



# SITE PLAN APPROVAL - HASCO Cedar Avenue Apartments

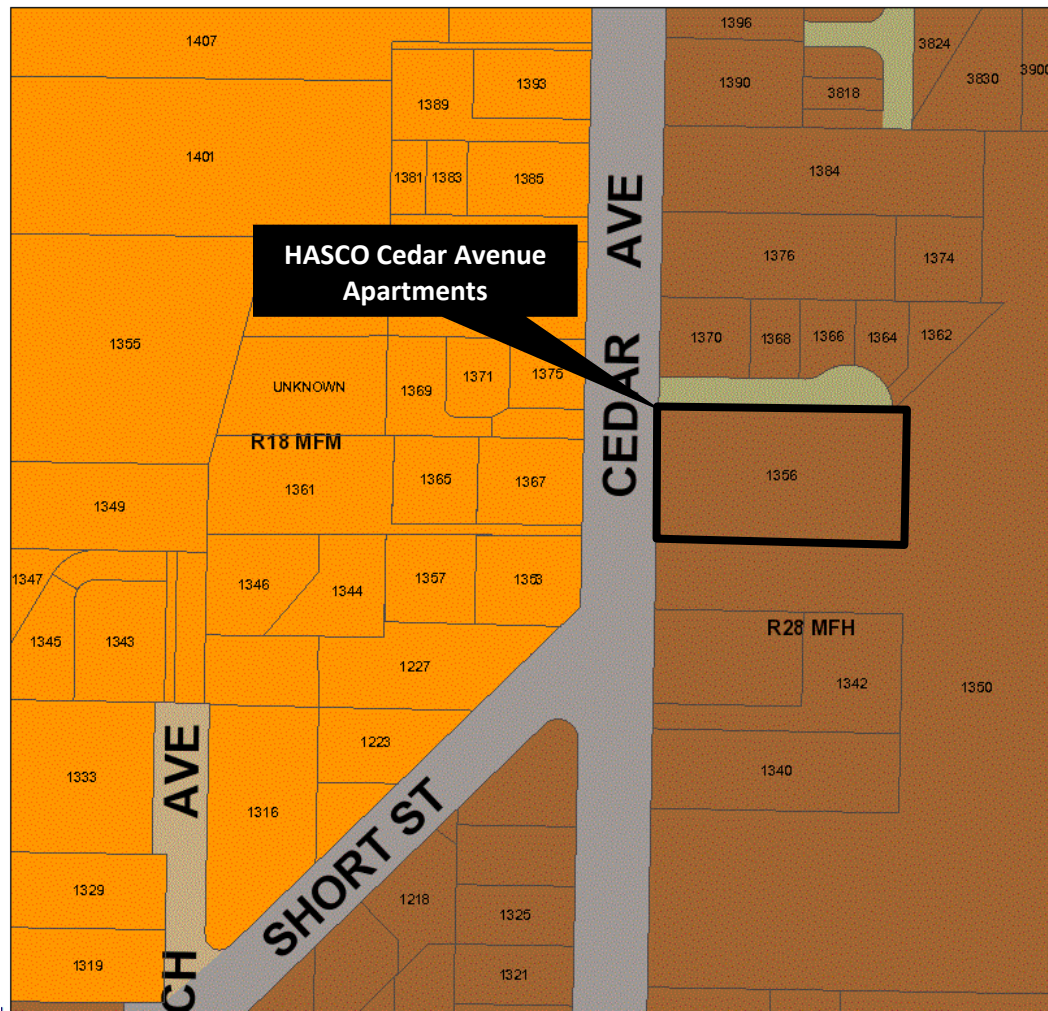
Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
<b>Project Title</b>	HASCO Cedar Avenue Apartments			<b>Date of Report</b>	September 28, 2021				
<b>File Number</b>	PA 21021			<b>Attachments</b>	Preliminary Site Plan (Exhibit 18)				
<b>Administrative Recommendation</b>	Approve the preliminary Multi-family Site Plan, subject to the conditions of approval contained in Section 2.0 of this Administrative Site Plan Approval.								
BACKGROUND SUMMARY									
<b>Applicant</b>	Roger Tucker – Environmental Works								
<b>Request</b>	The applicant is requesting administrative Multi-family Site Plan Approval in order to construct a new 3 story, 23,375 SF, 26 unit multi-family apartment building with associated common areas, parking and open space.								
<b>SEPA Status</b>	Pursuant to <a href="#">MMC 22E.030.090</a> (1)(b), the proposed is categorically exempt from State Environmental Policy Act (SEPA) review.								
<b>Site Address</b>	1356 Cedar Avenue			<b>APN(s)</b>	30052100304200				
<b>Acreage (SF)</b>	0.76-acres (33,106 SF)			<b>Section</b>	21	<b>Township</b>	30N	<b>Range</b>	05E
<b>Comprehensive Plan</b>	MFH	<b>Zoning</b>	R-28	<b>Shoreline Environment</b>			N/A		
<b>Water Supply</b>	<b>Current</b>	<b>Proposed</b>		<b>Sewer Supply</b>	<b>Current</b>		<b>Proposed</b>		
	None	Marysville			None	Marysville			
<b>Present Use of Property</b>	Vacant undeveloped land								
REVIEWING AGENCIES									
<b>Marysville</b>	<b>Local Agencies &amp; Districts</b>		<b>State &amp; Federal</b>		<b>County</b>		<b>Other</b>		
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW – D. Services <input checked="" type="checkbox"/> PW – Engineering	<input type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Lake Stevens SD 4 <input type="checkbox"/> Lakewood SD 306 <input checked="" type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DOE <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC <input type="checkbox"/>		<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input checked="" type="checkbox"/> Tulalip Tribes <input checked="" type="checkbox"/> Stillaguamish Tribe <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
ACTION									
<input checked="" type="checkbox"/> Administrative	<input type="checkbox"/> City Council	<input type="checkbox"/> Quasi-Judicial	<input type="checkbox"/> Planning Commission						
<b>Date of Action</b>	September 28, 2021	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Continued					
STAFF CONTACT									
<b>Name</b> Chris Holland	<b>Title</b> Planning Manager	<b>Phone</b> 360.363.8207	<b>E-mail</b> cholland@marysvillewa.gov						

**SURROUNDING USES**

	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	High Density – Multi-family	R-28	Vacant
<b>North</b>	High Density – Multi-family	R-28	Single-family homes
<b>East</b>	High Density – Multi-family	R-28	HASCO Westwood Crossing Apartments
<b>South</b>	High Density – Multi-family	R-28	Two fourplexes
<b>West</b>	Medium Density – Multi-family	R-18	Cedar Avenue and single-family homes

**Vicinity Map**



- |                       |                         |                                 |                           |
|-----------------------|-------------------------|---------------------------------|---------------------------|
| General Commercial    | 88 - Mixed Use          | R12 Multi-Family Low            | R4.5 Single Family Medium |
| Downtown Commercial   | General Industrial      | R6-18 Multi-Family Low          | Public-Institutional      |
| Community Business    | Light Industrial        | R8 Single Family High Small Lot | Recreation                |
| Neighborhood Business | R28 Multi-Family High   | R6.5 Single Family High         | Open                      |
| Mixed Use             | R18 Multi-Family Medium | R4-8 Single Family High         |                           |

**1.0 FINDINGS AND CONCLUSIONS**

- 1. On May 20, 2021, Roger Tucker – Environmental Works, applicant, requested Administrative Multi-family Site Plan Approval in order to construct a new 3 story, 23,375 SF, 26 unit multi-family apartment building with associated common areas, parking and open space.
- 2. The application was determined to be complete on May 20, 2021. Public notice of application was provided in accordance with [MMC 22G.010.090](#).
- 3. The project site is approximately 0.76-acres in size, and is located at a site address of 1356 Cedar Avenue. The site contained a single family home that was recently demolished. The site is generally flat and is occupied by large conifers, cedar and deciduous trees as well as thick underbrush.

The site is bordered to the north by existing single-family homes. To the east, the property is developed with HASCO Westwood Crossing apartment complex. The site is bordered on the south by two fourplexes. To the west is Cedar Avenue and single-family homes.

- 4. Motor vehicle access to the site is proposed through the existing HASCO Westwood Crossing Apartments access just south of the proposed development. Cedar Avenue is currently developed with curb, gutter and sidewalk, however, the applicant shall be required to replace any broken sidewalk fronting the parcel and the existing curb cut on site shall be removed and curb, gutter and sidewalk shall be installed.
- 5. A Trip Generation Analysis was prepared by Gibson Traffic Consultants, Inc., dated May 4, 2021. According to the TIA, the proposed development would generate 141.44 average daily trips (ADT), 9.36 AM peak hour trips (AMPHT) and 11.44 PM peak hour trips (PMPHT).
- 6. Pursuant to [MMC Chapter 14.15](#), a stormwater pollution prevention plan (SWPPP) and subsequent installation of an approved stormwater management system on the site is required. Potential adverse environmental impacts associated with increased stormwater runoff from the proposed development will be adequately mitigated through compliance with the MMC.
- 7. Utilities are proposed to be provided to the site as follows:

Storm Drainage – The development proposes on-site infiltration utilizing a Biopod from Old Castle Infrastructure. Roof drains are proposed to bypass the treatment system and directly connect to the infiltration system.

Water – The applicant is proposing to connect to the existing 6-inch ductile iron water main located on the adjacent parcel to the south, which is also owned by HASCO. This connection will provide adequate water pressure and fire flow to serve the development.

Sewer – The applicant is proposing to connect to the existing 8-inch PVC sewer main located on the adjacent parcel to the south, which is also owned by HASCO. This connection will provide adequate sewer service to the proposed development.

All utility and street improvements will be addressed during civil construction plan review in order to ensure compliance with all of the applicable MMCs.

