



August 22, 2022

City of Marysville
Community Development Department
80 Columbia Avenue
Marysville, WA 98270

Project: **104th Street Rezone**
4131 104th Street NE
Marysville, WA
Pre-App A21-025

The following is a description of the proposed project and how the project complies with applicable code design standards. The project had a pre-app meeting #19040 in early 2019.

PROJECT DESCRIPTION

This proposal is based on MMC requirements for development on the subject project site after rezone from R 4.5 to GC.

The 3.19 acre site fronts on 104th St NE and has GC zoned undeveloped property across the street to the south, a 100ft Critical Area Buffer between the development and Quilceda Creek to the west and north, the BNRR ROW to the east and a narrow strip of vacant city property and State Ave beyond the railroad property.

The proposed development is for two single story office/warehouse buildings for multiple small tenants that will likely be from 1,800sf to 5,000sf. The south building that faces 104th St NE will be about 9,900sf and the north building about 20,700sf. The buildings will be from about 24ft to about 28ft high at perimeter walls.

Access to the site is by a single driveway off 104 St NE. All parking for up to about 99 cars will be on grade in the side yard between the buildings and the RR easement.

Landscaping at the street frontage and perimeter landscaping at parking areas will comply with city standards.

Site lighting will consist of building mounted fixtures for general parking lot lighting with pole mounted fixtures if required. Building mounted or canopy soffit lighting will be provided at office entrances and pedestrian scale bollard lighting will be provided at the south building entrance area facing the street.

All lighting fixtures will be LED type with integral glare cut-off shielding. Lighting levels and design will comply with city standards.

SITE AND BUILDING DESIGN STANDARDS

MMC 22C.020.250 (2) Relationship and Orientation of the Building to the Site and Street Front.

- (a)
 - (i) The site entrance will be off 104th Street NE, which will have the required 15ft wide landscaping behind the existing sidewalk.
 - (ii) The south building main entrance will be visible from the street and entrance driveway.
 - (iii) The existing sidewalk is 5 ft wide and to remain.
 - (iv) There will be a pedestrian walkway from the street sidewalk to the main entrance of the south building, and along the east front of the south and north buildings to the street.
- (b) There will be lighting along the pedestrian pathway, and open space between the south building front wall and the sidewalk that will allow outside patio seating in good weather, and a well-defined entrance.
- (c) The new frontage landscaping and existing sidewalk connected to the pedestrian pathway to the building will be safe and well defined.
- (d) The south building will be oriented toward the only street, 104th ST NE.
- (e) The building front façade width will be about 50% glass from floor level to 10ft above floor level.
- (f) No parking will be located between the building façade and street.
- (g) The site is not on a corner.
- (h) Not mixed use, just two buildings with and outdoor seating area near the street.

MMC 22C.020.250 (3) Relationship of Building and Site to Adjacent Area.

- (a) Adjoining properties are zoned GC across the street to the south and there is a 100ft buffer to Quilceda Creek to the west. The BNRR ROW and a strip of vacant city property then State Street are to the east. The proposed buildings are on a relatively narrow site with the buildings oriented towards 104th Street NE and State St. There are no adjacent buildings at the present time other than a house just west of the project that will be demolished when that site is also zoned GC and developed by others.
- (b) Adjacent structure is a house per above.
- (c) The proposal will have frontage and perimeter landscaping plus the 100ft buffer and the Quilceda Creek basin to the west. The existing neighborhood character is a mix of light industrial and commercial uses across State St. to the east and some residential to the west of Quilceda Creek, but nothing immediately adjacent.

MMC 22C.020.250 (4) Landscape and Site Treatment

- (a) Parking lot screening and landscaping will be consistent with MMC 22C.120.
 - (i) There are no very large parking areas. Proposed parking lot areas will have internal landscaping to break up paved areas.
 - (ii) The pedestrian path from the sidewalk will be located along the main entry drive and will extend north along east face of both buildings.
 - (iii) There will be attractive plantings and seasonal color around monument signage and at the outdoor seating area on the south side of the south building.

