



November 18, 2022

Haylie Miller
Community Development Director
80 Columbia Ave
Marysville, WA, 98270

Director Miller,

Attached you will find the documents necessary to initiate a rezone of three parcels (the “Brodie Property”) at 8703 and 8719 NE 60th Street NE in the Whiskey Ridge Subarea from Community Business Whiskey Ridge to R-6.5.

The three parcels in question total 10.01 acres, however once the 3.11 acres of critical areas are subtracted the remaining 6.9 acres fall below allows the application to apply for a rezone without a concurrent comprehensive plan amendment in accordance with under MMC 22G.010.440.

The Brodie property is currently designated and zoned Community Business Whiskey Ridge, but commercial development is not viable at this location because the property does not have access through either parcel to the north (one parcel is a church and the other is owned by the city for utility purposes) nor does it have direct access to Highway 9.

The rezone to R-6.5 follows the pattern of and is consistent with adjacent land uses, including R-6.5 to the south and R18 to the west. The following addresses how this proposal meets the rezone criteria in MMC 22G.010.440 (1) and discusses its consistency with the Marysville Comprehensive Plan.

1. There is a demonstrated need for additional zoning as the type proposed.

Housing continues to be an issue in the Puget Sound Region, and the supply is simply not keeping up with the demand. According to the 2022 Competitiveness Report for Washington, released by the Lt. Governor and the Joint Legislative Committee on Economic Development, makes clear:

- Washington State has the fewest number of housing units per household of any state in the country, and the housing crisis is getting worse as the number of units built has not kept pace with household formation over the last decade.
- The lack of housing supply puts strong upward pressure on home prices and rents. 44% of Washington renter households are cost burdened and spend more than 30% of their income on housing; 22% of renters are severely cost burdened and spend more than 50% of their income on housing.
- Chronically undersupplied housing is the principal driver of the state’s homelessness crisis. Washington’s homelessness rate—30 per 10,000 residents—is well above the U.S. average (18 per 10,000 residents).
- Homeownership is becoming more unattainable, particularly for BIPOC households. The Black homeownership rate is 11.5% lower than the national average, which ranks last among peer states, and the 7th lowest nationally.
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- There are only 1.06 housing units per household Washington State compared to 1.14 nationally.

In this context, the Marysville was reclassified by the Puget Sound Regional Council in advance of the next ten-year comprehensive plan update as a high-capacity transit community, which means it and other cities zoned alike will be responsible for taking 50% of the region's growth between now and 2050. Given that much of Marysville's UGA has been extensively developed, the city will need to look rezones and upzones to address current and future housing needs.

Although the Brodie Property's proximity to Highway 9, SR 528, and the Walmart shopping center appeared to support Community Business zoning, there is little interest by developers to create commercial development in a location that directly access the major roadways mentioned above. Successful commercial development requires both visibility and access. This site would not have the latter and it would make it incredibly difficult for retail stores to compete with the opportunities already provided at Walmart.

2. The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties.

The parcels that borders this site to the west and south are currently zoned R 18 and R 6.5, respectively. Residential zones of varying densities are routinely located abutting each other. Further, because of the uses of the parcels to the north are known and not intensive commercial development, R-6.5 zoning would be compatible with the adjacent church and the city's water tower.

3. There have been significant changes in the circumstances of the property to be rezoned or surrounding properties to warrant a change in classification.

There are three significant changes in circumstance which warrant a change in the zoning:

- Marysville was designated as a High Capacity Transit Community, which designated communities are responsible for taking in 50% of the future growth.
- Puget Sound's housing crisis has continued to get worse as outlined in the 2022 Competitiveness Report discussed on the previous page.
- The Community Business zoning has been in place for many years and the lack of interest in developing the site for commercial uses demonstrates there is a need to reconsider why development has not occurred. The answer is that the Community Business zoning of the Brodie Property is inconsistent with the physical limitations of the property and the lack of access to a major roadway.

4. The property is practically and physically suited for the uses allowed in the proposed zone reclassification.

This property is physically suited to best allow the type of residential development in the R-6.5 zone, which can be more easily laid out in relationship to the site's critical areas and this type of residential zoning would not require direct access to 64th or Highway 9 to be successful. Lastly, the property is practically suited for residential development because it is predominantly surrounded by residential zoning.

Compliance with MMC 22G.010.440(2)(a)-(c)

(2) Property at the edges of land use districts can make application to rezone property to the bordering zone without applying for a comprehensive plan map amendment if the proponent can demonstrate:

- (a) The proposed land use district will provide a more effective transition point and edge for the proposed land use district than strict application of the comprehensive plan map would provide due to neighboring land uses, topography, access, parcel lines or other property characteristics;

Applicant Response: The Brodie Property borders the R-6.5 land use district to the south and the proposed land use district will allow for extension of the R-6.5 which follows a similar pattern within this portion of the UGA.

The Brodie property is restricted by the 3.11 acres critical areas which encompassed the western third of its site with slight slopes from the east to the west, making the topography and physical characteristics of the site part of an appropriate transition between the proposed zone and the R-18 zone bordering it to the west.

This proposal would result in the R-6.5 land use district bordering the Community Business Whiskey Ridge zoning that would remain on the church and city parcels to the north, which is a similar scenario to the current border of these two zones at 60th ST NE.