- 8. [MMC 22G.010.140\(3\)](#) requires the City to determine whether or not the project is consistent with the following items described in the applicable plans and regulations:
  - a. Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned residential development and conditional uses, if the criteria for their approval have been satisfied.

*Staff Comment:* Multi-family apartments are permitted outright in the R-28 zone in accordance with [MMC 22C.010.060](#).

- b. Density of residential development in urban growth areas.

*Staff Comment:* The base density in the R-28 zone is 28-units per acre and the maximum density is 36-units per acre through application of [MMC Chapter 22C.090 Residential Density Incentive](#). The applicant has proposed constructing 26 multi-family units on 0.76 net acres, which exceeds the base density allowance (28 units per acre x 0.76 net acres = 21.28, or 21 units allowed).

The applicant is proposing to utilize Affordable Housing RDI benefit 1a to achieve a density bonus of 5 units in accordance with [MMC 22C.090.030\(4\)](#), as follows:

**RDI Calculation**

Benefit 1a: 1.5 bonus units per benefit	= 6	(4 x 1.5)
<b>Total RDI Bonus</b>	= 6	
<b>Base Allowance</b>	= 21	(28 x 0.76)
<b>TOTAL ALLOWED UNITS</b>	= <b>27</b>	(26 proposed)

- c. Availability and adequacy of public facilities identified in the Comprehensive Plan.

*Staff Comment:* The Comprehensive Plan designation for the subject property is Mixed Use. The proposed development and subsequent use of the property will be consistent with the pertinent development policies outlined in the Marysville Comprehensive Plan, as conditioned herein.

The following development policies outlined in the Comprehensive Plan that are specifically pertinent to this request and were used to establish appropriate mitigation measures are as follows:

**LAND USE ELEMENT**

General Development Land Use Goals & Policies

*Policies:* LU-3, LU-5, LU-7, LU-8, LU-10, LU-11, LU-, LU-162, LU-163, LU-165  
Mixed-Use – Commercial, Office, and Multi-Family Residential

*Policies:* LU-145, LU-146, LU-147, LU-148, LU-149, LU-150, LU-155, LU-159

**HOUSING ELEMENT**

Housing Policies

*Policies:* HO-3, HO-19, HO-20, HO-21, HO-22, HO-23, HO-24, HO-25, HO-31

**ENVIRONMENTAL ELEMENT**

General Environmental Goals and Policies

*Policies:* EN-1, EN-6

Environmentally Sensitive Lands: General Goals and Policies

*Policies:* EN-9, EN-10, EN-12, EN-13

Earth Goals and Policies

*Policies:* EN-16, EN-17, EN-18, EN-19, EN-20, EN-21

Water: Quality, Wetland and Watershed Protection, Storm Water Runoff, Drainage, Shoreline Goals and Policies

*Policies:* EN-25, EN-28, EN-29, EN-30, EN-32, EN-38

Wildlife Goals and Policies

*Policies:* EN-40, EN-41, EN-42

**TRANSPORTATION ELEMENT**

Public Involvement and Agency Coordination

*Policies:* T-13

Mobility Options

*Policies:* T-25, T-26, T-27, T-29, T-30

Sustainable Transportation Systems and the Environment

*Policies:* T-33, T-34, T-37

Level of Service Standards and Concurrency

*Policies:* T-41

Financing and Implementation

*Policies:* T-46

### **PARKS AND RECREATION ELEMENT**

*Policies:* PK-9, PK-11, PK-12, PK-13

### **UTILITIES ELEMENT**

*Policies:* UT-1, UT-3, UT-14

### **PUBLIC FACILITIES & SERVICES ELEMENT**

Police, Fire, Library

*Policies:* PS-1, PS-3, PS-5, PS-9, PS-10, PS-11

Schools

*Policies:* SC-6

Water, Sewer, Storm Drainage, Solid Waste

*Policies:* PF-1, PF-2, PF-7, PF-13, PF-18, PF-19, PF-20, PF-23, PF-24, PF-26, PF-28

- d. Development Standards.

*Staff Comment:* The project site is currently zoned R-28 (High Density – Multi-family). The proposed development and subsequent use of the property will comply with the intent of the MU zone, and as conditioned herein, will meet all of the applicable development standards outlined in [MMC Title 22, Unified Development Code](#).

9. A *Request for Review* of the proposed development was sent to the following Local, County, State & Federal Agencies and Districts:
- a. *Marysville School District No. 25:* No comments received.
  - b. *Snohomish County PUD No. 1:* No comments received.
  - c. *Stillaguamish Tribe:* No comments received.
  - d. *Tulalip Tribes:* No comments received.
10. Pursuant to [MMC Chapter 22D.020](#), the applicant shall mitigate City of Marysville parks impacts through payment of the park impact fee in effect at the time of building permit issuance.
11. Pursuant to [MMC Chapter 22D.040](#), the applicant shall mitigate school impacts through the payment of the school impact fee in effect at the time of building permit issuance.
12. Pursuant to [MMC Chapter 22D.030](#), the applicant shall mitigate City of Marysville traffic impacts through payment of the traffic impact fee in effect at the time of building permit issuance.
13. The proposed development, as conditioned herein, will make appropriate provisions for the public use and interest, health, safety, and general welfare.

14. Pursuant to [MMC 22G.010.200](#), a decision on this application shall be made within 120 days from the date of the letter of completeness. A decision on this application was made fifty (50) in-house calendar days from the date of completeness.

## 2.0 RECOMMENDATION

Based on the foregoing findings and conclusions, review of the environmental documents submitted by the applicant, and the City's regulatory authority to implement the policies, standards, and regulations of the Comprehensive Plan and MMC, the Community Development Department hereby grants Administrative Multi-family Site Plan Approval for HASCO Cedar Avenue Apartments, subject to the following conditions:

1. The preliminary site plan received by the Community Development Department on August 16, 2021 (Exhibit 18) shall be the approved preliminary site plan layout.
2. All power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building.
3. The applicant shall be required to install street lighting, replace any broken sidewalk fronting the proposed development, and the existing curb cut on site shall be removed and curb, gutter and sidewalk installed. Roadway improvements, channelization, street lighting and site access plans shall be required to be reviewed and approved by the City Engineer, prior to construction plan approval.
4. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the applicable building design requirements outlined in [MMC 22C.010.290](#).
5. Prior to civil construction plan approval, the applicant shall have a *FINAL* landscaping plan approved that includes all of the plan submittal requirements outlined in [MMC 22C.120.030](#), and includes all of the applicable design elements outlined in [MMC 22C.020.250\(4\)](#) and [MMC Chapter 22C.120](#).
6. Prior to civil construction plan approval, a lighting plan with photometrics shall be approved by the Community Development Department. The following design standards shall apply:
  - a. Parking lot lighting fixtures shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale;
  - b. All fixtures over 15 feet in height shall be fitted with a full cut-off shield;
  - c. Pedestrian scale lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety;
  - d. Parking lot lighting shall be designed to provide security lighting to all parking spaces; and
  - e. Lighting shall be shielded in a manner that does not disturb residential uses or pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.
7. The applicant shall submit payment to the City of Marysville for park impacts caused by the multi-family development pursuant to [MMC Chapter 22D.020](#). Park impact fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City.