- (iv) Concrete curbs will protect plantings at parking areas and at perimeter of parking and drives.
 - (v) There will be trees and shrubs in paved areas and adjacent to building walls where practical, but not along the service doors. Entries on the east walls are subject to change if a tenant needs more space, more doors, or office entries.
 - (vi) There are no service yards. There will be a dumpster enclosure to screen trash and recycle bins.
 - (vii) N.A.
 - (viii) A variety of plants will provide different colors, textures, and seasonal color.
 - (ix) Adjacent sites are either railroad or critical area buffer with existing and new vegetation so there is little need for additional.
 - (x) Landscaping will be used to soften parking areas, street frontage, and help define the pedestrian path between the building and the street.
 - (xi) Some landscape areas may be utilized as a part of the storm drainage system.
- (b) Street Landscaping
- (i) The existing sidewalk and planting strip to remain.
 - (ii) Existing planting strip to be upgraded with street trees and ground covers.
 - (iii) N. A. with existing sidewalk and planting strip to remain.
 - (iv) Street trees with shrubs and ground cover will be installed behind the existing sidewalk along with spring color near the entrance drive.
- (c) N. A. as not a shopping center nor mixed use project.
- (d) Exterior Lighting will be a part of the architectural concept. A conceptual lighting plan is included in the application.
- (i) The lighting design will result in lighting levels defined complying with the provisions of the MMC.
 - (ii) Lighting will be designed with gradual transition between minimum and maximum level areas.
 - (iii) Parking lot lighting shall comply with MMC 22C.130.050(3)(d).
 - (iv) Where parking area pole lighting is used, the fixtures will be between 15ft and 20ft high.
 - (v) Light levels at property lines will be between .5 and 1 foot candles.
 - (vi) Up-lighting trees will be considered where practical and effective.
 - (vii) Accent lighting will be incorporated near the main entrance to enhance that focal point.

MMC.020.250(5) Site Design Utilizing Crime Prevention Through Environmental Design (CPTED)

- (a) Access Control. Access is by one driveway which is fixed.
- (b) Surveillance. The main entry is easily seen. Due to nature of the site dimensions, side and rear doors will be well lighted for maximum visibility from the street or adjacent sites.
- (c) Territorial Ownership. This project is one building with one ownership and few areas for undesirable activities. The CPTED guidelines will be reviewed to see what can be incorporated in the final design.

MMC22C.020.250 (6) Building Design- Human Scale Standards

- (a) Balconies are N. A.
- (b) Bay windows. These buildings will have small warehouse/office tenants and all spaces for lease are designed for flexibility of tenant size so a typical leased bay will have a storefront entry and a truck door. The 60ft wide street frontage of the south will likely be mostly commercial office. Bay windows are not appropriate for the uses expected.
- (c) Pedestrian oriented space. There will be a patio with bench seating in the front yard near the south building main entrance and pedestrian link to the other tenant spaces.
- (d) First Floor individual windows of less than 32sf and separated by 6" wide moldings or window frames are not appropriate for this type of warehouse use where storefronts and door locations may be modified with tenant requirements, so a conventional stick built storefront works best, however windowpane areas of less than 32sf are shown.
- (e) The south building main entry is recessed and features a canopy that wraps around the SE corner of the building. There will be a canopy over other glass areas at the south frontage wall. There will also be canopies over the small tenant entry storefronts along the east facades of both buildings.
- (f) N.A. as there is no 2nd story to set back.
- (g) The project is not a street frontage pedestrian-oriented project, but the access to the south tenant entry and the entry itself are well defined.

