

Date: May 3, 2024

To: Amy Hess
City of Marysville Community Development Department
3000 Rockefeller #604
Everett, WA 98201

Comments from the Community

Project Number/Name: 927 Townhomes PFN: PA24-007

Ex 1	Cheryl Deckard Dan Bogart Ed Armbrus Marilyn Nielson	Residents of the 8 th to 10 th Street Neighborhood	
With few exceptions, most of the people living in this area have been residents for twenty-plus years. In response to the rise in criminal activity and population increase, we formed a Neighborhood Watch Program about eight years ago.. This enables us to watch out for our neighbors and report any suspicious activity we notice in our area. Because we are located between two schools, one of our main goals is to watch over and keep the children in the area safe. Over the years, we have lost neighbors and new people have moved into the area. Those who have moved into the area have maintained their properties well and fit well into the neighborhood.			
<i>It is likely that new home owners here will be young families with children. They will join in the neighborhood watch and strive to maintain the safety of the area as they will be directly affected with their young children.</i>			
We would like to say that we are against the proposed construction of seven townhomes, or low income housing, on the property at 927 Alder. We feel that allowing that type of construction in our neighborhood could prove to be detrimental to our residents and possibly cause a decrease in their property value.			

First, the project is designed per the zoning codes and plans from the City of Marysville, which are consistent with the directives from the State Growth Management Act.

The proposed townhomes will not be “low income” but offered for sale product. They will be priced per market conditions which is not low-income in today’s market. New families moving into any of your existing neighboring homes could also be detrimental. Income should not be a qualifier for the morals held by families moving into this area. Property values will be increased with new growth and improved infrastructure.

We have noticed a definite rise in traffic in the area. We do not know where this increase in traffic originates or where it goes, but it is a main concern. Several years ago we asked the City to post a Speed Limit Sign on Alder, between 8th and 10th Streets, as people were definitely driving too fast. We also have Stop Signs at 9th and 10th Streets on Alder and Columbia, however, people do not pay attention and run the Stop Signs leading to numerous accidents at those locations and too many near misses to count.

This is a crime and safety issue to be addressed by the Police Department. Traffic increase is consistent with the City’s growth meeting Concurrency Requirements for traffic control

Providing this information to you will lead up to our biggest concern, traffic impact on our residential area. The information states that to accommodate the increase in traffic to and from the location, the alley that goes between 10th and 9th Streets would be widened. As it is now, Sanitation trucks have difficulties going down that alley to do pickups, so that location would need to be widened substantially to accommodate two lanes of traffic. There are many people that would be impacted by this as some of their property would need to be used for the improvement of the alley access. This would cause definite hardships for all those people living along the alley. For a few, widening of the alley would move it almost to their homes, garages, carports and backyards, not to mention the difficulty they could face just leaving and returning home. There are also concerns about how emergency vehicles would gain entry to the area.

This project is compatible with the City’s comprehensive plan, Design and Engineering Standards, and City Code. No private property outside of the development parcel will be used for improvements.

For the above mentioned concerns, and others that would arise as this project goes forward, we would like to ask for the City of Marysville to reconsider and deny this proposed construction

This project is compatible with the City’s comprehensive plan.

Ex. 2	Kathy Johnson	927 Quinn Ave NE Marysville, WA 98270	kathyjohnsondvm@gmail.com 425.4224.3281
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As you can see by my address, I live directly east of this project. While it saddens me to see the housing density increase, I understand that it's inevitable, and this is where growth is most appropriate, rather than in the rural areas. But there are easy things that the City can do to improve the neighborhood at the same time

Thank you for your understanding of growth and designated areas for increased density.

I am glad that the project proposes to keep the existing home, which appears to be in good condition. Retaining existing homes preserves resources and reduces waste, as well as preventing the disruption of soil and vegetation by demolition. These seemingly small effects add up over the landscape to reduce environmental degradation and climate impact

We wholeheartedly agree.

I have been told by a neighbor that this home was the original farmhouse, here before the land was divided into the current development. If this is true, it is even more important to preserve it. Such stories help to anchor our sense of place and community, inherently critical to quality of life and well-being.

Can the city help research any information supporting this? Home was constructed in 1928 per Snohomish County records.

Some examples of attractive native plants include Oregon grape (*Mahonia nervosa* or *M. aquifolium*), red-flowering currant (*Ribes sanguineum*), evergreen huckleberry (*Vaccinium ovatum*), red elderberry (*Sambucus racemosa*), beaked hazelnut (*Corylus cornuta*), sword fern (*Polystichum munitum*), and bunchberry dogwood (*Cornus canadensis*). I'm sure that the Washington Native Plant Society, www.wnps.org would be happy to advise as to suitable plants.

Thank you. A landscape architect will be providing landscape plans and bioretention areas will be planted following the recommended native plant list per the LID Technical Manual for Puget Sound.

Another good option would be to use some food-producing plants, such as blueberries and apple trees, instead of exotic species like arbor vitae. Gathering and sharing fresh, home-grown food is also highly beneficial in fostering a sense of community and promoting healthy diets. These small changes, requiring a minimum of effort and expense, would provide a high level of benefits in return.

Thank you.

I hope that you will seriously consider improving this project with these suggestions. Thank you for listening.

Thank you. Your input is very welcome.