# ABBREVIATIONS

<	ANGLE	FOIC	FURNISHED BY OWNER,	PSF	POUNDS PER SQUARE
@	AT		INSTALLED BY	FOOT	FOOT
AB	ANCHOR BOLT		CONTRACTOR	PSI	POUNDS PER SQUARE INCH
ACT	ACOUSTICAL CEILING TILE	FOS	FACE OF STUD	PT	POINT, PAINT, PRESSURE
ADD.	ADDITIONAL	FRP	FIBERGLASS REINFORCED		TREATED
ADJ.	ADJUSTABLE		PLASTIC	PTD	PAINTED
AFF	ABOVE FINISH FLOOR	FRT	FIRE RETARDANT TREATED	PVC	POLYVINYL CHLORIDE
ALT.	ALTERNATE	FS	FINISH SURFACE	QTY	QUANTITY
ALUM.	ALUMINUM	FT	FEET, FOOT	R	RISER
APPROX	APPROXIMATE	FTG	FOOTING	RA	RETURN AIR
ARCH	ARCHITECTURAL	FURN	FURNITURE	RAD	RADIUS
ARCH.	ARCHITECTURAL	GA	GAUGE	RCP	REFLECTED CEILING PLAN
AUTO.	AUTOMATIC	GALV	GALVANIZED	RD	ROOF DRAIN
BC	BOTTOM OF CURB	GC	GENERAL CONTRACTOR	REF	REFERENCE
BLDG.	BUILDING	GFR	GLASS FIBER REINFORCED	REFR	REFRIGERATOR
BLK.	BLOCK	CONC	CONCRETE	REIN	REINFORCING
BLKG.	BLOCKING	GL	GLASS OR GLAZING	REIN	REINFORCE
BM.	BEAM	GLB	GLU LAM BEAM	REIN	REINFORCE
BO	BOTTOM OF	GMMU	GLASS MESH MORTAR UNIT	REIN	REINFORCE
BOF	BOTTOM OF FOOTING	GWB	GYPSSUM WALL BOARD	REQ	REQUIRED
BOT	BOTTOM	HB	HOSE BIB OR HOSE BIBB	REQD	REQUIRED
CAB	CABINET	HC	HOLLOW CORE	REV	REVISION/REVISED
CB	CATCH BASIN	HDR	HEADER	RM	ROOM
CFM	CUBIC FEET PER MINUTE	HDW	HARDWARE	RO	ROUGH OPENING
CG	CORNER GUARD	HDWD	HARDWOOD	S	SOUTH
CL	CENTERLINE	HM	HOLLOW METAL	S&P	SHELF AND POLE
CL	CENTERLINE	HT, HGT	HEIGHT	SA	SUPPLY AIR
CLG	CEILING	HTR	HEATER	SAM	SELF ADHERING
CLOS	CLOSET	HVAC	HEATING, VENTILATION &	SC	SOLID CORE
CLR	CLEAR	AIR	AIR CONDITIONING	SCHED	SCHEDULE
CMU	CONCRETE MASONRY UNIT	HW	HOT WATER/HOT WATER	SD	SMOKE DETECTOR
COL	COLUMN	TANK	TANK	SD	SECTION
CONC	CONCRETE	IBC	INTERNATIONAL BUILDING	SECT	SECTION
CONST	CONSTRUCTION	ID	INSIDE DIAMETER	SF	SQUARE FOOT OR FEET
CONT	CONTINUOUS	IN, "	INCH, INCHES	SGL	SAFETY GLASS
COORD	COORDINATE	INFO	INFORMATION	SHT	SHEET
CPT	CARPET	INSUL	INSULATION	SIM	SIMILAR
CT	CERAMIC TILE	INT	INTERIOR	SPEC	SPECIFIED OR
CTR	CENTER	JAN	JANITOR	SQ	SQUARE
CU	CUBIC	KIT	KITCHEN	SS	STAINLESS STEEL
d	PENNY (NAILS)	LAM	LAMINATE	STC	SOUND TRANSMISSION
D	DRYER OR DEPTH	LAV	LAVATORY	COEFF	COEFFICIENT
DBL	DOUBLE	LB	POUND	STD	STANDARD
DEMO	DEMOLISH OR DEMOLITION	LLH	LONG LEG HORIZONTAL	STL	STEEL
DEPT	DEPARTMENT	LLV	LONG LEG VERTICAL	STOR	STORAGE
DET, DTL	DETAIL	LS	LIGHTSWITCH	STRUC	STRUCTURE OR
DF	DOUGLAS FIR	LSL	LAMINATED STRAND	STRUC	STRUCTURAL
DIA	DIAMETER	LUMBER	LUMBER	SUSP	SUSPENDED
DIM	DIMENSION	LT	LIGHT	SYST	SYSTEM
DIV	DIVISION	LVL	LAMINATED VENEER	T	TREAD OR THICKNESS
DN	DOWN	LUMBER	LUMBER	T&G	TONGUE AND GROOVE
DR	DOOR	MATL	MATERIAL	TC	TOP OF CURB
DS	DOWNSPOUT	MAX	MAXIMUM	TEL	TELEPHONE
DW	DISHWASHER	MECH	MECHANICAL	TEMP	TEMPORARY OR
DWG	DRAWING	MET, MTL	METAL	TEMP	TEMPERATURE
DWR	DRAWER	MFR	MANUFACTURER	TO	TOP OF
(E), EXIST	EXISTING	MIN	MINIMUM	TOC	TOP OF CONCRETE
E	EAST	MISC	MISCELLANEOUS	TOW	TOP OF WALL
EA	EACH	MO	MASONRY OPENING	TS	TUBE STEEL
EJ	EXPANSION JOINT	MTD	MOUNTED	TV	TELEVISION
EL, ELEV	ELEVATION OR ELEVATOR	MTG	MOUNTING OR MEETING	TYP	TYPICAL
ELEC	ELECTRICAL	(N)	NEW	UNO	UNLESS NOTED
EO	ELECTRICAL OUTLET	N	NORTH	OTHER	OTHERWISE
EQ	EQUAL	NIC	NOT IN CONTRACT	UON	UNLESS OTHERWISE
EQUIP	EQUIPMENT	NO, #	NUMBER	NOTED	NOTED
EW	EACH WAY	NTS	NOT TO SCALE	VCT	VINYL COMPOSITION TILE
EXT	EXTERIOR	OA	OVERALL	VERT	VERTICAL
FA	FIRE ALARM	OC	ON CENTER	VEST	VESTIBULE
FB	FLUSH BEAM	OD	OUTSIDE DIAMETER	VG	VERTICAL GRAIN
FD	FLOOR DRAIN OR FIRE	OFF	OFFICE	VF	VERIFY IN FIELD
DEPARTMENT		OH	OVERHEAD	VT	VINYL TILE
FDC	FIRE DEPARTMENT	OPNG	OPENING	W	WASHER OR WIDTH
CONNECTION		OPP	OPPOSITE	WI	WITH
FDN	FOUNDATION	OSB	ORIENTED STRAND BOARD	WIO	WITHOUT
FE	FIRE EXTINGUISHER	PI	PLATE	WC	WATER CLOSET
FEC	FIRE EXTINGUISHER	PL	PROPERTY LINE	WD	WOOD
CABINET		PLAM	PLASTIC LAMINATE	WDW,	WINDOW
FF&E	FURNITURE, FIXTURES &	PLUMB	PLUMBING	WIN	WINDOW
EQUIPMENT		PLYWD	PLYWOOD	WR	WATER RESISTANT
FG	FINISH GRADE	POL	POLISHED	WRB	WATER RESISTANT
FIN	FINISH	PR	PAIR	BAR	BAR
FIXT	FIXTURE	PREFAB	PREFABRICATED	WSEC	WASHINGTON STATE
FL	FLOOR	PROJ	PROJECT	ENERGY	ENERGY CODE
FACE OF		PRV	PRESSURE REDUCER	WWF	WELDED WIRE FABRIC
		VALVE	VALVE		

# PROJECT TEAM

**OWNER:**  
HOUSING AUTHORITY OF SNOHOMISH COUNTY (HASCO)  
12711 4TH AVE WEST  
EVERETT, WA 98204

**ARCHITECT:**  
ENVIRONMENTAL WORKS  
402 15TH AVENUE EAST  
SEATTLE, WA 98112  
CONTACT: **ROGER TUCKER**  
206-787-1370  
rtucker@eworks.org

**LANDSCAPE ARCHITECT:**  
ENVIRONMENTAL WORKS  
402 15TH AVENUE EAST  
SEATTLE, WA 98112  
CONTACT: **NIC MORIN**  
206-787-1392  
nmorin@eworks.org

**STRUCTURAL:**  
ANNEE STRUCTURAL ENGINEERING LLC  
1808 18TH AVENUE SOUTH  
SEATTLE, WA 98144  
CONTACT: **MIKE ANNEE**  
(206) 658-5169  
mike@anneestructural.com

**CIVIL ENGINEER:**  
HARMSEN, LLC  
125 EAST MAIN STREET, SUITE 104  
MONROE, WA 98272  
CONTACT: **DAVID HARMSEN**  
360-784-7811  
davidh@harmssenllc.com

**MECHANICAL, ELECTRICAL, PLUMBING:**  
HUNT ENGINEERING SERVICES, INC  
9560 MORAN ROAD NE  
BAINBRIDGE ISLAND, WA 98110  
CONTACT: **JOHN HUNT**  
(206) 842-6947  
JOHNHUNT@HUNTENG.COM

# GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A WEATHERTIGHT BUILDING, DETAILS AND OMISSIONS NOTWITHSTANDING. ALL DRAWING CONFLICTS OR CONDITIONS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION. IF CONFLICTS AMONG DRAWINGS SHOULD OCCUR, THE LARGER SCALE DRAWING SHALL GOVERN.
2. ALL DIMENSIONS ARE MEASURED TO FACE OF STUD, CENTERLINE OF COLUMN OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE (U.N.O.).
3. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS ON THE JOB BEFORE PROCEEDING AND SHALL REPORT ANY DISCREPANCIES TO THE PROJECT REPRESENTATIVE FOR RESOLUTION PRIOR TO PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS INDICATE UNVERIFIED DISTANCE BETWEEN EXISTING REFERENCE AND ARE APPROXIMATE.
4. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

# DEFERRED SUBMITTALS

- THE CONTRACTOR SHALL SUBMIT THE FOLLOWING PERMIT APPLICATIONS AS DEFERRED SUBMITTALS TO THE AUTHORITY HAVING JURISDICTION:
1. TRAFFIC CONSTRUCTION/TRAFFIC CONTROL PLAN
  2. ELECTRICAL & LOW VOLTAGE PERMIT
  3. FIRE SPRINKLER/SUPPRESSION SYSTEMS PERMIT
  4. FIRE ALARM/DETECTION SYSTEMS PERMIT

# PROJECT INFORMATION

**NAME OF PROJECT:**  
CEDAR AVENUE APARTMENTS

**BUILDING ADDRESS:**  
1356 CEDAR AVENUE, MARYSVILLE, WA 98270

**APPLICABLE CODES:**  
MARYSVILLE MUNICIPAL CODE (MMC)  
2018 INTERNATIONAL BUILDING CODE (IBC) WITH WA STATE AMENDMENTS  
2009 ACCESSIBILITY STANDARDS CONFORMING TO ICC/ANSI A117.1-2009  
2018 ENERGY, MECHANICAL, PLUMBING, AND ELECTRICAL CODES  
WASHINGTON STATE FIRE CODE  
2018 WASHINGTON STATE ENERGY CODE

**TAX I.D./PARCEL NUMBER:**  
30052100304200

**LEGAL DESCRIPTION:**  
SECTION 21 TOWNSHIP 30 RANGE 5 QUARTER SW ALL TH PTN SW1/4 SW1/4 OF SD SEC 21 TWP 30 R5G 5 DAF BAAP WHERE N RW LN OF MARYSVILLE AND ARLINGTON RAILWAY & E LN OF CEDAR ST EXT INT TH N ALG E LN OF CEDAR ST EXT TAP LY 724.27 FT N OF S LN OF SD SEC WHEN MEAS ALG SD E LN OF CEDAR ST EXT & TPB TH S ALG E LN OF CEDAR ST EXT 135.01 FT TO A NLY LN OF PAR DESC IN SURV REC AFN 8409245002 TH FOLLOWING COURSES & DIS ALG PAR LN IN SD SURV TH N89°44' 40E 250.17 FT TH N00°05' 20W 134.60 FT TH S89°44' 40W 16 FT TO C/L OF ARLINGTON-MARYSVILLE RR ABND TH N44°52' 08E ALG C/L OF SD RR 0.42 FT TO S LN OF SPREC AFN 200207025001 TH S89°46' 20W ALG SLY LN OF SD SP SD LN ALSO BEING P/L TO S LN OF SW1/4 SEC 21 224.47 FT TO E RW MAR OF CEDAR ST EXT ALSO BEING THE TPB PER OT ACTION SCC 19-2-02870-31 REC AFN201906200243

**PROJECT DESCRIPTION:**  
CONSTRUCTION OF NEW 3 STORY, 23100 SF, 26 UNIT APARTMENT BUILDING WITH ASSOCIATED COMMON AREAS, PARKING, OPEN SPACE, AND SITE WORK.