MMC 22C.020.250 (7) Building Design- Architectural Scale

- (a) Façade Modulation is provided on the façade facing the street and elsewhere on the proposal.
 - (i) Modulation extends thru the roof levels
 - (ii) The front façade modulation depth is 5ft and breaks the 60ft front façade into two 30ft wall planes.
 - (iii) There is both a change in wall materials and color and roofline at the modulation of the street facing façade.
- (b) Street Front Articulation. The project includes at least 2 of the possible articulation features suggested in the design standards. The following are 3 features.
 - (ii) Use of weather protection across the entrance façade with a canopy extending out about 4 ft from the walls which also wraps around the SE corner of the street façade.
 - (iii) Vertical wall height modulation is provided in the design.
 - (v) The exterior siding material is varied in pattern /texture and color.
- (c) Articulation for Facades Not Facing Directly on a Street
 - (i) There will be a 10ft x 10ft truck door and office storefront in every 30ft of warehouse frontage.
 - (ii) There will be vertical roofline modulation at 30 to 60ft spacing, 4 ft vertical distance.
 - (iii) There will be metal canopies over the tenant storefront entries.
 - (v) There will be changes in siding pattern and color.
- (d) Roofline Modulation.

(i)(A) The minimum vertical modulation is 4ft

MMC 22C.020.250 (8) Building Corners.

This project is not on a corner lot or street intersection.

MMC 22C.020.250 (9) Building Design Details.

- (a) Window and/or Entry Treatment.
 - (i) About 50% of the street facing façade is window or storefront with the entrance recessed 5ft.
 - (iii) Roll up or vertical lift doors and office entry storefront will be spaced in every 30ft tenant bay along the east side tenant parking and entry sides of the buildings.
 - (v) Recessed entrance is provided at the street facing façade of the south building
- (b) Decorative Façade Elements
 - (i) Steel canopies will be provided at the street facing façade and over all the office entrances on the east side of each building.
- (c) Building materials and other façade elements. This design makes use different patterns of metal siding and colors that work with the building vertical and horizontal modulation. Windows, roll-up doors and office entrances will provide variety and pattern. Walls will be capped with a stepped cornice design.

MMC22C.020.250 (10) Building Materials.

- (a) Building materials are all high-quality metal siding, or panel siding, clear glass, anodize aluminum storefront and window framing and insulated painted steel doors.
- (b) Metal siding.
 - (i) and (ii) Metal Siding will have a high-quality factory applied paint finish and factory trim pieces for corners, transitions, edges and trim. There will be two or more colors of metal siding and two or more panel texture designs. A wall base of integral color, split face CMU will be used below metal siding on the visible “active” walls at building fronts and sides. Where side or rear walls are screened by native or new landscaping, the base will be metal and contrast with the primary wall color.
- (c) The only CMU on the project will be the trash bin enclosure which will match the CMU wall base.
- (d) EIFS. There is no EIFS on the project.
- (e) Prohibited materials. None used on project.

MMC22C.020.250 (11) Blank Walls

There are no blank walls visible from the street as the street frontage is about 50% glass and the east sides of the buildings will have overhead or roll-up doors and a storefront in every 30ft wide tenant lease module. The west side of the building faces a 100ft wide buffer to Quilceda Creek and will have new landscaping added along the walls.

MMC 22C.020.250 (12) Building Entrances.

- (a) Primary Building Entrance
 - (i) Weather Protection. The design has a 5ft deep recessed entry at the street facing facade with a 4ft deep metal canopy and there will be canopies over small tenant entries.

- (ii) Lighting. There will be down-lighting under the metal canopies and the soffit at the street facing recessed entrance. Wall mounted lighting will be located for general yard and parking lighting and security.
 - (iii) Visibility and Accessibility. The main south entry will be highly visible from the street and accessible by a walkway connecting the building entry to the street sidewalk by an ADA compliant walkway. The walkway to other tenant spaces will run along the east face of both buildings. All tenant entries will be visible from the general parking area .
 - (iv) Transparency. All tenant entries will have a glass and aluminum storefront system with glass doors and glass either side of doors.
- (b) Secondary entry. Each tenant will have their own primary entry which will have weather protection, good lighting and transparent office storefront and door. There are no secondary entries.

Lance P. Mueller, AIA
Lance Mueller & Associates / Architects