

March 9, 2023

City of Marysville
Community Development Department
501 Delta Avenue
Marysville, WA 98270

**Creekside
Project Narrative**

This proposal is for the project site located on four Snohomish County parcels located near the intersection of 79th Ave NE and 40th St NE in the City of Marysville. Parcels included are 29050200100300, 29050200100400, and a portion of 29050200100200.

Creekside is a proposed Planned Residential Development (PRD) of 49 single-family detached residential lots in Marysville WA. The project site is composed of 3 current parcels located on the west side of 79th Ave NE on the block between Line Rd and 40th St NE. The project will include clearing and grading, wetland modification, construction and dedication of a 50-foot-wide ROW and associated drainage facilities, utility extension and modification, road extension, and frontage improvements. The proposed development is summarized by the following characteristics and narrative:

Site Address:	7808 44th St NE, Marysville, WA 98270
Tax Parcel Numbers:	A. 29050200100200 B. 29050200100300 C. 29050200100400
Zoning:	R6.5 Single Family High
Comprehensive Plan:	R6.5 Single Family High
Master Plan Area:	East Sunnyside/Whiskey Ridge Master Plan Area
Area:	16.19 acres
Housing Type:	Single Family Detached Homes
Proposed Lots:	49 lots

Site Description

The proposed project site is composed of portions of 3 current parcels in Marysville, WA. The southern half (2.4 acres) of the parcel addressed at 7715 40th St NE, will be excluded from the project via a BLA to be performed as a part of this project. The involved properties are described in the table below:

Tax Parcel Number	Address	Owner	Acres
29050200100200	7715 40TH ST NE	Yumul Roma C & Yost Benjamin W	4.89 ac (2.4 acres excluded)
29050200100300	7811 40TH ST NE	Griffith Chris Allan	4.88 ac
29050200100400	7808 44TH ST NE	Paulson Sonjia Ingrid	8.92 ac

The property is bordered by 40th St NE to the south, 79th Ave NE to the east, 44th St NE to the north, and residential properties to the west. The use of the site is currently for single-family residences located within the northern and southern portions of the site. The site and all adjacent properties are zoned R6.5 Single Family High. 100% of residential uses surrounding the project site are comprised of single-family detached housing.

Most of the proposed development is forested with scattered mapped wetland areas, the largest being associated with the creek running along the eastern portion of the site. Topographically, the site is relatively level to gently sloping, with a few very small, isolated steep slopes. These slopes were generally

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less than 10 feet in height and did not appear to constitute a landslide hazard. Vegetation across the site consisted of grass yard areas with a moderate density of evergreen and deciduous trees and native shrubs. Surface water was not encountered onsite; however, there was evidence from standing water in the winter in some of the mapped wetland areas. Please see the Critical Area Report prepared by Soundview Consultants for additional information.

Project Elements

Drainage:

Geotech analysis has recommended against utilizing infiltration for drainage on the site. All developed and disturbed area runoff within the onsite threshold discharge area (TDA) or basin will be collected, detained, and dispersed utilizing a combination of a detention vault and dispersion trench.

Water and Sewer Utilities:

Undergrounding of overhead utilities along frontage shall be required.

Existing utilities:

- a. Sanitary sewer: An 8" dry line is located along 79th Ave NE and can be found on record drawing RD378.
- b. Water: An 8" ductile iron pipe is located along 79th Ave NE and can be found on record drawing RD378.
- c. Storm: Storm can be found running along the eastern side of 79th Ave NE and can be found on record drawing RD378.

Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project:

- a. Water currently runs along both 79th Ave Ne and 44th St NE and will not need to be extended.
- b. Storm will need to be installed along the projects frontage.
- c. Sewer will need to be extending north along 79th Ave NE to the intersection of 44th St NE. The sewer will also need to run from the western edge of the property along 44th St NE to the intersection where 79th Ave NE extends to the north. See areas drawn in red in the image below.

Frontage Improvements and ROW:

The proposed project includes improvements to 40th St NE, 79th Ave NE, and 44th St NE, extending 40th St NE approximately 335-feet west from its current intersection with 79th Ave NE and installing frontage improvements along site frontage on 44th St NE and 79th Ave NE.

40th St NE extension: Designated as Minor Arterial roadway with three lanes including two-way left turn lane and 5' bike lanes including curb, gutter, landscape strip, 5' sidewalks and PUD Street lighting. (EDDS Standard Plan 3-201-004)

44th St NE frontage improvements: None proposed or required.