**LOT SIZE:** 33,271 S.F. = 0.76 ACRES

**ZONING:** R-28 MULTI-FAMILY HIGH DENSITY (MFH)

**GROSS BUILDING AREA**

Name	Area
First Floor	7420 SF
First Floor Unconditioned Space	449 SF
Second Floor	7753 SF
Third Floor	7753 SF
Total	23375 SF

**BUILDING COVERAGE:** 23.9%

**IMPERVIOUS COVERAGE:** 69.2%

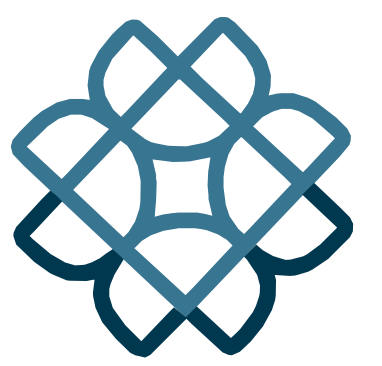
**BUILDING HEIGHT:** 40'-1"

**OCCUPANCY:** R-2

**CONSTRUCTION TYPE:** VB

# INDEX OF DRAWINGS

T1.1	COVER SHEET
T1.2	LAND USE CODE INFORMATION
T1.3	LAND USE CODE INFORMATION
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Environmental Works  
COMMUNITY DESIGN CENTER

402 15th Avenue East  
Seattle, Washington 98112  
phone: 206.329.8300  
fax: 206.329.5494



Perspective View from Southeast



Perspective View from Southwest

# LEGENDS AND SYMBOLS

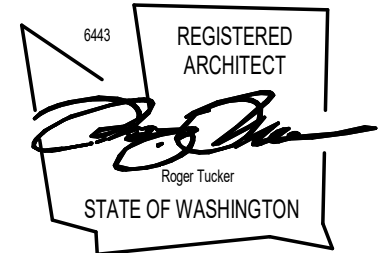
	<b>BUILDING SECTION</b>		<b>EXTERIOR ELEVATION</b>
SECTION NUMBER		ELEVATION NUMBER	
SHEET NUMBER		SHEET NUMBER	
	<b>WALL SECTION</b>		<b>INTERIOR ELEVATION</b>
SECTION NUMBER		ELEVATION NUMBER	
SHEET NUMBER		SHEET NUMBER	
	<b>CALLOUT</b>		<b>WALL TYPE</b>
FIRE CALLOUT NUMBER		TYPE NUMBER	
SHEET NUMBER			
	<b>DETAIL REFERENCE</b>		<b>DOOR NUMBER</b>
DETAIL NUMBER		TYPE NUMBER	
SHEET NUMBER			
	<b>ROOM REFERENCE</b>		<b>WINDOW TYPE</b>
ROOM NAME		TYPE NUMBER	
ROOM NUMBER			
			<b>UNIT TYPE</b>
		UNIT TYPE	
		UNIT NUMBER	
		ENLARGED PLAN LOCATION	



Vicinity Map

N.T.S.

Cedar Avenue Apartments  
1356 Cedar Avenue  
Marysville, Washington 98270

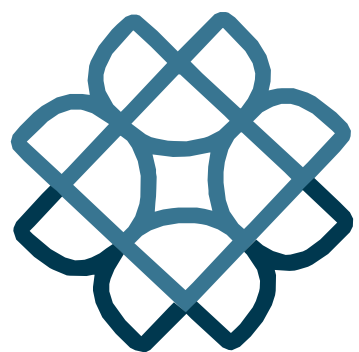


# COVER SHEET

Issuance		
Site Plan Review		
Date		
	04/30/2021	
Revisions		
#	Date	Description
1	08/13/202	Permit Revisions

Drawn By:	AKD
Checked By (P.M.):	AKD
Checked By (O.C.):	RT
Project No.	20027A





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# LAND USE CODE INFORMATION

MARYSVILLE MUNICIPAL CODE – TITLE 22C LAND USE STANDARDS

PROPERTY ADDRESS: 1356 CEDAR AVENUE

ZONING: R-28 HIGH DENSITY MULTIPLE FAMILY

## CHAPTER 22C.010 RESIDENTIAL ZONES

### 22C.010.030(7) HIGH DENSITY MULTIPLE-FAMILY (R-28)

THE R-28 ZONE IS A HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONE. THE MAJOR TYPES OF NEW HOUSING DEVELOPMENT WILL BE ATTACHED AND DETACHED SINGLE-FAMILY RESIDENTIAL, DUPLEXES, APARTMENTS AND CONDOMINIUMS. THE DENSITY IS 28 UNITS PER ACRE. THE MAXIMUM IS LIMITED TO 36 UNITS PER ACRE.

0.76 ACRE SITE X 28 UNITS/ACRE = 21 UNITS BASE DENSITY.

### 22C.090.030 PUBLIC BENEFITS AND DENSITY INCENTIVES

BENEFIT AFFORDABLE HOUSING: BENEFIT UNITS CONSISTING OF RENTAL HOUSING PERMANENTLY PRICED TO SERVE NONELDERLY LOW-INCOME HOUSEHOLDS (I.E., NO GREATER THAN 30 PERCENT OF GROSS INCOME FOR HOUSEHOLD AT OR BELOW 50 PERCENT OF SNOHOMISH COUNTY MEDIAN INCOME, ADJUSTED FOR HOUSEHOLD SIZE). A COVENANT ON THE SITE THAT SPECIFIES THE INCOME LEVEL BEING SERVED, RENT LEVELS AND REQUIREMENTS FOR REPORTING TO THE CITY SHALL BE RECORDED AT FINAL APPROVAL.

DENSITY INCENTIVE: 1.5 BONUS UNITS PER BENEFIT. PROJECTS ON SITES OF LESS THAN FIVE ACRES SHALL BE LIMITED TO 30 LOW-INCOME UNITS.

PROPOSED AFFORDABLE RENTAL UNITS WILL BE RESERVED FOR HOUSEHOLDS WITH ANNUAL INCOME THAT DOES NOT EXCEED 50% OF SNOHOMISH COUNTY MEDIAN INCOME. A COVENANT WILL BE RECORDED AS CORNERED.

PURSUING THE AFFORDABLE HOUSING DENSITY INCENTIVE:  
21 UNITS BASE DENSITY X 1.5 BONUS UNITS = 31.5 BENEFIT UNITS.  
FOR 0.76 ACRE PROJECT SITE, BENEFIT IS LIMITED TO 30 LOW-INCOME UNITS.

PER R-28 ZONE:  
0.76 ACRE SITE X MAXIMUM 36 UNITS/ACRE = MAXIMUM 27 UNITS ALLOWED.

PROPOSED PROJECT CONSISTS OF 26 DWELLING UNITS ON 0.76 ACRES, OR 34.2 UNITS PER ACRE. 4 OF THE DWELLING UNITS WILL BE AFFORDABLE PER THE BENEFIT REQUIREMENTS.

