

December 26, 2019

City of Monroe
Department of Community Development
806 W. Main Street
Monroe, WA 98272

Re: Kestrel Ridge PRD—CPH Project No. 0026-19-016
Preliminary Subdivision and PRD Application
Project Narrative

RECEIVED
12/27/2019
CITY OF MONROE

City Review Staff,

This project narrative is provided on behalf of the Applicant to append and make current the preliminary subdivision and planned residential development (PRD) application for *Kestrel Ridge* PRD. The project site is comprised of three real tax parcels (Snohomish County Parcel No. 28073100200600, 28073100202500, and 28073100202700) with a total area of approximately 8.76 acres (381,610 square feet). The existing parcels currently contain single-family residences, associated structures and outbuildings, and fenced yards consisting primarily of pasture. The site is bordered by single-family residences on all sides with access provided by Chain Lake Road at its southerly frontage. The project plans to develop the property into 46 single-family residential lots in accordance with the City's Planned Residential Development (PRD) standards and consistent with the requirements of R4 zoning. This narrative is intended to introduce the project and summarize some of the key design elements of the proposal.

SITE PLAN, DENSITY, AND DIMENSIONS

The preliminary site plan and supporting technical data submitted with this application are a result of discussion with City staff, coordination with the various members of the project team, and alternative analyses. Monroe Municipal Code (MMC) Chapter 18.84 establishes a framework and criteria for the review and approval of PRDs in the City. The proposed project has been carefully designed in accordance with these and other provisions of the MMC as well as the current version of the City of Monroe Public Works Design and Construction Standards. The preliminary site plan that is described here and the subject of this application is shown on sheet P2.00 of the drawing set that accompanies this narrative.

The property that comprises the project site is currently zoned R4. This zoning designation and standard subdivision criteria allow the site to be subdivided into a base density of 35 single-family residential lots for its gross site area of 8.76 acres. City code section 18.84.120 provides for up to a 30 percent density bonus which allows for a total of 46 units base on the gross site acreage. The project proposes to subdivide the site into 46 single-family lots and several common tracts for open space, drainage, and future development. All lot dimensions, coverage, and setbacks are proposed in accordance with MMC 18.10.140.

Site design is largely affected by the topography of the site which generally descends from the west to the east with a total approximate vertical relief of 42 feet. The site plan has also oriented residential units away from an existing wetland that encumbers the northwesterly portion of the site, and this area is planned to be improved into a large park area. The park use achieves a number of the PRD criteria and provides for a more compatible recreation and open space use of this area for the community.

ACCESS AND ROADWAYS

Chain Lake Road fronts and currently provides direct access to the site and its underlying existing parcels. Its existing section consists of approximately 23 feet of asphalt pavement with limited gravel and earth shoulders that transition into a roadside ditch. This ditch flows southeasterly through intermittent culverts that maintain drainage at driveway crossings.

The City has classified Chain Lake Road as a minor arterial with a 35 mph design speed. Their typical arterial road standard (Detail 300) requires a full right-of-way width of 80 feet which would require a 10-foot dedication to complete the half-street improvements. However, the City has indicated in responses to previous submittals of this project as well as in its decision for the adjacent Woods Creek Highlands project that a 15-foot dedication would be required along the north side of Chain Lake Road. It is also understood that the project will widen the existing pavement section on the north side of the centerline of the current right-of-way to provide 18 feet of paved surface, a continuous curb and gutter and landscape amenity strip, and 5-foot sidewalk.

The initial review comments for Kestrel Ridge requested that the new 5-foot wide sidewalk along Chain Lake Road be installed at the very outer limit of the dedicated right-of-way. The curb, however, would be maintained at its 18-foot offset from centerline. This would result in significantly wide landscape area on the order of more than 20 feet between back of curb and the sidewalk. The oversized landscape strip is consistent with what has been proposed and recently approved with the preliminary subdivision approvals for the adjacent Woods Creek Highland PRD.

