

January 31, 2019

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

Re: Belmont Heights PRD—CPH Project No. 0035-18-027
Preliminary Subdivision and PRD Application
Project Narrative

City Review Staff,

This project narrative is provided on behalf of the Applicant to complete the preliminary subdivision and planned residential development (PRD) application for Belmont Heights PRD. The project site is comprised of one parcel (Tax Parcel # 280636-00101900) with a total area of approximately 4.75 acres. The existing parcel currently contains one single-family residence, associated structures and outbuildings, and a fenced yard consisting primarily of pasture. The site is bordered by single-family residences on all sides with access provided by 134th Street SE at its northerly frontage. The project plans to develop the property into 19 single-family residential lots in accordance with the City's Planned Residential Development (PRD) standards and consistent with the requirements of UR9600 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 property that comprises the project site is currently zoned UR9600. This zoning designation and standard subdivision criteria allow the site to be subdivided into a base density of 17 single-family residential lots. City code section 18.84.120 provides for up to a 30 percent density bonus which would allow a total of 22 units base on the gross site acreage. The project proposes to subdivide the site into 19 single-family lots and several common open space tracts. 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 northeast to the southwest with a total approximate vertical relief of 75 feet. The site plan has also oriented residential units away from an existing natural gas transmission main easement 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

The site currently contains one single-family residence with a driveway connection to 134th Street SE, which has a through connection to the Trombley Hill development to the west and a through connection to 191st Avenue SE to the east. The primary access road that serves the internal road for the project is 134th Street SE.

Currently, 134th Street SE consists of 21 feet of asphalt pavement width with gutter, curb, planter, and sidewalk on the north side and a 1.5-foot asphalt wedge curb on the south side. The project would improve the southern half of the public right-of-way to a full urban pavement section with concrete curb, gutter, and sidewalk and a continuous planter strip.

The local street within the project will be public and is proposed in general accordance with the City's standard for Local Access with a slight reduction in the planter width between the back of curb and sidewalk in order to remain consistent with the planter width detailed in the City of Monroe cul-de-sac road section and to allow additional space behind the back of sidewalk to facilitate on-site grading. Three private access tracts are also proposed to serve some of the perimeter 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 two 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 all the study intersections are anticipated to operate at acceptable levels of service except for Chain Lake Road at Rainier View Road SW, which will operate at LOS E in the 2028 baseline and future with development conditions. The intersection is planned for capacity improvements identified in the latest Comprehensive Plan.

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 study was performed by Terra Associates, Inc. to evaluate the suitability of the site for the proposed development of a residential subdivision. They reported observed soils were, "glacial deposits comprised predominantly of medium dense to dense silty sand with gravel interpreted to be weathered till overlying unweathered till deposits consisting of dense to very dense, moderately- to strongly-cemented silty sand with gravel and occasional cobbles." It was concluded that there are no geotechnical considerations that preclude development of the site as currently planned. Grading will be limited to the extent necessary to support site development.

The project proposes a combined water quality/detention stormwater pond in the southern 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 and private access tracts. 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 Toivo Ridge stormwater conveyance system. 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. There is an existing 8-inch sewer stub located near the southwest corner of the site. This sewer line connects to the Toivo Ridge system and will be extended through the site and into the internal roads of the project. A sanitary sewer manhole will be placed near the eastern property line in the southeast portion of the site to provide a connection point for future development to the east.

There is an existing 8-inch ductile iron water main located in the northern half of the 134th St SE right-of-way. This water line is part of the 517 pressure zone and will provide sufficient pressure and flow to all proposed lots. The main will be extended into the property and terminate at a blow off assembly near the eastern property line in the southeast portion of the site. This will provide a connection point for future development to the east.

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

CRITICAL AREAS

No wetlands, streams, geologic hazards or other critical areas were observed or delineated on or in the near vicinity of the project site. A copy of the geotechnical report prepared by Terra Associates, Inc. (December 4, 2018) and a critical areas site investigation report by Wetland Resources, Inc. (January 29, 2019) are included with this application.

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 UR9600 zone, a PRD is to provide 975 square feet per base residential unit toward park and recreational usable open space onsite. The 17 base dwelling units calculated for this project therefore require a total of 16,575 square feet of such space. The project accomplishes this with a park in Tract A. Tract A has an area of 23,498 square feet, which exceeds the minimum requirements of the PRD. Tract B is a centrally located Landscape tract with an area of 3,301 square feet and Tract C is an open space and storm drainage tract located in the southern portion of the site with an area of 43,210 square feet. In total, the project provides approximately 1.6 acres of total open space, or more than 33 percent of the total site area.

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 and screening landscaping as required.

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.

Belmont Heights Preliminary Subdivision and PRD

Project Narrative


CPH Project No. 0035-18-027

January 31, 2019

Page 4 of 4

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: Ms. Jennifer Reiner (D.R. Horton)
copy to file