### 22C.070.030 RESIDENTIAL ZONE PRIMARY USES

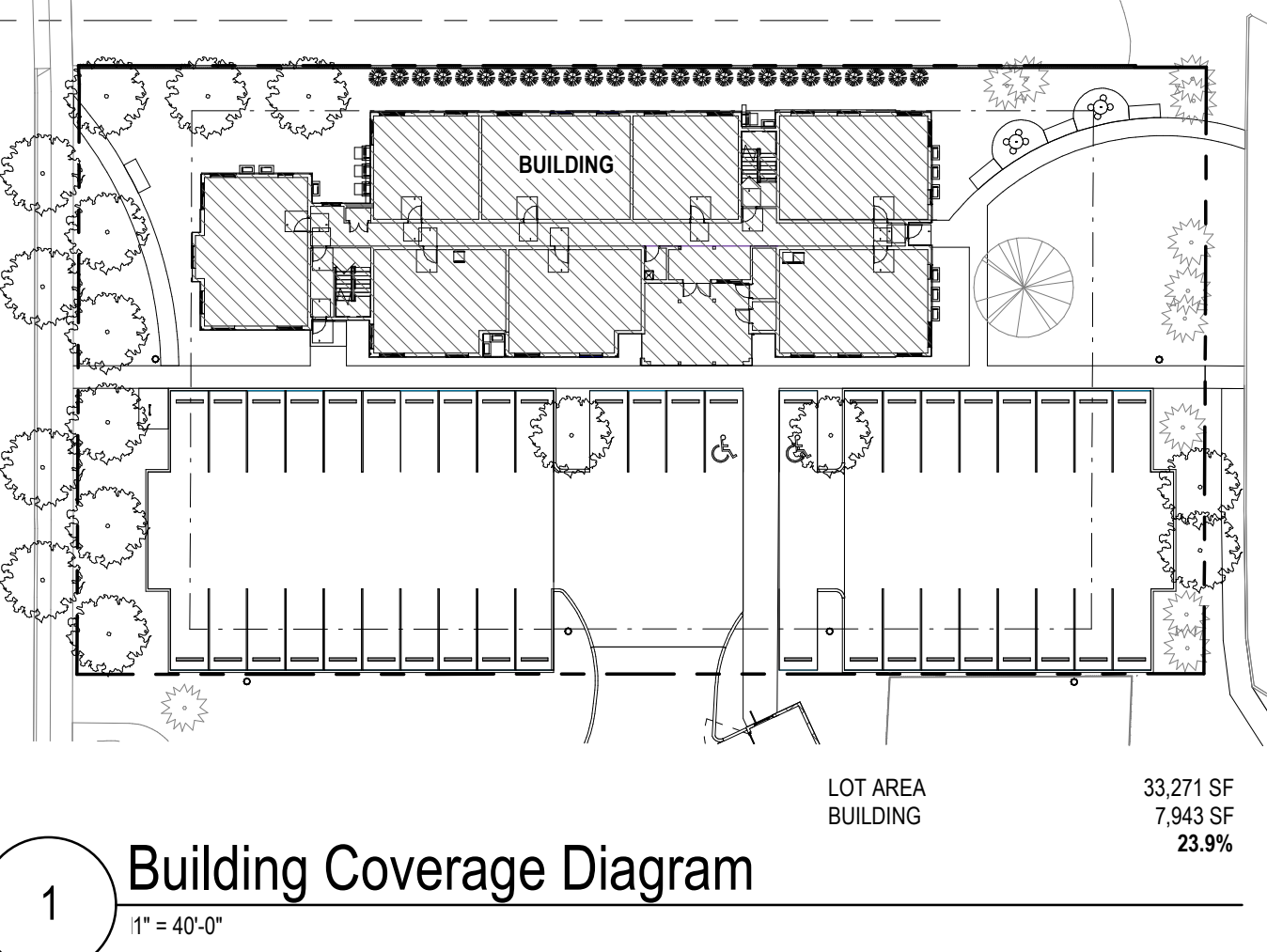
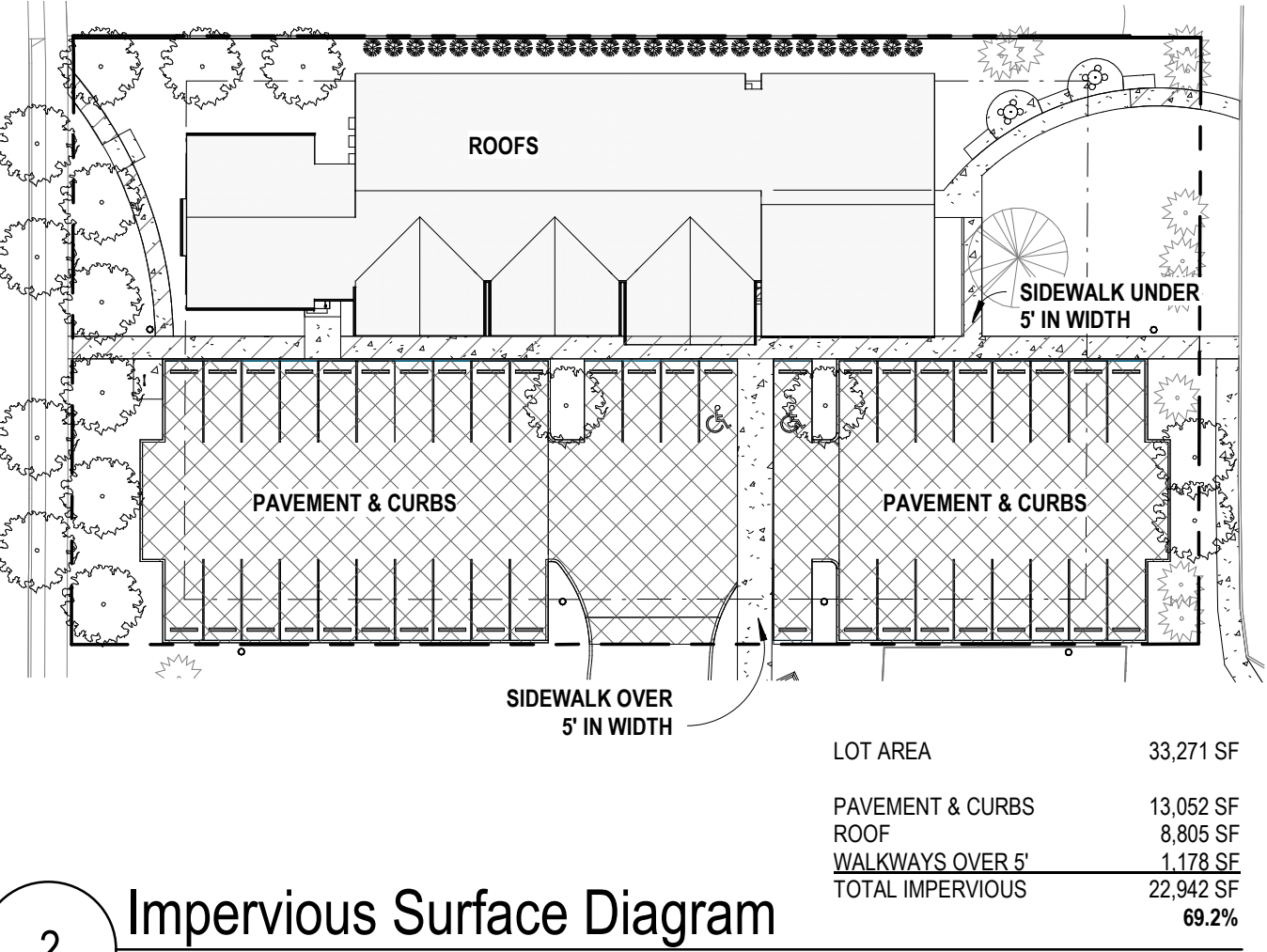
PERMITTED PRIMARY USES IN THE R-28 DISTRICT INCLUDE THE FOLLOWING:  
MULTIPLE-FAMILY DWELLING UNITS

THE PROPOSED PROJECT CONSISTS OF 26 DWELLING UNITS IN COMPLIANCE WITH ZONING

### 22C.010.080 DENSITIES AND DIMENSIONS

TABLE 2 GENERAL DENSITIES AND DIMENSION STANDARDS FOR R-28 ZONE ARE AS FOLLOWS:

	ALLOWED	PROVIDED
MINIMUM STREET SETBACK:	25 FT	25 FT (SEE A1.1)
MINIMUM SIDE YARD SETBACK:	10 FT	10 FT (SEE A1.1)
MINIMUM REAR YARD SETBACK:	25 FT	61 FT (SEE A1.1)
BASE HEIGHT:	45 FT	41 FT 2 IN (SEE A3.1)
MAXIMUM BUILDING COVERAGE:	50%	23.9% (SEE 1/T1.2)
MAXIMUM IMPERVIOUS SURFACE:	75%	69.2% (SEE 2/T1.2)
MINIMUM LOT AREA:	NONE	33,271 SF OR 0.76 ACRES
MINIMUM LOT WIDTH:	70 FT	135 FT (SEE A1.1)



### 22C.010.210 SETBACKS – PROJECTIONS ALLOWED

PROJECTIONS MAY EXTEND INTO REQUIRED SETBACKS AS FOLLOWS:

- 4. EAVES MAY NOT PROJECT MORE THAN:
  - A. TWENTY-FOUR INCHES INTO A SIDE SETBACK;
  - B. THIRTY-FOUR INCHES INTO A FRONT OR REAR SETBACK

PROPOSED SIDE YARD EAVE PROJECTION, NORTH 24 IN  
PROPOSED FRONT YARD EAVE PROJECTION, WEST 12 IN

- 5. ACCESSORY STRUCTURES SUCH AS FLAGPOLES AND LAMPPOSTS SHALL BE SET BACK A MINIMUM OF FIVE FEET FROM ALL PROPERTY LINES, PROVIDED:
  - A. THEY ARE NOT LOCATED WITHIN A UTILITY OR ACCESS EASEMENT

PROPOSED LAMPPOSTS ARE >5 FT FROM PROPERTY LINES EXCEPT 2 FIXTURES PROPOSED SOUTH OF SOUTHERN PROPERTY LINE WHICH ARE ON ADJACENT HASCO-OWNED PROPERTY.

### 22C.010.250 NONRESIDENTIAL LAND USES IN RESIDENTIAL ZONES

ALL NONRESIDENTIAL USES LOCATED IN RESIDENTIAL ZONES SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:

- 5. PARKING AREAS ARE PERMITTED WITHIN THE REQUIRED SETBACK AREA FROM PROPERTY LINES, PROVIDED SUCH PARKING AREAS ARE LOCATED OUTSIDE OF THE REQUIRED LANDSCAPE AREA.

PROPOSED PARKING AREAS ARE WITHIN THE REQUIRED SETBACK AREA FROM EAST, SOUTH, AND WEST PROPERTY LINES. SEE MMC 22C.120 FOR REQUIRED LANDSCAPE AREA INFORMATION. SEE ALSO PREAPPLICATION COMMENTS DATED SEPTEMBER 10, 2020, ALLOWING LANDSCAPED AREA ON THE ADJACENT HASCO-OWNED PARCEL.

