

M-51 Industrial – Binding Site Plan Application

A CODIFICATION OF THE GENERAL ORDINANCES
City of Marysville, Washington

Title 22C – Land Use Standards

Code of Ordinance

Written Narrative Regarding
How Each Applicable Policy
Has Been Met

22C.020.245(2) Site Layout and Building Orientation

(a) The site shall be planned to create an attractive and functional street edge that accommodates pedestrian access. Examples of ways that a development meets the requirements of this provision are to:

(i) Define the street edge with buildings, landscaping or other features. Since a portion of Building A and Building B are not located along the street edge, enhanced landscaping shall be required, including use of ornamental and other decorative features such as boulders to enhance the streetscape.

(ii) Provide for building entrances that are visible from the street and primary parking area.

(iii) Provide for a sidewalk at least five feet wide if there is not space in the public right-of-way.

(iv) Provide building entries that are accessed from the sidewalk; preferably these access ways should be separated from the parking and drive aisles. If access traverses the parking lot, then it should be raised and clearly marked.

(b) The front building facade shall be oriented towards at least one street. For sites that front multiple streets, buildings are encouraged to orient towards both streets; provided, that priority shall be given to streets that are more visible and/or provide a better opportunity for increased pedestrian activity as determined by the director.

(c) Passenger vehicle parking should be located in front of the building near the entrance. Commercial vehicle parking should be located behind or to the side of buildings. Passenger and commercial vehicle access should be separated where allowed by the city's engineering design and development standards.

(e) Large sites (over two acres) shall provide amenities for employees and visitors such as benches, weather protected seating areas, covered walkways, or other features that are integrated into the site design. On-site open space is encouraged to be provided. The number and type of amenities shall be approved by the director based on site acreage, layout, and end users.

(i) Type L3 Landscape Buffer provided along 51st Ave NE (east side of parcel) and along the future 59th Ave NE (west side of parcel) defines the street edge, this area will include ornamental and other decorative features designed to enhance the streetscape.

(ii) The building entrances will be visible from primary parking areas and from the street, for entrances on facades that face the streets.

(iii) Sidewalks at least five feet in width are shown on the plan.

(iv) The building entrances will be visible from primary parking areas and from the street, for entrances on facades that face the streets.

(b) The proposed building layout aligns with the orientation of the buildings in the adjacent Cascade Business Park, as shown in the Cascade Business Park Brochure. The front sides of the buildings will face as follows: the north sides for the northern buildings (BLDG 1 and BLDG 2) and the south sides for the southern buildings (BLDG 3 and BLDG 4). Additionally, the eastern sides of the eastern buildings (BLDG 1 and BLDG 3) and the western sides of the western buildings (BLDG 2 and BLDG 4) will be designed to appear as the front facades. This design approach meets the intent of 22C.020.245(2)(b). According to

	<p>22C.060.020(2)(b)(i)(B), the director may determine that the proposal meets the intent of the standard in an alternative manner.</p> <p>(c) The development falls within the Light Industrial (LI) zone, which restricts retail activities to a "limited extent". Passenger traffic is anticipated to be low. Public passenger parking is provided along the front and sides of the buildings, while commercial vehicle parking is located behind the buildings, in the interior area of all four proposed buildings.</p> <p>(e) There are nine areas on the site plan that include benches and tables. These amenities are spread out around and integrated into the site for easy access for employees and visitors.</p>
22C.020.245(3) Relationship of Buildings and Site to Adjoining Area	
(c) Attractive landscape transition to adjoining properties shall be provided.	(c) Landscape buffers transition landscape in an attractive manner to create cohesion with adjoining properties (see Landscape Plan).
22C.020.245(4) Landscape and Site Treatment	
<p>(a) Parking lot screening and interior landscaping shall be provided consistent with Chapter 22C.120 MMC. The following criteria shall guide review of plans and administration of the landscaping standards in the zoning code:</p> <p>(i) The landscape plan shall demonstrate visual relief from large expanses of parking areas.</p> <p>(ii) The landscape plan shall provide some physical separation between vehicular and pedestrian traffic.</p> <p>(iii) The landscape plan shall provide decorative landscaping as a focal setting for signs, special site elements, and/or pedestrian areas.</p> <p>(iv) In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards or other devices.</p> <p>(v) Where building sites limit planting, the placement of trees or shrubs in parkways or paved areas is encouraged.</p>	<p>See Landscape Plans</p> <p>(i) Parking areas have Type L4 "parking area landscaping" that separates large expanses of spaces into sections using landscaping islands or strips, providing canopy-type deciduous or evergreen trees, evergreen shrubs and ground covers.</p> <p>(ii) Vehicular and pedestrian spaces are separated by landscaping strips.</p> <p>(iii) Landscape plans include decorative landscaping and signing will be added at the time of site plan and construction plan approvals.</p> <p>(iv) Curbs are provided along the edges of all landscaped areas.</p>

