks in the area? As the project will increase the number of cars travelling through the intersection of 100th & 55th, the city should consider improved street lighting at that corner. I believe it is currently substandard – especially given that there is a walking path just north of 100th there. During winter months I feel completely invisible when trying to cross there.

Another opportunity for improving pedestrian mobility and safety as part of the site design would be to include a pedestrian path between the southwest corner of the project (where a play area is identified) and existing sidewalk on 54th Ave NE (so the south). Since Marysville has such a disconnected street network, the City should look for pedestrian connections between neighborhoods whenever possible. The Transportation Impact Analysis fails to mention that 55th Avenue is designated as a bike route in the city's 2015 Comprehensive Plan. Does that mean anything in terms of how that road is developed? I clearly see the project providing parking for cars. Is there a secure, covered area for bicycle parking included in the site plan? Bicycle travel is not addressed at all in the TIA. However, As for the SEPA checklist

Item 12: recreation activities - a. Should note that walking is a common activity along 55th Avenue, both for recreation and for transportation. Also, the future Mother's Nature's Window Park is located across the street from this project.

12 b. Impacts on recreation. Yes, this project may negatively impact recreation and pedestrian safety. This project will likely increase the discontinuous nature of walkways on 55th Ave by interrupting an (almost) continuous shoulder used by pedestrians and people on bikes. The new sidewalk on the frontage of the property is not shown to connect to existing sidewalk to north or south and it is unclear if the current shoulder - used for biking and walking now - will remain.

12 c - Appropriate mitigation measures might be the pedestrian connection to 95th (giving pedestrians an alternative to 55th and a shortcut to many destinations) and some kind of support for future access to Mother Nature's Window or area schools - such as ensuring that the sidewalk connects all the way north to 100th Street. Additional Comments / Questions Does Marysville assess and collect park mitigation fees? Do large developments such as this have any obligations to support or encourage transit - such as by contributing to a bus shelter at a nearby stop or subsidizing transit passes?

3 Finally, while I realize the comment period for the Scott Ray Townhomes project to the north is closed, I would like to view those frontage improvement plans for 55th Avenue. I was unable to access documents for that project file on the city website - though I very much appreciate the project map the city has there.

Thank you for helping to plan for a healthy, safe Marysville community.

Sincerely,

Kristin Kinnamon

5708 91st Place NE

Marysville

Kristin Kinnamon

Sharing Wheels Community Bike Shop, board member

McClinchy Mile Camano Climb, coordinator 2023

B.I.K.E.S. Club of Snohomish County, member

425-923-7868 (personal cell)

APPLICANT'S RESPONSE:

By adding a new building in the neighborhood, the right-of-way which is related to it is also improved. The updated architectural site plan and civil drawings are showing the correct position of the sidewalk and road.

The new 5'-wide sidewalk is separated from the road through a curb and a 5' landscape buffer. Moreover, it will be connected with the existing sidewalks and this only means a safer route for pedestrians.

55th Ave NE will be widened by the City.

Regarding the connection between 54th Ave NE and the proposed development, even though it is a good idea, it also lowers the privacy and security for the future residents. Towards south-west, we have a play area for children which is intended to be a safe and controlled environment and due to this fact a pedestrian connection with 54th AVE NE was not taken into consideration.

The project offers bike parking which follow the city's design guidelines. No parking area is covered. The parking area for bikes is situated in the close proximity of the main entrance. Moreover, in order to support the increasing tendency to use bikes for personal transportation, the newly proposed multi-family complex offers a total of 12 bike parking spaces (6 are required by the city and 6 extra).

Kate Spencer kathleenspencer06@gmail.com

To Whom It May Concern:

My name is Kathleen (Kate) Spencer and I am a homeowner who lives in one of the neighborhoods that received a notice about the PA23-07 application for a 58-unit apartment to be built at 9706 55th Avenue NE. I would like to express some strong concerns and thoughts about why I am against this proposal.

1.) This is a terrible location to build a big apartment unit. The housing around this area is for single-family households. Having an apartment placed randomly in that spot would not fit with the rest of our surroundings. While I would prefer to have this land left alone entirely since our city has lost a lot of land recently due to the city approving so many applications, having something such as 1-2 more cul de sac neighborhoods built with 8 houses inside each location would make more sense since that would be 8 to 16 houses vs. 58 units.