79th Ave NE frontage: Designated as Collector Arterial roadway with three lanes including two-way left turn lane and curb, gutter, landscape strip, 5' sidewalks and PUD Street lighting. (EDDS Standard Plan 3-201-003)

Access/Streets/Parking:

The proposed project will receive access from Line Rd/44th St NE and 79th Ave NE. 79th Ave NE receives access to State Route 9 from Soper Hill Rd. Line Rd access State Route via 83rd Ave and 60th St NE. The roads internal to the proposed development, Road A and Road B, will create a connection between Line R and 79th Ave NE. These will be public improvements.

Per [MCC 22G.080.080](#), 3 parking stalls are required per single-family detached dwelling. The general configuration of parking on each lot will allow for 2 car garages and 2 guest parking stalls per driveway. Additional on-street parking will be provided on the 69th St NE extension.

Open Space:

Per [MMC 22G.080.100](#), 15% of the net project area is required to be open space, of which 35% of that needs to be used as active open space. The site proposes the following open space calculations:

OPEN SPACE CALCULATIONS

	AC (UNLESS OTHERWISE NOTED)	SF (UNLESS OTHERWISE NOTED)
GROSS PROJECT SITE AREA	16.19	705,331
NET PROJECT AREA (NPA)	7.5	326,700
REQ. OPEN SPACE (15% NPA)	1.13	49,005
REQ. ACTIVE OPEN SPACE (35% TOTAL REQUIRED OPEN SPACE)	0.4	17,152
PROVIDED ACTIVE OPEN SPACE (TRACT 993, 995, AND 998)	0.4	17,235
PROVIDED PASSIVE OPEN SPACE (TRACT 990, 992, AND 997)	0.73	31,770
TOTAL PROVIDED OPEN SPACE	1.13	49,005

Refer to subsection (g) of PRD Criteria Compliance section below.

Critical Areas:

Snohomish County Critical Areas maps indicate the presence of 1 stream, 7 wetland, and 2 steep slope critical areas. Critical areas investigation of the site confirmed the mapped stream and identified 6 wetlands and 2 ponds. The aquatic critical areas and their associated buffers are described below:

Name	Type	Size	Buffer
Stream Z	Type F	(partial on-site)	150 feet
Wetland A	Category III	33,375 sf (on-site)	75 feet
Wetland B	Category II	78,969 sf (on-site)	100 feet
Wetland C	Category III	398 sf (partial on-site)	75 feet
Wetland D	Category III	3,084 sf (on-site)	75 feet
Wetland E	Category III	2,658 sf (on-site)	75 feet
Wetland G	Category III	2,698 sf (partial on-site)	75 feet
Offsite Pond A	Category IV	(off-site)	75 feet
Pond B	Category III	1,139 sf (partial on-site)	75 feet

Wetland and stream buffer averaging is proposed on site to mitigate for impacts to the standard buffers. This buffer averaging balances for each wetland and stream area on the site.

BUFFER AVERAGING TABLES

WEST WETLAND BUFFER AVERAGING		EAST WETLAND BUFFER AVERAGING		STREAM BUFFER AVERAGING	
INCREASE	DECREASE	INCREASE	DECREASE	INCREASE	DECREASE
306 SF	1,668 SF	2,549 SF	1,194 SF	2,085 SF	8,554 SF
5,271 SF	311 SF	580 SF	687 SF	2,234 SF	670 SF
45 SF	2,950 SF	1,814 SF	614 SF	4,992 SF	
TOTAL=5,622 SF	TOTAL=4,929 SF	123 SF	546 SF	TOTAL=9,311 SF	TOTAL=9,224 SF
		403 SF	2,270 SF		
		TOTAL=5,469 SF	TOTAL=5,311 SF		

Please see the Critical Area Report prepared by Soundview Consultants in March 2023 for additional information.

Geotechnical investigation of the site observed the mapped steep slopes as “not appear overly steep and were less than 10 feet in vertical relief” and judged these slopes to not pose a landslide hazard.

Tree Retention:

According to the City of Marysville, part of the purpose of PRD developments is to promote “A pattern of development which preserves trees, outstanding natural topography and geologic features, and prevents soil erosion;” [MMC 22G.080.010\(3\)](#). The proposed project would involve the clearing of approximately 7.95 acres of forest cover; a little over 5 acres of the project site would remain undisturbed. The development has been planned to create the least impact to the high value critical areas such as the wetlands, stream, and associated buffers, and to preserve the existing neighborhood character. Trees will be replanted within the site as well per the provided landscape plans.

Compatibility

PRD Criteria Compliance:

[MMC 22G.080.050](#) provides design standards applicable to Planned Residential Developments (PRD), below are listed the decision criteria along with an explanation of this project’s compliance.

- (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).