<p>(vi) Screening of outdoor service yards and other places which tend to be unsightly shall be accomplished by use of walls, fencing, planting, berms or combinations of these.</p> <p>(vii) Landscaping should be designed to create definition between public and private spaces.</p> <p>(viii) Where feasible, the landscape plan shall coordinate the selection of plant material to provide a succession of blooms, seasonal color, and a variety of textures.</p> <p>(ix) The landscape plan shall provide a transition in landscaping design between adjacent sites, within a site, and from native vegetation areas in order to achieve greater continuity.</p> <p>(x) The landscape plan shall use plantings to highlight significant site features and to define the function of the site, including parking, circulation, entries, and open spaces.</p> <p>(xi) Where feasible, the landscape plan shall integrate natural approaches to storm water management, including featured low impact development techniques.</p> <p>(b) Street Landscaping. Where the site plan includes streetscape plantings, the following guidelines apply:</p> <p>(i) Sidewalks and pathways should be separated from the roadway by planting strips with street trees wherever possible.</p> <p>(ii) Planting strips should generally be at least five feet in width. They should include evergreen shrubs no more than four feet in height and/or ground cover in accordance with the city of Marysville landscape standards (Chapter 22C.120 MMC) and Marysville administrative landscaping guidelines.</p> <p>(iii) Street trees placed in tree grates may be more desirable than planting strips in key pedestrian areas.</p> <p>(iv) Use of trees and other plantings with special qualities (e.g., spring flowers and/or good fall color) are strongly encouraged to unify development.</p> <p>(c) Exterior lighting shall be part of the architectural concept. Lighting shall enhance the building design and adjoining landscaping. Appropriate lighting levels shall be provided in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas, in order to ensure safety and security, and provide a distinctive character to the area. New developments shall provide a lighting site plan which identifies lighting</p>	<p>(v) Trees and other landscaping elements are provided throughout site.</p> <p>(vi) All garbage collection, dumpsters, recycling areas, loading and outdoor storage or activity areas shall be screened from view of persons on adjacent properties and properties that are located across a street or alley.</p> <p>(vii) Type L3 and Type L5 landscaping buffers are provided along the public rights-of-way that create definition between the site and public space.</p> <p>(viii) A variety of textures, colors, and seasonal blooming plants, shrubs, and trees are provided throughout the site.</p> <p>(ix) Landscaping transitions are provided to adjacent sites and within the site.</p> <p>(x) Sidewalks, detention, wetlands, and building foundations are defined with landscaped areas/buffers.</p> <p>(xi) The site will be underlain with BMP T5.13 soils in all pervious areas on the site.</p> <p>(b)(i) Sidewalks and walking paths are separated from the roadways with landscaping strips/buffers, where feasible trees are provided</p> <p>(b)(ii) Planting strips along rights-of-way shall have a narrow dimension of no less than five feet. Evergreen plants shall make up at least 70% of the Type L5 and Type L1 landscaping areas; shrubs located within Type L4 landscaped areas shall not exceed four feet in height.</p> <p>(b)(iii) Some trees may be placed in tree grates; plans will show if applicable.</p>
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equipment, locations and standards, and implements the following design standards:

(i) All public areas shall be lighted with average minimum and maximum levels as follows:

(A) Minimum (for low or nonpedestrian and vehicular traffic areas) of one-half foot candle;

(B) Moderate (for moderate or high volume pedestrian areas) of one to two foot candles; and

(C) Maximum (for high volume pedestrian areas and building entries) of four foot candles.

(ii) Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

(iii) Parking lot lighting shall be subject to the provisions set forth in MMC [22C.130.050\(3\)\(d\)](#).

(iv) Pedestrian-scale lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity. All fixtures over 15 feet in height shall be fitted with a full cut-off shield, be dark sky rated, and mounted no more than 25 feet above the ground with lower fixtures preferable so as to maintain a human scale. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.