(b) The proposed land use district supports and implements the goals, objectives, policies and text of the comprehensive plan more effectively than strict application of the comprehensive plan map; and

Applicant Response: The proposal is consistent with LU-2, ensuring that population growth and the provision of services will continue to take place inside the urban growth area (note that no expansions to the Marysville UGA are proposed for 2024, but the City must take on a much higher population target being that its been designated as a High Capacity Transit Community).

Further, the proposal is consistent with LU-24 as it locates additional residential development proximate to highways (SR 528, Highway 9) and arterials (83rd Ave NE, Ingraham Blvd, and 67th Avenue NE) which will connect the future housing to employment centers in Everett, as well as the developing Manufacturing Industrial Center in north Marysville and Arlington (a job center expected to employ over 20,000 workers).

Additional analysis of the support for and implementation of goals, objectives, and policies of the comprehensive plan can be found in the "Consistency with the Marysville Comprehensive Plan" narrative that follows.

(c) The proposed land use change will not affect an area greater than 10 acres, exclusive of critical areas.

Applicant Response: The site area is 10.01 acres, however exclusive of the critical areas the site is 6.9 acres. The total critical area for the site is 3.11 acres or 135,366 sf.

Consistency with the Marysville Comprehensive Plan

LU-2 Limit population and employment growth and the provision of services to Urban Growth Areas. Districts outside of Urban Growth Areas should remain rural in character.

This area is within the urban growth area where population should be located to allow rural areas to remain rural in character.

LU-8 Require growth to occur in manner that will not overburden the natural systems of the planning area such as, but not limited to, the Snohomish River Delta, Quilceda and Allen Creeks' corridors and tributaries, wetlands, forested areas and other environmentally sensitive areas.

This rezone and any future development on this site would not overburden any natural systems and would not negatively affect any environmentally sensitive areas.

LU-20 Housing densities should be determined by community values, development type and compatibility, proximity to public/private facilities and services, immediate surrounding densities, and natural system protection and capability.

This site borders properties that are zoned and developed at R-6.5 standards making any rezones

here compatible with the land that directly borders it.

LU-22 Accommodate demand for urban-density living and services only within Urban Growth Areas.

This area is within the urban growth area where demand for urban-density living and urban services is provided.

LU-23 Urban level facilities and services must be provided prior to, or concurrent with, development to mitigate the subsequent impacts of resident populations. These services include, but are not limited to, water, adequate sewage treatment, schools, and roads. Where appropriate, it also includes transit and parks and recreation. Concurrency is generally defined as financial commitment or strategies to complete improvements within six years of development.

These parcels are within the service area for Marysville water and sewer. Improvements to the sewer system are approved and will support this development in the Whiskey Ridge neighborhood, ensuring that any development on this site would not overburden the system. Additionally, this site is within the Marysville School District, and near two transit lines that can take residents into Marysville, or to the Lake Stevens Station to routes going to other parts of the region.

LU-24 Distribute higher densities in appropriate locations. Locate in residential areas where they will not detract from the existing neighborhood character. Locate near employment and retail centers, and to transportation corridors as appropriate.

The neighborhood that borders these parcels to the west is zoned and developed to the R-18 density and standards. Development at this site under the R-6.5 zone would continue to promote a range of housing choices to the Whiskey Ridge subarea. The site is near a retail center (Walmart on 64th) and next to major transportation and transit corridors.

LU-25 - Encourage a range of housing types and densities, including small lot single family, zero lot line developments, cluster housing, townhouses, duplexes, triplexes, apartments (high and low density, including garden), accessory dwelling units, and mobile home parks. Increase the opportunities for home ownership through the availability of these housing types

Rezoning from Community Business to R-6.5 will continue to provide an expansion of Marysville's housing inventory and housing choices.

LU-27 The development of single and multi-family neighborhoods on wetlands, creek corridors, or steep slopes is prohibited as defined by the Critical Areas Ordinance. The development of single and multi-family neighborhoods adjacent to wetlands, creek corridors, or steep slopes should incorporate methods to mitigate the impacts of such development on these critical areas.

Future development of this site would not impact critical areas.

LU-28 New or expanded single and multi-family development must provide improved streets and sidewalks within the development and to the nearest street.

Any development on this site would meet all city standards as they relate to frontage improvements, internal streets, and sidewalks.

LU-40 Encourage high quality development that creates a desirable place to live and that also provides for affordable housing.

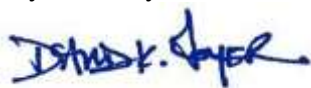
One of the most effective ways to create affordable housing is to build more housing units and to expand the stock available to buyers and renters.

LU-42 Allow and encourage uses that support increased densities but maintain the single family character and minimize the impact on the existing neighborhoods, such as duplexes and accessory units.

A rezone of these parcels is consistent with maintain the single family character of the area and would minimize impacts on adjacent uses.

Thank you for your time and consideration. Should you have any questions, please do not hesitate to contact me at any time.

Very Sincerely,

A handwritten signature in blue ink, appearing to read "David Toyer". The signature is stylized with a large initial 'D' and a long horizontal stroke.

David Toyer
President