### 22C.010.290 SITE AND BUILDING DESIGN STANDARDS

#### 2. RELATIONSHIP OF BUILDINGS TO SITE AND STREET FRONT

A. THE SITE SHALL BE ORIENTED AND DESIGNED TO CREATE AN ATTRACTIVE STREET EDGE AND ACCOMMODATE PEDESTRIAN ACCESS. THE FOLLOWING PROVISIONS APPLY:

- I. THE STREET EDGE SHALL BE DEFINED WITH BUILDINGS, LANDSCAPING OR OTHER FEATURES
- II. PRIMARY BUILDING ENTRANCE(S) SHALL FACE THE STREET UNLESS IT IS NOT FEASIBLE DUE TO PARCEL SIZE, TOPOGRAPHY, ENVIRONMENTAL CONDITIONS, OR OTHER FACTORS AS DETERMINED BY THE DIRECTOR, AND ALTERNATE DESIGN ELEMENTS ARE INCORPORATED INTO THE FACADE WHICH ENLIVEN THE STREETScape. ALTERNATIVELY, FOR MULTIFAMILY PROJECTS, BUILDING ENTRIES THAT FACE ONTO A COURTYARD WHICH IS ORIENTED TOWARDS THE STREET ARE ACCEPTABLE
- III. BUILDINGS WITH INDIVIDUAL GROUND FLOOR ENTRIES SHOULD FACE THE STREET TO THE EXTENT POSSIBLE. ALTERNATIVELY, FOR MULTIFAMILY PROJECTS, CONFIGURATIONS WHERE ENTRIES FACE ONTO A COURTYARD OR OPEN SPACE THAT IS ORIENTED TO THE STREET ARE ACCEPTABLE.
- IV. BUILDINGS SHALL PROVIDE WINDOWS THAT FACE THE STREET TO PROVIDE "EYES ON THE STREET" FOR SAFETY. TO MEET THIS REQUIREMENT, AT LEAST 15 PERCENT OF THE FACADE FACING THE STREET SHALL BE OCCUPIED BY TRANSPARENT WINDOWS OR DOORS.
- V. PROVIDE FOR A SIDEWALK AT LEAST FIVE FEET WIDE IF THERE IS NOT SPACE IN THE PUBLIC RIGHT-OF-WAY.
- VI. 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 DEVELOPMENT SHALL PROVIDE SITE DEVELOPMENT FEATURES THAT ARE VISIBLE AND PEDESTRIAN-ACCESSIBLE FROM THE STREET. THESE FEATURES COULD INCLUDE PLAZAS, OPEN SPACE AREAS, RECREATIONAL AREAS, ARCHITECTURAL FOCAL POINTS, AND ACCESS LIGHTING.

C. THE DEVELOPMENT SHALL CREATE A WELL-DEFINED STREETScape TO ALLOW FOR THE SAFE MOVEMENT OF PEDESTRIANS.

D. FOR MULTIFAMILY RESIDENCES, NO MORE THAN 50 PERCENT OF THE TOTAL PARKING SPACES MAY BE LOCATED BETWEEN THE BUILDING AND THE PRIMARY PUBLIC STREET (STREET FROM WHICH PRIMARY ACCESS IS OBTAINED) UNLESS IT IS NOT FEASIBLE DUE TO PARCEL SIZE, TOPOGRAPHY, ENVIRONMENTAL CONDITIONS, OR OTHER FACTS AS DETERMINED BY THE DIRECTOR. WHERE THE PROPERTY FRONTS ON MORE THAN ONE PUBLIC STREET, THIS PROVISION APPLIES TO ONLY ONE STREET FRONTAGE.

E. FOR MULTIFAMILY RESIDENCES, PARKING LOTS SHALL NOT BE LOCATED AT THE INTERSECTION OF PUBLIC STREETS UNLESS NO FEASIBLE ALTERNATIVE LOCATION EXISTS.

PROPOSED PROJECT INCLUDES BUILDING, LANDSCAPING, AND OPEN SPACE ADJACENT TO CEDAR AVENUE RIGHT-OF-WAY. MAIN BUILDING ENTRANCE FROM CEDAR AVENUE, BUILDING DESIGN, PEDESTRIAN SCALE LIGHTING, PLANTING, PATH, AND A BENCH ENLIVEN THE STREETScape. WEST BUILDING FACADE FACING CEDAR AVENUE IS 24% TRANSPARENT WINDOWS.

THE EXISTING 5-FOOT-WIDE SIDEWALK ALONG CEDAR AVENUE WILL BE RETAINED IN THE RIGHT-OF-WAY. BUILDING ENTRIES WILL BE CONNECTED TO CEDAR AVENUE WITH A NEW SIDEWALK, WHICH WILL BE RAISED ABOVE AND SEPARATED FROM THE PARKING LOT BY A CONCRETE CURB. THE MIDDLE SECTION OF PARKING WHERE ADA PARKING AND LOADING/UNLOADING IS LOCATED WILL BE RAISED TO THE HEIGHT OF THE CONCRETE CURB, BUT WILL BE SEPARATED FROM THE NEW SIDEWALK WITH WHEEL STOPS.

NO PROPOSED PARKING IS LOCATED BETWEEN THE BUILDING AND CEDAR AVENUE. PARKING IS ACCESSED VIA EXISTING DRIVEWAY ON SOUTHERLY ADJACENT HASCO-OWNED PROPERTY.

#### 4. LANDSCAPE AND SITE TREATMENT

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:

- I. THE LANDSCAPE PLAN SHALL DEMONSTRATE VISUAL RELIEF FROM LARGE EXPANSIONS OF PARKING AREAS.
- II. THE LANDSCAPE PLAN SHALL PROVIDE SOME PHYSICAL SEPARATION BETWEEN VEHICULAR AND PEDESTRIAN TRAFFIC.
- III. THE LANDSCAPE PLAN SHALL PROVIDE DECORATIVE LANDSCAPING AS A FOCAL SETTING FOR SIGNS, SPECIAL SITE ELEMENTS, AND/OR PEDESTRIAN AREAS.
- 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.
- V. WHERE BUILDING SITES LIMIT PLANTING, THE PLACEMENT OF TREES OR SHRUBS IN PARKWAYS OR PAVED AREAS IS ENCOURAGED.
- 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.
- VII. LANDSCAPING SHOULD BE DESIGNED TO CREATE DEFINITION BETWEEN PUBLIC AND PRIVATE SPACES.
- 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.
- 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.
- 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.
- XI. WHERE FEASIBLE, THE LANDSCAPE PLAN SHALL INTEGRATE NATURAL APPROACHES TO STORM WATER MANAGEMENT, INCLUDING FEATURED LOW IMPACT DEVELOPMENT TECHNIQUES.

LANDSCAPE IMPROVEMENTS WILL BE PROVIDED AROUND THE PERIMETER OF THE PARKING LOT WITH PARKING LOT TREES TO OFFSET THE HEAT ISLAND EFFECT AND PROVIDE SCREENING ALONG THE EAST, WEST, AND A PORTION OF THE NORTH EDGE.

A SERIES OF PATHWAYS WILL CONNECT THE BUILDING, PARKING, FRONTAGE, AND OPEN SPACE AREA, WHILE ALSO PROVIDING AN ACCESSIBLE ROUTE, DEDICATED TO PEDESTRIANS AND SEPARATE FROM VEHICULAR CIRCULATION.

LANDSCAPING WILL FRAME PEDSTRIAN AREAS AND COMPLEMENT SIGNS AND SITE ELEMENTS.

ALL PLANTINGS ADJACENT TO VEHICULAR AREAS WILL BE PROTECTED BY CURBS, AND WHEELSTOPS. OUTDOOR SERVICE YARDS WILL BE SCREENED WITH FENCING AND/OR PLANTINGS.

LANDSCAPING WILL HELP PROVIDE DEFINITION BETWEEN PUBLIC AND PRIVATE SPACE.

THE PLANT PALETTE FOR THIS PROJECT WILL PROVIDE SEASONAL VARIETY OF COLOR, BLOOMS AND TEXTURES.

PLANTINGS WILL BE COMPATIBLE WITH THE LARGER HOUSING DEVELOPMENT TO PROVIDE CONSISTENCY ACROSS THE CAMPUS WHILE COMPLEMENTING THE PUBLIC FRONTAGE.

THE LANDSCAPE PLAN WILL HELP PROVIDE LEGIBLE DEFINITION BETWEEN THE PARKING, PATHS, AND OPEN SPACES.

STORMWATER MANAGEMENT WILL BE ACCOMPLISHED USING LOW IMPACT DEVELOPMENT TECHNIQUES.

### 22C.010.290 SITE AND BUILDING DESIGN STANDARDS, (CONTINUED)

#### 4. LANDSCAPE AND SITE TREATMENT, (CONTINUED)

B. STREET LANDSCAPING: WHERE THE SITE PLAN INCLUDES STREETScape PLANTINGS, THE FOLLOWING GUIDELINES APPLY:

- I. SIDEWALKS AND PATHWAYS SHOULD BE SEPARATED FROM THE ROADWAY BY PLANTING STRIPS WITH STREET TREES WHEREVER POSSIBLE.
- 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.
- III. STREET TREES PLACED IN TREE GRATES MAY BE MORE DESIRABLE THAN PLANTING STRIPS IN KEY PEDESTRIAN AREAS.

IV. USE OF TREES AND OTHER PLANTINGS WITH SPECIAL QUALITIES (E.G., SPRING FLOWERS AND/OR GOOD FALL COLOR) ARE STRONGLY ENCOURAGED TO ENLIVEN THE STREET.

THE EXISTING 5-FOOT-WIDE SIDEWALK THAT WILL REMAIN DEFINES A 3-FOOT-WIDE PLANTING STRIP TO BACK OF CURB. STREET TREES AND AT-GRADE PLANTINGS WILL BE PLANTED IN THE PLANTING STRIP.

STREET TREES IN TREE GRATES ARE NOT PRACTICAL OR COMPATIBLE WITH THE CONTEXT OF THIS SITE.

THE TREE PALETTE WILL BE COMPATIBLE WITH THE REST OF THE EXISTING CAMPUS AND PROVIDE FALL COLOR AND SPRING FLOWERS, WHEREVER FEASIBLE.

C. EXTERIOR LIGHTING SHALL BE PART OF THE ARCHITECTURAL CONCEPT. NEW DEVELOPMENTS SHALL PROVIDE A LIGHTING SITE PLAN WHICH IDENTIFIES LIGHTING 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 LIGHT 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 CANDLES (FC) ADJACENT TO BUSINESS PROPERTIES, AND 0.05 FOOT CANDLES 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.