Compliance: The proposed development will comply with the above stated bodies of law and the City of Marysville East Sunnyside/Whiskey Ridge Subarea Plan. See Subarea Compatibility section of narrative.

- (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.

Compliance: The proposed development will incorporate the above stated quality design elements.

- (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 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;
- (i). Minimizing the use of impervious surfacing materials;
- (ii). Increasing open space or recreational facilities on site;
- (iii). Landscaping, buffering, or screening in or around the proposed PRD;
- (iv). Providing public facilities;
- (v). Preserving, enhancing, or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
- (vi). Incorporating energy-efficient site design or building features;
- (vii). Incorporating a historic structure(s) or a historic landmark in such manner as preserves its historic integrity and encourages adaptive reuse.

Compliance: The proposed development plans to meet options i and v listed above. The site will improve the circulation patterns of the area by providing an additional through road and extend 40th St NE to the west in addition to preserving and enhancing natural features on the subject properties. In addition, the site will meet the compliance requirements of Chapters 22G.090 and 22G.100 MMC.

- (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.

Compliance: The PRD will be served by existing public roads, provide a new public through road connection, provide private park space, and build new water, sewer, and storm water utility systems.

- (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 will be dispersed throughout the project to create an integrated mix of housing types.

Compliance: The proposed development only involved single-family detached housing and will be developed to be consistent with the surrounding single-family residential environment. Additionally, critical areas on the site will act as a natural buffer between this development and surrounding homes.

- (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.

Compliance: The proposed development has been planned to preserve the character of the existing property and elevates the major critical areas as a component of the neighborhood. The existing physical appearance and character of the property will be partially preserved through tree retention and critical area improvements. Additionally, critical areas on the site will act as a natural buffer between this development and surrounding homes.

- (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.

Compliance: Active and passive open space areas are provided throughout the site and include two pocket parks in addition to a larger proposed recreation open space area above the stormwater vault in Tract 993.

- (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.

Compliance: Sidewalks will be provided on both sides of all proposed public roads. Parking is provided within garages and driveways of all homes on the site.

- (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.

Compliance: Landscaping will be provided throughout the development as seen on the provided landscape plans.

- (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.

Compliance: A homeowner's association will be established for this development as part of the final plat process.

PRD Bonus Density:

MMC 22G.090 allows for bonus density to be provided through Residential Density Incentives (RDIs) laid out in MMC 22C.090.030. The site has a base density of 49 units, which can be increase to 59 units through RDIs. This project proposes 49 units, resulting in **no** bonus units required from RDIs.

Small Farms Overlay Zone:

The adjacent property to the west of the site lies within the Small Farms overlay which requires a sight-obscuring buffer. The site proposes to save the wetlands along the west property line between that property and the development, which meet the requirement per [MMC 22C.050.070\(3\)\(a\)](#).

East Sunnyside – Whiskey Ridge subarea

The site lies within the Whiskey Ridge subarea, requiring specific design standards per [MMC 22C.070](#) as seen below:

- All residential buildings are oriented toward the access roads and sidewalks. Pocket parks will help promote pedestrian activity in the neighborhood and encourage interaction among neighbors.
- The maximum height of solid (more than 50% opaque) free-standing walls, fences, or hedges in any front yard or other location between the street and the façade shall be 3-1/2 feet unless a taller wall is required, per the Director, to mitigate significant noise and traffic impacts. Exposed vault walls in Tract 993 are required given the grade on the site and will be covered/screened with plants to create a more visually appealing area.
- The maximum height of any decorative wall or fence which allows visibility (no more than 50% opaque), such as a wrought iron or split rail fences, shall be 6 feet. Such fences shall be set back from the sidewalk at least 3 feet to allow for landscaping elements to soften the view of the fence.
- In development configurations where side yards abut a street, fences taller than 3-1/2 feet shall be setback at least 5 feet from the sidewalk to allow for landscaping to soften the view of the fence. Provisions for long term maintenance of this landscaping will be addressed on the plat and within future CC&Rs.
- Developments shall avoid configurations that have uses that back up against a street. Where unavoidable, fences between a street and any use shall be limited to 3-1/2 feet in height.
- Stormwater systems shall be attractively designed so that the street frontage is not dominated by large concrete structures along the arterial frontage. Instead natural pond systems or underground vaults shall be used, and an underground pond system is proposed. If structures are placed along in view of the public right-of-way, they are required to be set back with substantial landscaping or construction is a decorative block wall with landscaping along the street frontage. Exposed vault walls in Tract 993 are required given the grade on the site and will be covered/screened with plants to create a more visually appealing area.

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

Sincerely,



Ian Faulds
Project Manager
LDC, Inc.