(v) Light levels at the property line should not exceed 0.1 foot candle (fc) adjacent to business properties, and 0.05 foot candle adjacent to residential properties.

All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.

(vi) Uplighting on trees and provisions for seasonal lighting are encouraged.

(vii) Accent lighting on architectural and landscape features is encouraged to add interest and focal points.

(b)(iv) A variety of plants are proposed that bloom or otherwise provide special qualities throughout the year, including Crimson Pygmy Japanese Barbery, Gulf Stream Heavenly Bamboo, Hameln Fountain Grass, and Eulalia Grass.

(c)(i) Conceptual street lighting location along 51st Ave NE has been shown on Sheets 34-37. Building and parking lot lighting plans will be provided when construction drawings are prepared for site construction permitting.

The requirements of these sections shall be addressed prior to building permit submittal.

22C.020.245(6) Building Design – Architectural Scale. The architectural scale standards are intended to encourage compatibility of structures with adjacent properties, to help the building fit in with its context, and to add visual interest to buildings.

(a) Facade Modulation. All new buildings shall provide modulation (measured and proportioned inflexion or setback in a building's facade) on facades facing a public street, trail, parking lot, park, or within 100 feet of and visible from a residential use in a residential zone as follows:

(i) Walls over 150 feet long must break up the length of the facade by providing vertical modulation at least eight feet deep and 20 feet long at appropriate intervals (on multistory buildings, the modulation must extend through at least half of the building floors).

(ii) The minimum modulation depth detailed in subsection (6)(a)(i) of this section may be reduced to two feet if tied to a change in color or building materials, and/or roofline modulation.

(iii) The director may consider departures from these standards, provided the proposed treatment meets or exceeds the intent of these standards.

(b) Facade Articulation. All new buildings shall provide facade articulation on facades facing a public street, trail, parking lot, park, or within 100 feet of and visible from a residential use in a residential zone as follows:

(i) Articulation of the building's base, middle, and top.

(A) The "base" shall be distinct at ground level through the use of articulation, or building materials that suggest stability and strength, such as stone, masonry, or concrete.

(B) The "middle" of the building shall be distinguished through a change in material or color, windows, or other architectural features.

(C) The "top" of the building shall emphasize a distinct profile or outline with elements such as a project parapet, cornice, variation in roofline, or other technique.

(ii) At least two of the following articulation features must be provided for every 60 feet of facade:

(A) Window fenestration.

(B) Weather protection.

(C) Change in roofline.

(D) Change in building material or siding.

The requirements of these sections shall be addressed prior to building permit submittal.

<p>(E) Vertical piers/columns.</p> <p>(F) Trellises/art/living wall.</p> <p>(G) Strong vertical and horizontal reveals, off-sets, or other three dimensional details; or</p> <p>(H) Other methods that meet the intent of these standards.</p> <p>(c) Where the view of buildings from trails, parks, or residential zones is obscured due to the provision of high quality landscape screening and fencing, or existing vegetation or structures, the director may waive compliance with this section for the impacted facades.</p>	
<p align="center">22C.020.245(7) Building Materials. The building materials standards are intended to encourage the use of a variety of high-quality, durable materials that will enhance the visual image of the city; provide visual interest and distinct design qualities; and promote compatibility and improvement within surrounding neighborhoods through effective architectural detailing and the use of traditional building techniques and materials. The following standards apply:</p>	
<p>(a) Building exteriors shall be constructed from high-quality, durable materials. Exterior building materials shall not project or reflect natural or artificial lighting or glare into residential areas. Exterior building materials shall be factory finished, stained, integrally colored, or otherwise suitably treated. Materials may include:</p> <p>(i) Split face or fluted concrete masonry units (CMU).</p> <p>(ii) Factory glazed concrete masonry units (CMU).</p> <p>(iii) Face brick.</p> <p>(iv) Stone veneer.</p> <p>(v) Insulated glazing and framing systems.</p> <p>(vi) Architectural pre-cast concrete.</p> <p>(vii) Painted or stained site-cast concrete.</p> <p>(viii) Architectural concrete.</p> <p>(ix) Factory finished, standing seam metal roofing (for pitched roofs only).</p> <p>(x) Architectural metal. Metal siding must have visible corner molding and trim, and must be factory finished with a matte, nonreflective surface.</p>	<p>The requirements of these sections shall be addressed prior to building permit submittal.</p>

(xi) Alternative materials may be approved by the director; provided, that the design quality and permanence meet the intent of this section.