PROPOSED LIGHTING ILLUMINATES PEDESTRIAN AREAS AND PARKING LOT AT THE REQUIRED LEVELS WITH PEDESTRIAN-SCALE FIXTURES. FUNCTIONALITY LIGHTING IS BOTH FUNCTIONAL AND ACCENTS THE BUILDING FACADE. SEE E-1 AND E-2 SITE LIGHTING PLANS.

#### 5. SITE DESIGN UTILIZING CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

DEVELOPMENT THAT IS SUBJECT TO THIS SECTION SHALL INCORPORATE THE FOLLOWING CPTED STRATEGIES INTO BUILDING DESIGN AND SITE LAYOUT:

- A. ACCESS CONTROL: GUIDANCE OF PEOPLE COMING AND GOING FROM A BUILDING OR SITE BY PLACEMENT OF REAL AND PERCEIVED BARRIERS. PROVISION OF NATURAL ACCESS CONTROL LIMITS ACCESS AND INCREASES NATURAL SURVEILLANCE TO RESTRICT CRIMINAL INTRUSION, ESPECIALLY INTO AREAS THAT ARE NOT READILY OBSERVABLE.
- B. SURVEILLANCE: PLACEMENT OF FEATURES, USES, ACTIVITIES, AND PEOPLE TO MAXIMIZE VISIBILITY. PROVISION OF NATURAL SURVEILLANCE HELPS TO CREATE ENVIRONMENTS WHERE THERE IS PLenty OF OPPORTUNITY FOR PEOPLE ENGAGED IN THEIR NORMAL BEHAVIOR TO OBSERVE THE SPACE AROUND THEM.
- C. TERRITORIALITY/OWNERSHIP: DELINEATION OF PRIVATE SPACE FROM SEMI-PUBLIC AND PUBLIC SPACES THAT CREATES A SENSE OF OWNERSHIP. TECHNIQUES THAT REDUCE THE PERCEPTION OF AREAS AS "OWNERLESS" AND, THEREFORE, AVAILABLE FOR UNDESIRABLE USES.

NATURAL ACCESS CONTROL IS PROVIDED BY THE PROPOSED NEW SIDEWALK CONNECTING THE RIGHT-OF-WAY TO THE BUILDING AND STREET TREES THAT DELINEATE SEMI-PUBLIC OPEN SPACE WEST OF THE BUILDING. COMMON BUILDING ENTRANCES PROVIDE SECURE ACCESS FOR TENANTS. GROUND FLOOR WINDOWS ON ALL SIDES OF BUILDING MAXIMIZE VISIBILITY AND NATURAL SURVEILLANCE. SEMI-PUBLIC OPEN SPACE EAST OF THE BUILDING CAN BE SHARED BETWEEN AND IS VISIBLE FROM THE PROPOSED BUILDING AND EXISTING BUILDINGS ON THE EASTERLY ADJACENT HASCO-OWNED PROPERTY. THE PLANT PALETTE WILL BE RESPONSIVE TO SIGHT LINES WHILE PROVIDING DEFINITION BETWEEN PUBLIC AND PRIVATE PROPERTY. ALL PLANTINGS DIRECTLY ADJACENT TO PEDESTRIAN PATHS WILL HAVE A MAXIMUM MATURE HEIGHT OF 36 INCHES.

#### 6. BUILDING DESIGN – HUMAN-SCALE STANDARDS

THE HUMAN-SCALE STANDARDS ARE INTENDED TO ENCOURAGE THE USE OF BUILDING COMPONENTS THAT RELATE TO THE SIZE OF THE HUMAN BODY, AND TO ADD VISUAL INTEREST TO BUILDINGS. A MINIMUM OF THREE OF THE FOLLOWING HUMAN-SCALE BUILDING ELEMENTS SHALL BE INCORPORATED INTO THE NEW DEVELOPMENT:

- C. AT LEAST 150 SQUARE FEET OF PEDESTRIAN-ORIENTED SPACE FOR EACH 100 LINEAL FEET OF BUILDING FACADE BUILDING SOUTH FACADE IS 162'-6" LONG X 150 SF / 100 LF FACADE = 244 SF REQUIRED. PROPOSED MAIN ENTRY PORCH IS 333 SF OF PEDESTRIAN-ORIENTED SPACE.
- D. FIRST FLOOR INDIVIDUAL WINDOWS, GENERALLY LESS THAN 32 SQUARE FEET PER PANE AND SEPARATED FROM THE WINDOWS BY AT LEAST A SIX-INCH MOLDING. FIRST FLOOR INDIVIDUAL WINDOWS ARE PROVIDED.
- E. A PORCH OR COVERED ENTRY  
A LARGE COVERED PORCH IS PROVIDED AT THE MAIN BUILDING ENTRANCE. TWO OTHER BUILDING ENTRIES ARE COVERED WITH CANOPIES.
- F. SPATIALLY DEFINING BUILDING ELEMENTS, SUCH AS A TRELIS, OVERHANG, CANOPY, OR OTHER ELEMENT, THAT DEFINES SPACE THAT CAN BE OCCUPIED BY PEOPLE.  
OVERHANG AT PORCH ENTRY DEFINES SPACE THAT CAN BE OCCUPIED BY PEOPLE.
- I. LANDSCAPING COMPONENTS THAT MEET THE INTENT OF THESE STANDARDS  
TREES WILL BE SELECTED TO PROVIDE A HUMAN SCALE AROUND THE BUILDING AND PARKING LOT. SHRUB AND GROUND COVER PLANTINGS WILL PROVIDE A SENSE OF PROSPECT/REFUGE FOR GATHERING AREAS AND ACCENTUATE PEDESTRIAN ROUTES AND BUILDING ENTRANCES.

#### 7. BUILDING DESIGN – ARCHITECTURAL SCALE

THE ARCHITECTURAL SCALE STANDARDS ARE INTENDED TO ENCOURAGE COMPATIBILITY OF STRUCTURES WITH NEARBY STRUCTURES, TO HELP THE BUILDING FIT IN WITH ITS CONTEXT, AND TO ADD VISUAL INTEREST TO BUILDINGS.

A. VERTICAL FACADE MODULATION: ALL NEW RESIDENTIAL BUILDINGS SHALL PROVIDE MODULATION (MEASURED AND PROPORTIONED INFLEXION OR SETBACK IN A BUILDING'S FACADE) ON FACADES FACING A STREET, COMMON OPEN SPACE, PUBLIC AREA, OR COMMON PARKING AREA.

B. FACADE ARTICULATION: ALL NEW RESIDENTIAL BUILDINGS SHALL INCLUDE TWO OF THE FOLLOWING ARTICULATION FEATURES AT INTERVALS OF NO MORE THAN 30 FEET ALONG ALL FACADE FACING A STREET, COMMON OPEN SPACE, PUBLIC AREA, AND COMMON PARKING AREAS.

C. ROOFLINE MODULATION: ROOFLINE MODULATION CAN BE USED IN ORDER TO ARTICULATE THE STRUCTURE:

I.B. BUILDINGS WITH PITCHED ROOFS MUST INCLUDE A MINIMUM SLOPE OF 5:12 AND FEATURE MODULATED ROOFLINE COMPONENTS AT THE INTERVAL REQUIRED PER THE APPLICABLE STANDARD ABOVE.

VERTICAL FACADE MODULATION AND FACADE ARTICULATION ARE REQUIRED ON WEST, SOUTH, AND EAST FACADES. EACH FACADE IS OVER 30 FEET HIGH AND HAS VERTICAL MODULATION, REPEATING DISTINCTIVE WINDOW PATTERNS, HORIZONTAL MODULATION, CHANGE OF BUILDING MATERIALS AND/OR ARTICULATION OF THE BUILDING'S TOP, MIDDLE, AND BOTTOM. SEE A3.1 AND A3.2 ELEVATIONS.

FACADE	LENGTH REQUIRED	MOD. DEPTH	MOD. WIDTH	MATERIAL CHANGE OR ROOF MODULATION
PROVIDED				
WEST	34'-0"	2'-0"	10'-11"	MATERIAL CHANGE
EAST	54'-0"	3'-0"	6'-0"	MATERIAL CHANGE
SOUTH	162'-6"	5'-0" TO 12'-0"	6'-0"	ROOF MODULATION

### 22C.010.290 SITE AND BUILDING DESIGN STANDARDS, (CONTINUED)

#### 8. BUILDING DESIGN – ENTRANCES

THE INTENT OF THE BUILDING ENTRANCES STANDARDS IS TO ENSURE THAT BUILDINGS ARE INVITING AND ACCESSIBLE, AND TO ENCOURAGE PEDESTRIAN ACTIVITY. THE PRINCIPAL BUILDING ENTRANCES OF ALL BUILDINGS SHALL FEATURE THE FOLLOWING IMPROVEMENTS:

A. A DISTINCT ENTRY FEATURE THAT PROVIDES WEATHER COVER THAT IS AT LEAST THREE FEET DEEP MUST BE PROVIDED FOR THE PRIMARY ENTRANCE(S) TO RESIDENTIAL UNITS.

ALL BUILDING ENTRANCES HAVE A WEATHER COVER AT LEAST 3 FEET DEEP.

#### 9. BUILDING DESIGN – DETAILS

THE BUILDING DESIGN DETAILS STANDARDS ARE INTENDED TO ENSURE THAT BUILDINGS HAVE DESIGN INTEREST AT ALL OBSERVABLE DISTANCES AND TO ENHANCE THE ARCHITECTURE OF MULTIFAMILY BUILDINGS. MULTIFAMILY BUILDING FACADES SHALL INCORPORATE FOUR ARCHITECTURAL DETAILS

A. DECORATIVE PORCH DESIGN WITH DISTINCT DESIGN AND USE OF MATERIALS  
PORCH AT MAIN ENTRANCE IS DISTINCTLY HIGHLIGHTED WITH COLOR.