The Kestrel Ridge project is proposing to install the new sidewalk in accordance with the City's standard arterial road section to provide a constant landscape width of 6.5 feet (i.e., sidewalk 7 feet from face of curb). This proposal was first presented to City staff in a meeting with the applicant, CPH Consultants, and City staff on November 14, 2019. CPH explained that the 15-foot right-of-way dedication was already greater than the 10-foot required for the standard, ultimate right-of-way width of 80 feet and that locating the sidewalk at the right-of-way limit would have it immediately adjacent to the side yards of the residential lots and would require retaining walls where it was adjacent to the pond tract—neither of which are preferred configurations for either the home owners or public user. Placing the landscape buffer between the back of walk and northern limit of the right-of-way as is proposed by the Kestrel Ridge PRD provides a superior pedestrian experience and aesthetic because it results in maintained (and natural) landscaping each side of the sidewalk and it allows the area adjacent to the storm pond to be graded without a wall with a vegetative cover for a more natural appearance. This preferred streetscape is illustrated in the landscape plans that are included with the enclosed application materials.

Road A is the primary public road that will serve the plat and its new single-family residential lots. This road is classified as a Local Access and it is proposed in accordance with the City's standard (Details 300 and 301). It includes a 36-foot wide paved section with continuous concrete curb and gutter, 6.5-foot landscape amenity strip, and 5-foot concrete sidewalk each side. This section will extend from the intersection of Chain Lake Road to a connection with the same road section at the east boundary that will be installed by the adjacent Woods Creek Highland PRD project. Two private access tracts are also proposed to serve some of the interior lots from the public Local Access street.

Gibson Traffic Consultants (GTC) completed a traffic impact analysis (TIA) for the project and a copy of that report is included with this application. The TIA includes a level-of-service (vehicular circulation adequacy) evaluation of the surrounding area. A total of four primary study intersections in the City of Monroe were analyzed as requested by City staff. GTC concluded that:

The level of service analysis shows that the development will not cause any intersection to operate at LOS F and will not cause the level of service to change from the 2030 baseline conditions. However, the intersection of Chain Lake Road at Rainier View Road SW is anticipated to operate at LOS F under the 2030 baseline and 2030 future with development conditions.

SITE SOILS, GRADING, AND STORM DRAINAGE

The general soil classification of the site is characterized by the Natural Resources Conservation Service (NRCS) as Tokul gravelly medial loam, with 0 to 15 percent slopes. A geotechnical engineering investigation, report, and recommendation have been completed by Earth Solutions Northwest, Inc. (ESNW) to confirm the suitability of the site for the proposed single-family residential development. ESNW reported that native soils "...consisted primarily of medium dense to dense silty sand with gravel (USCS: SM)...with isolated layers of sand (USCS: SP and SP-SM)..." It concludes that there are no geotechnical considerations that preclude development of the site as currently planned. copy of the geotechnical report prepared by Earth Solutions NW, LLC (December 26, 2019) is included with this narrative and other application materials.

The project proposes a combined water quality/detention stormwater pond in the south eastern portion of the site to both treat and detain surface water runoff in accordance with the Department of Ecology's 2012 Stormwater Management Manual for Western Washington (SWMMWW) as amended in December 2014 and current Monroe Municipal Code (MMC). Runoff will be routed to the pond through a conventional, below-grade conveyance system located in the public right-of-way, private access tracts, and public easements. A permanent wetpool storage volume in the bottom of the pond will provide basic water quality treatment prior to release of runoff to downstream facilities. The pond will release runoff at controlled rates to the existing stormwater conveyance system in the Chain Lake Road right-of-way. Additional information on the proposed storm drainage systems is included in the enclosed preliminary Storm Drainage Report (SDR).

UTILITIES

Public water and sanitary sewer systems owned and operated by the City will be extended to provide service to the site. The City indicated in previous review comments that extension of the public sewer system across the full frontage of the site, including the outlier parcel (Snohomish County tax parcel no. 28073100202600), would be required to serve the site as well as potential future development of parcels south and west of Chain Lake Road. However, the site plan has since been modified that the roadway and utilities are now planned to connect to the upstream end of the public mains that will be available from the adjacent Woods Creek Highlands PRD project. The existing sewer main south of the site is located on the south and west side of Chain Lake Road. The properties that would benefit and potentially be served by extension of this existing City sewer main are also located on that side of the right-of-way. As such, the extension of sewer main along Chain Lake Road at the Kestrel Ridge PRD frontage should occur with the future development of the properties on the south side of the right-of-way since that is the side the sewer is located and those properties are the sole beneficiaries of the extension.

