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City of Monroe
806 W. Main St
Monroe, WA 98272**Park Place Townhomes
Project Narrative**

Project Overview

The Park Place Townhomes project is a proposed residential development consisting of 55 attached single-family homes. The 2.78-acre site comprises two parcels located on the east side of 177th Ave SE. The project has been designed in accordance with the City of Monroe Municipal Code and Engineering Design and Construction Standards. Infrastructure improvements, including roads, utilities, and stormwater facilities, will be constructed to serve the condo-units, which will be individually sold and developed at a later date.

This narrative provides an overview of the proposed development and supporting details.

Site Address: 16311 177th Ave SE, Monroe WA 98272
Sno. Co. Parcels: 27061100100100 & 27060200408500
Property Zoning: Mixed-Use General (MG)
Site Size: 121,280 SF (2.78 AC)

Site Description

The project site consists of two tax parcels located in the City of Monroe. The land is currently occupied by an RV and equipment storage facility, as well as a heavy machinery repair shop. The site is bordered by the Monroe School District Bus Barn to the north, Park Place Middle School to the east, open critical areas to the south, and by the Correctional Complex on the west side of 177th Ave SE. The property contains a critical area buffer along the southern property line, and it also has an onsite dike to protect from the Skykomish River flooding.

Access and Parking:

The proposed development will take primary access from 177th Ave SE at two locations: Road's "A" and "B". These full-access public roads are spaced approximately 200' apart and provide the main vehicular entrances into the site. Both roads are designed to meet City public road standards and include sidewalks, planter strips, and street lighting. Required frontage improvements along 177th Ave SE include curb/gutter installation, temporary pedestrian ramps, and sidewalks, consistent with City engineering standards.

Internally, Road's "A" and "B" connect as a loop to serve all units. The roads are designed to provide access for maintenance, waste management, and emergency vehicles. Road "B" ends in a road stub near the northern property line to provide access for future road connection.

Off-street parking is provided through a combination of garages and driveways. Pedestrian connectivity is prioritized through sidewalks on both sides of public streets and a dedicated public pedestrian pathway that runs north-south through Tracts 989, 990, and 992. This pathway connects residential areas with internal open spaces and provides the potential for future linkage to adjacent developments.

Stormwater Management/Drainage:

This project is designed to comply with the 2019 Department of Ecology Stormwater Manual for Western Washington, as well as the City of Monroe and Surface Water Engineering Standards (SWES). The proposed

drainage system will use a system of conveyance pipes, catch basins, and yard drains to collect storm water on site and direct it to one of two infiltration gallery facilities where it will be fully infiltrated into subsurface soils.

Sewer/Water:

The water and sewer mains in 177th Ave SE will be extended east into the site entrance to provide service to all lots. An additional sewer connection will be made from the site's southern access to an existing manhole central to the project's 177th Ave frontage.

Density and Open Space Calculations (MMC 22.42.070):

Gross Area: 121,280 SF (2.78 AC)
Max Density: 2.75 x 25 DU/AC = 69.5 = 70 units
Proposed: 55 units

3-Bdr Units: 170 SF per unit
Required: 9,350 SF
Proposed: 24,547 SF

40% in one area w/ 15' min dim: 8,152 SF
75% located outside of critical area: 16,316 SF
50% active: 14,757 SF

We look forward to working with you on this project.

Regards,



Cooper Danby
Project Manager
Solid Ground Engineering