2.) 55th Ave NE and 51st Ave NE already experience a large volume of traffic during certain times of the day. Adding this unit would increase the volume of vehicles and traffic significantly, especially during peak hours. We are experiencing a larger number of people who drive through our neighborhood as a shortcut (54th Ave NE and 97th St NE) to avoid 55th Ave NE, 51st NE or 100th St. NE. We have narrow streets throughout this neighborhood, especially the curves, with vehicles parked there and it creates a dangerous situation when people are speeding through our neighborhoods. Adding a 58-unit would increase this problem significantly. I also do not see how the city will be able to widen 55th Ave NE without tearing down a couple of houses which are built next to the road. That stretch of road cannot support a significantly higher amount of vehicles that this apartment unit would bring in. We've had vehicles take out the power pole a couple of times on one of the curves on 55th Ave NE, which is documented by PUD and City of Marysville. I have written to the city council about fixing this problem more than once in the last few years and nothing has been done. There will probably be a higher amount of accidents along that specific spot where it happens often if this application is approved.

3.) Marysville School District is struggling with serious budget cuts among other problems right now and the last thing we need is more children that our schools cannot support. I understand that every child that attends the public schools will bring in some funding. However, it will not happen overnight and we cannot know whether every child will attend this school district; they could be homeschooled, attend private school or go outside of the district.

4.) This property has a lot of wildlife animals like coyotes, deer, rabbits, raccoons, various types of birds, etc. My neighbors and I see them on a regular basis. This property is also a wetland and should be preserved as much as possible. We've lost so much land around here and the wildlife animals will have fewer safe places to live in.

5.) Why were all of the trees, wild blackberry bushes and other smaller plants cleared away from this property prior to the public being contacted about this application? There used to be over 15 trees and they were all cut down. This makes it appear like a decision was made already without allowing the public to be contacted first, which is extremely concerning. I strongly encourage you to reject this application. Building a huge apartment among single-family household houses

is not appropriate for this area. We cannot support 100+ new vehicles on the roads. The wildlife animals will lose another place to call their home. An apartment placed right there would be a big eyesore as well since everything else nearby are single-family household homes.

Thank you,

Kathleen Spencer

APPLICANT'S RESPONSE:

The new multi-family complex is designed according to the local codes, is proposing a unit density that is indicated by the zoning regulations and is designed to have a good relationship with the neighboring built environment.

Regarding the anticipated increase in traffic, please check the attached Traffic Impact Analysis where it is stated that over 90% of the estimated traffic will relate to 100th St NE and this has little impact on most neighboring properties and streets.

It is also intended for the speed limit for 55th AVE NE to be adjusted to 25mph. This also ensures that the quickest route will become 100th St. NE and people will most probably choose it instead of driving through the neighborhood.

The School District will almost surely benefit from the new residents since the newly-proposed multi-family complex offers mostly 2 and 3-bedroom units and is addressed to families with children.

Regarding local wildlife, the new building will be place towards the eastern side of the lot, facing 55th AVE NE, leaving the existing wetland untouched and thus, preserving more than 50% of the lot as a wetland and a habitat for wild animals.

PinSolelilies@gmail.com

Hello,

I writing for concern of this location in question. For the building of apartments. I have lived in apartments before and had parking issues as a tentent(s) on that property, it was always a big problem. I can see that the mixed parking at your site will lead to those living or visiting the apartments to park on the street. I find this project will be a problem for neighborhoods and the streets surrounding this site. That are quite narrow. We already of issues with too many cars parking on the side of road and causes restrictions for thru traffic in the area. I have seen the plans and see not enough parking, and it will cause issue for me as well as others homeowners residing in the street that will be shared by this new construction.

APPLICANT'S RESPONSE:

The new multi-family complex was designed according to the local regulations and the required number of parking spaces was provided.

The new building has 58 apartment units and offers 101 parking spaces for cars and 12 parking spaces for bikes.

Moreover, a new property means improvements to the right-of-way and a safer environment for the neighborhood's residents.