



INSIGHT ENGINEERING CO.

MSR Tuscany Woods Narrative

The MSR Tuscany Woods Project is located at 4407 84th St NE, Marysville, WA 98270. The site is approximately 2.76 acres (120,371 sf) and located on 84th St NE between 42nd Dr NE and 45th Dr NE. Currently, the site hosts a single-family home and some accessory buildings. The proposal is to construct 37 townhomes.

The site is zoned R12. Townhomes are a permitted use in the R12 zone per MMC 22C.020.060. Per MMC 22C.020.080 and 090, the base density permitted is 12 dwelling units per acre, with a maximum of 18 per acre. The setbacks are 20 feet from public streets, 5' from private streets, 25' from the rear, and 10' from the sides. These are reflected on the plans. The base height is 35 feet, the maximum building coverage is 50%, and the maximum impervious surface is 70%. We are providing heights of 35 feet, a building coverage of 32,648 sf, or 27.1%, and an impervious surface cover of 71,235 sf, or 59.2%. Per MMC 22C.020.110 and 22C.020.080, there is a maximum yield of $(2.76 \times 18 =)$ 40 units. We are providing 37, not exceeding density maximums. However, we are going above the base yield of $(2.76 \times 12 =)$ 26.49, or 26, so we need to explain the bonus units. For this, we are in an areas where we get the locational bonus of 5% (1.32 bonus units), we will be planting fencing and buffers where not needed (1.82 bonus units), we will provide private park facilities where not necessary (0.75 units), and we will provide money for the pedestrian facility fee (6.5 units). This is explained on the site plan, and will provide enough bonus units to get to the 37 we desire.

In accordance with MMC 22C.020.250, while there is public street frontage on the south along 84th, this is only applicable to one unit. All other units will instead face the internal drive aisle system. A 5' sidewalk with a planter strip has been provided along the drive aisle, and that planter strip provides an edge to the street. All entrances are visible from the drive aisle. The surface parking lot provided is to the side of buildings and is otherwise not at prominent corners. The necessary landscaping buffer has been provided along the border with single family zones.

Landscaping plans have been included with this submittal. This includes a 10' Type 1 landscaping buffer along the edges of the site that border single family zoned property. Separation has been provided between the pedestrian areas and the auto areas. The landscaping is a focal point and creates definition between public and private areas.

Lighting will be further detailed at the building permit stage.

CPTED is followed, given that the drive aisle has several "eyes on the street" to monitor activity. Given that access must be done in most cases in front of homes, it is easy to surveil. Finally, public and private areas are differentiated.

For details on architectural features, please see the architectural plans. To be clear, per 22C.010(6), D, E, F, I, and A are chosen as the items to fulfill. Per 22C.010(9), items A, B, F-III, G, H, and I are chosen.

Given the use, 2 spaces per unit and 1 guest space are required. This means that 74 resident parking spaces and 37 guest parking spaces are required. This has been shown on the plans. In all buildings except building G, all spaces are provided at the unit in a combination of a one-car garage and 2- car pad on the driveway. In building G, one of the two required spaces has been provided in garages in each unit, and the guest space has been provided in the units' driveways. The second resident spaces for building G have been provided in surface spaces 100 feet or less from the unit they serve. The unit number is on the space as opposed to being linearly numbered in order to demonstrate this. The site fronts a collector street, but that was the only access available. As there are no alleys, the items regarding alleys in MMC 22C.020.260 do not apply. All surface parking is to the side of buildings or otherwise is not in front of them.

Per MMC 22C.020.280, private open space of at least 200 square feet per unit is provided. However, where 200 square feet is not possible to meet in the unit's backyard, at least 100 square feet have been provided, with a balance of the remainder being provided in a common open space area in the eastern part of the site. All units have at least 100 square feet of private open space.

Finally, in accordance with MMC 22C.020.320, it should be noted that garbage and recycling pickup will be by individual unit, so the collective space portion is not applicable.