(b) Prohibited materials in visible locations unless an exception is granted by the director based on the integration of the material into the overall design of the structure:

(i) Highly tinted or mirrored glass (except stained glass) covering more than 10 percent of the exterior of any building, or located at the ground level along the street.

(ii) Corrugated fiberglass.

(iii) Prefabricated metal buildings with corrugated metal siding.

(iv) Plywood siding, including T-111 and similar siding. Board and batten is an exception.

(v) Materials which project or reflect natural or artificial glare onto public streets (e.g., highly reflective sheet metal, etc.).

(vi) Vinyl siding on the ground floor.

(vii) Any sheet materials, such as wood or metal siding, with exposed edges or unfinished edges, or made of nondurable materials as determined by the director.

22C.020.245(8) Blank Walls

(a) The blank wall standards are intended to: reduce the visual impact of large, undifferentiated walls; reduce the apparent size of large walls through the use of various architectural and landscaping treatments; enhance the character and identity of the city; and ensure that visible sides of buildings provide visual interest. A wall (including building facades and other exterior building walls) is defined as a blank wall if a ground floor wall or portion of a ground floor wall over six feet in height has a horizontal length greater than 50 feet that does not have a significant building feature, such as a window, door, modulation, articulation, or other special wall treatment within that 50-foot section.

(b) All blank walls within 150 feet of and visible from a parking lot or drive aisle (excluding service area parking), public street, trail, park, or residential use in a residential zone shall be treated in one or more of the following measures:

(i) Incorporate windows or doors;

(ii) Install a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least 50 percent of the wall's surface within three years; said landscaping shall be subject to a landscape maintenance security held for three years to ensure that the vines or plant materials successfully establish. For large blank wall areas, the trellis must be used in conjunction with other treatments described below;

The requirements of these sections shall be addressed prior to building permit submittal.

<p>(iii) Provide a landscaped planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall. Plant materials must be able to obscure or screen at least 50 percent of the wall's surface within three years; said landscaping shall be subject to a landscape maintenance security held for three years to ensure that the landscape materials successfully establish;</p> <p>(iv) Provide artwork (mosaic, mural, decorative masonry, metal patterns or grillwork, sculpture, relief or other art, etc.) over at least 50 percent of the blank wall surface. Artwork should be located in areas that have good visibility to the public, and artwork, particularly murals, are strongly encouraged to reflect the history and heritage of the city and state;</p> <p>(v) Provide architectural features such as setbacks, indentations, overhangs, projections, articulated cornices, bays, reveals, canopies, or awnings;</p> <p>(vi) Provide material variation, textural changes, brick or metal banding, or color changes;</p> <p>(vii) Other method as approved by the director. For example, landscaping or other treatments may not be necessary on a wall that employs high-quality building materials (such as brick) and provides desirable visual interest.</p>	
<p>22C.020.245(9) Building Entrances. The intent of the building entrances standards is to ensure that buildings are inviting and accessible, that entrances are easy to locate, and that pedestrian activity is encouraged.</p>	
<p>(a) Distinctive Entrance Treatment. An architectural treatment that is distinctive and proportional to the facade must be provided by the primary building entrance. Distinctive entrance treatments may include, but are not limited to, a more prominent or higher roofline or parapet above the entrance, decorative columns or posts, or equivalent treatment as determined by the director.</p> <p>(b) Weather Protection. Weather protection at least five feet deep and at least eight feet above ground level is required over the primary building entrances. Weather protection at least three feet deep and at least eight feet above ground level is required over the secondary entrances (applies only to entrances used by the public). Entrances may satisfy the weather protection requirements by being set back into the building facade.</p> <p>(c) Lighting. Pedestrian entrances must be lit to at least four foot candles as measured on the ground plane.</p> <p>(d) Visibility and Accessibility. Building entrances must be prominent and visible from the surrounding streets and must be connected by a walkway to the public sidewalk. Pedestrian pathways from public sidewalks to primary entrances or from parking lots to primary entrances shall be accessible, conforming to federal and state Americans with Disabilities Act requirements, and shall be clearly delineated.</p>	<p>The requirements of these sections shall be addressed prior to building permit submittal.</p>

<p>(e) Transparency. Entries must feature glass doors, windows, or glazing (window area) in or near the door so that the visitor and occupant can view people opening the door from the other side.</p>	
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