The Woods Creek Highlands PRD proposes to extend an 8-inch sewer stub to their east boundary in the vicinity of where the roads for the local access roads for the two projects will connect in the northeastern portion of the Kestrel Ridge site. The Kestrel Ridge project will extend this sewer line through its site and bring it to a terminus at a manhole on the south/west side of Chain Lake Road at the new Road A intersection. Installing the manhole structure on the opposite side of Chain Lake Road provides greater separation from the existing water main and puts the future point of connection/extension on the same side

of the right-of-way as the parcels that lie within the City limits and have the potential for future subdivision. Additionally, the recently completed Easton Cove subdivision extended sewer along the west side of Chain Lake Road to a new manhole terminus just north of 134th Street SE. This new tie-in structure and downstream system provides future service to the lower elevations of the properties on the south side of the right-of-way south/east of sewer manhole installed by Kestrel Ridge at Road A.

There is an existing 8-inch ductile iron water main located in the north half of the Chain Lake Road right-of-way. The City has indicated that this existing public system will provide sufficient pressure and flow to serve the 46 new lots proposed by this project. The onsite water main extension will ultimately complete a loop with a connection an interim water stub to be installed by the Woods Creek Highlands PRD project at the eastern property line.

The accompanying preliminary subdivision and PRD plans provide additional detail of the proposed water and sanitary sewer systems for the project.

CRITICAL AREAS

There are two wetlands on the project site. Wetland A is an isolated Category IV wetland less than 4,000-square feet and meets the exemption requirements per MMC 20.05.050.B.1, therefore, Wetland A is exempt from the development provisions within MMC 20.05 and does not require an associated buffer. Wetland A will not be directly impacted and will be placed in a sensitive area tract. Wetland B is a Category IV wetland approximately 1,545 square feet in size but does not appear to be isolated from all other surface waters, therefore, Wetland B is subject to the development provisions of MMC 20.05. No other potentially regulated wetlands or fish and wildlife habitat were identified within 300 feet of the subject property.

In order to provide City-required frontage improvements and o maintain reasonable site development expectations, the project will must complete the filling of Wetland B. Mitigation for this impact will be provided through the purchase of wetland mitigation bank credits from the Snohomish Basin Mitigation Bank (SBMB), as allowed per MMC 20.05.080.G.4.i. This impact and allowable mitigation measures are described in greater detail in the updated *Wetland Delineation and Fish and Wildlife Habitat Assessment Report and Conceptual Mitigation Plan, Kestrel Ridge* prepared by Soundview Consultants, LLC (August 2, 2019) that is included with this narrative and the appended application.

No streams, geologic hazards or other critical areas were reported to be on or in the near vicinity of the project site by either the project biologist or project geotechnical engineer.

PARKS, RECREATION, AND OPEN SPACE

The City's PRD code, MMC 18.84, includes guidance for *Park and Recreational Usable Open Space*. It specifies that for each base dwelling unit in the R4 zone, a PRD is to provide 900 square feet toward park and recreational usable open space onsite. The project is allowed 35 base dwelling units which would therefore require a total of 31,500 square feet of park and recreational usable open space. The project accomplishes this with a park in Tract A which has a total area of 45,546 square feet. Wetland A and its buffers occupy 3,853 square feet of Tract A, which leaves a net usable area of 41,683 square feet which still exceeds the minimum requirements of the PRD.

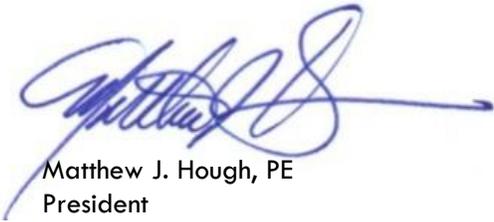
Tract A has been designed to optimize the amount of large contiguous usable area. It is interconnected by the public sidewalk facilities that will be constructed with the project. The preliminary landscape plans included with this application include details for the park amenities. These amenities include tables, benches, pathways, playground equipment and both formal and natural plantings as shown in the landscape plans and details which accompany this narrative.

Please feel free to contact me directly if you have questions or require additional information to complete your review. I appreciate your time and efforts, and look forward to working with you through the preliminary subdivision and PRD approval.

Thank you.

Sincerely,

CPH Consultants

A handwritten signature in blue ink, appearing to read "Matthew J. Hough", with a long horizontal flourish extending to the right.

Matthew J. Hough, PE
President

Enclosures

Cc: Mr. Robert Fitzmaurice (Taylor Development, Inc.)
copy to file