

Bickford Townhomes Project Narrative

The proposed project *Bickford Townhomes* is located at 2501 Bickford Ave., Snohomish, Washington in Snohomish County. The site is currently developed with a single-family home and a gravel driveway. The remainder of the site exists as lawn with scattered trees. A critical area, a category III wetland, exists in the northeast portion of the site. The proposed project is a 30-lot unit-lot subdivision that has 30 units in nine 3-4 unit buildings, with access via a 40-foot road with a hammerhead turnaround at the end. Several parcels of open space are provided throughout the site, including protection of the critical area on the northeast portion of the site. Per SCC survey of Snohomish County, the project site contains Alderwood and Tokul soils that have a hydrologic classification of Type “C”.

14.205/14.207- Use: The project site is zoned HDR and is 3.25 acres in area. The proposal is to subdivide the parcel into 30 lots and construct nine 3-4 unit townhome buildings onsite. According to 14.205.035, the density is not to exceed 24 units per acre and is intended specifically for multi-family housing. The intended use, townhomes, is classified as “single-family attached” in the definitions, as there are shared walls, but no unit is on top of another. It is also multifamily as each structure accommodates multiple dwellings. Furthermore, in the HDR zones, according to table 14.207.070, both multifamily and single family attached are considered permitted uses.

14.210- Dimensional and Other Requirements: The project will comply with the bulk matrix requirements per SMC 14.210.330, table 2. There is a type 3 wetland onsite, and that wetland has a 40 foot buffer, and is preserved in a separate tract. According to the table, the setbacks are 20 feet from streets, ten feet from the sides, and ten feet from the back. In addition, lots have a maximum lot coverage of 80%, a minimum of 20% open space, a minimum of 5% landscaping, and a maximum height of 40 feet. The maximum permitted density is 24 dwelling units per acre. For a further discussion of these standards when applied to this project, see the next section.

14.215- Subdivisions: A unit-lot subdivision is being pursued, per 14.215.125. As such, per 14.215.125(C), the dimensional standards mentioned above only need to apply to the parent site, and not to individual lots within it. As such, the parent site follows all the dimensional requirements of the above section (20 feet from streets, ten feet from sides, ten feet in the rear), along with a 10 foot building setback for critical areas. The density onsite is 30 units over 3.25 acres, making for a density of 9.23 dwelling units per acre. The open space onsite adds up to 54,309 square feet, or 38.4% of total site area. In exchange, all the criteria of 14.21.125(G) must be fulfilled. First, each lot does have its own connection to utilities. Second, each lot has usable space in the back that is at least 15’ wide and 400 square feet total. Third, parking has been

provided in garages for each unit. As such, no common parking areas exist on the plat. Fourth, CC&Rs for all applicable common areas will be recorded later with the auditor. Fifth, building maintenance easements have been provided for. Sixth, that note on individually buildable lots will be noted on the final plat. Seventh, a site plan with building footprints has been provided with this submittal.

14.235- Parking: Per 14.235.170 table 1, any residential use with two or more bedroom requires 2 parking spaces per dwelling unit. These have been provided onsite in garages with spaces that are 10 feet by 20 feet.

14.240- Landscaping: Per 14.24.030, the landscaping plan has outlined trees onsite that are to remain and has proposed replacement trees. Per 14.240.040, street trees are required and have been proposed in the landscaping plans. Per B, Street frontage landscaping conforms to the rules outside the historic district. Per C, an 8-foot, type III landscaping buffer is present on the south order, and a 10-foot, type III landscaping buffer is present on the north border. Given the open space and critical area on the east border, no landscaping is necessary there.

14.260- Wetland Critical Areas: Given the Category 3 wetland, the standard buffer width is 50 feet. This is shown onsite, and a ten-foot building setback is beyond that.