B. DECORATIVE TREATMENT OF WINDOWS AND DOORS SUCH AS DECORATIVE MOLDING/FRAMING DETAILS AROUND ALL GROUND FLOOR WINDOWS AND DOORS, BAY WINDOWS, DECORATIVE GLAZING, OR DOOR DESIGNS AND/OR UNIQUE WINDOW DESIGNS  
ALL WINDOWS ARE FRAMED WITH 4" NOMINAL TRIM.

F. DECORATIVE BUILDING MATERIALS THAT ADD VISUAL INTEREST.  
MAIN EXTERIOR CLADDING MATERIALS INCLUDE LAP SIDING AND BOARD AND BATTEN CONFIGURATIONS WITH BELLY ACCENT TRIM AT SIDING TRANSITIONS AND BUILDING CORNERS.

G. DECORATIVE ROOFLINE DESIGN, INCLUDING MULTIPLE GABLES AND/OR DORMERS OR OTHER DESIGN THAT ADDS DISTINCT VISUAL INTEREST.  
ROOF DESIGN INCLUDES MULTIPLE GABLES.

10. WINDOW DESIGN FOR RESIDENTIAL USES.  
BUILDING FACADES SHALL EMPLOY TECHNIQUES TO RECESS OR PROJECT INDIVIDUAL WINDOWS ABOVE THE GROUND FLOOR AT LEAST TWO INCHES FROM THE FACADE, OR INCORPORATE WINDOW TRIM AT LEAST FOUR INCHES IN WIDTH THAT FEATURES COLOR THAT CONTRASTS WITH THE BASE BUILDING COLOR.

ALL WINDOWS ARE FRAMED WITH 4" NOMINAL TRIM IN A CONTRASTING COLOR.

#### 11. 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.

BUILDING EXTERIORS FEATURE HIGH-QUALITY, DURABLE PAINTED FIBER CEMENT CLADDING MAINLY IN LAP SIDING AND BOARD AND BATTEN CONFIGURATIONS. NO PROHIBITED MATERIALS ARE USED.

#### 12. BLANK WALLS

A. A WALL (INCLUDING BUILDING FACADES AND OTHER EXTERIOR BUILDING WALLS, RETAINING WALLS, AND FENCES) IS DEFINED AS A BLANK WALL IF:  
I. A GROUND FLOOR WALL OR PORTION OF A GROUND FLOOR WALL OVER FOUR FEET IN HEIGHT HAS A HORIZONTAL LENGTH GREATER THAN 15 FEET AND DOES NOT INCLUDE A TRANSPARENT WINDOW OR DOOR; OR  
II. ANY PORTION OF A GROUND FLOOR WALL HAVING A SURFACE AREA OF 400 SQUARE FEET OR GREATER DOES NOT INCLUDE A TRANSPARENT WINDOW OR DOOR

PROPOSED PROJECT DOES NOT INCLUDE ANY BLANK WALLS.

#### 22C.010.300 MULTIPLE-FAMILY – VEHICULAR ACCESS AND PARKING LOCATION

3. WHEN COMMON PARKING FACILITIES FOR ATTACHED DWELLINGS AND GROUP RESIDENCES EXCEED 30 SPACES, NO MORE THAN 50 PERCENT OF THE REQUIRED PARKING SHALL BE PERMITTED BETWEEN THE STREET PROPERTY LINE AND ANY BUILDING, EXCEPT WHEN AUTHORIZED BY THE PLANNING DIRECTOR DUE TO PHYSICAL SITE LIMITATIONS.

NO PARKING PROPOSED BETWEEN STREET PROPERTY LINE AND BUILDING.

#### 22C.010.320 OPEN SPACE AND RECREATION SPACE REQUIRED

MULTIFAMILY RESIDENTIAL USES SHALL PROVIDE OPEN SPACE EQUIVALENT TO AT LEAST 20 PERCENT OF THE BUILDING'S GROSS FLOOR AREA. THE REQUIRED AREA MAY BE SATISFIED WITH ONE OR MORE OF THE ELEMENTS LISTED BELOW:

23,375 SF GROSS FLOOR AREA X 20% = 4,675 SF OPEN SPACE REQUIRED  
OPEN SPACE PROVIDED = 5370 SF

1. COMMON OPEN SPACE ACCESSIBLE TO ALL RESIDENTS SHALL COUNT FOR UP TO 100 PERCENT OF THE REQUIRED OPEN SPACE. THIS INCLUDES LANDSCAPED COURTYARDS OR DECKS, GARDENS WITH PATHWAYS, CHILDREN'S PLAY AREAS, OR OTHER MULTIPURPOSE RECREATIONAL AND/OR GREEN SPACES. SPECIAL REQUIREMENTS AND RECOMMENDATIONS FOR COMMON SPACES INCLUDE THE FOLLOWING:

- A. SPACE SHALL BE LARGE ENOUGH TO PROVIDE FUNCTIONAL LEISURE OR RECREATIONAL ACTIVITY AREA PER THE DIRECTOR. FOR EXAMPLE, LONG NARROW SPACES LESS THAN 20 FEET WIDE RARELY, IF EVER, CAN FUNCTION AS USABLE COMMON OPEN SPACE.
- B. CONSIDER SPACE AS A FOCAL POINT OF DEVELOPMENT.
- C. OPEN SPACE, PARTICULARLY CHILDREN'S PLAY AREAS, SHALL BE VISIBLE FROM DWELLING UNITS AND POSITIONED NEAR PEDESTRIAN ACTIVITY.
- D. SPACE SHALL FEATURE PATHS, PLANTINGS, SEATING, LIGHTING AND OTHER PEDESTRIAN AMENITIES TO MAKE THE AREA MORE FUNCTIONAL AND ENJOYABLE.
- E. INDIVIDUAL ENTRIES SHALL BE PROVIDED ONTO COMMON OPEN SPACE FROM ADJACENT GROUND FLOOR RESIDENTIAL UNITS. SMALL, SEMI-PRIVATE OPEN SPACES FOR ADJACENT GROUND FLOOR UNITS THAT MAINTAIN VISUAL ACCESS TO THE COMMON AREA ARE STRONGLY ENCOURAGED TO ENLIVEN THE SPACE.
- F. SEPARATE COMMON SPACE FROM GROUND FLOOR WINDOWS, STREETS, SERVICE AREAS AND PARKING LOTS WITH LANDSCAPING AND/OR LOW-LEVEL FENCING, WHERE DESIRABLE.
- G. SPACE SHALL BE ORIENTED TO RECEIVE SUNLIGHT, FACING EAST, WEST, OR (PREFERABLY) SOUTH, WHEN POSSIBLE.
- H. REQUIRED SETBACKS, LANDSCAPING, DRIVEWAYS, PARKING, OR OTHER VEHICULAR USE AREAS SHALL NOT BE COUNTED TOWARD THE COMMON OPEN SPACE REQUIREMENT.
- I. ROOFTOPS OR ROOFTOP DECKS SHALL NOT BE CONSIDERED AS COMMON OPEN SPACE FOR THE PURPOSE OF CALCULATING MINIMUM OPEN SPACE AREA, PROVIDED, THAT THE DIRECTOR MAY CONSIDER ROOFTOPS OR ROOFTOP DECKS AS COMMON OPEN SPACE WHERE USABLE OPEN SPACE AMENITIES ARE PROVIDED AND AVAILABLE TO ALL RESIDENTS.
- J. OUTDOOR OPEN SPACE SHALL NOT INCLUDE AREAS DEVOTED TO PARKING OR VEHICULAR ACCESS.

PROPOSED OPEN SPACE IS LOCATED FOR THE CONVENIENCE OF RESIDENTS, IS WITHIN VIEW OF THE BUILDING, AND WILL SUPPORT CONNECTIVITY TO THE REST OF THE HOUSING DEVELOPMENT.

OPEN SPACE INCLUDES PATHS, PLANTINGS, SEATING, AND LIGHTING.

OPEN SPACE WILL BE LOCATED CLOSE TO THE EAST ENTRANCE TO THE BUILDING.

LANDSCAPE PLANTINGS WILL PROVIDE SEPARATION AND SCREENING BETWEEN THE GROUND FLOOR UNITS AND COMMON SPACES, PARKING, SERVICE AREAS, AND PUBLIC FRONTAGE.

# LAND USE CODE INFORMATION (CONTINUED)

## MARYSVILLE MUNICIPAL CODE – TITLE 22C LAND USE STANDARDS (CONTINUED)

### CHAPTER 22C.010 RESIDENTIAL ZONES (CONTINUED)

#### 22C.010.370 STORAGE SPACE AND COLLECTION POINTS FOR RECYCLABLES (CONTINUED)

4. THE COLLECTION POINTS SHALL BE DESIGNED AS FOLLOWS:

- D. A SIX-FOOT WALL OR FENCE SHALL ENCLOSE ANY OUTDOOR COLLECTION POINT.
- E. ENCLOSURES FOR OUTDOOR COLLECTION POINTS AND BUILDINGS USED PRIMARILY TO CONTAIN A COLLECTION POINT SHALL HAVE GATE OPENINGS AT LEAST 12 FEET WIDE FOR HAULERS. IN ADDITION, THE GATE OPENING FOR ANY BUILDING OR OTHER ROOFED STRUCTURE USED PRIMARILY AS A COLLECTION POINT SHALL HAVE A VERTICAL CLEARANCE OF AT LEAST 12 FEET.
- F. WEATHER PROTECTION OF RECYCLABLES SHALL BE ENSURED BY USING WEATHER-PROOF CONTAINERS OR BY PROVIDING A ROOF OVER THE STORAGE AREA.

26 DWELLING UNITS X 1.5 SF PER UNIT = 39 SF RECYCLABLES STORAGE REQUIRED

**PROPOSED 40 SF OF RECYCLABLES STORAGE (8-YARD WEATHER-PROOF CONTAINER) PROVIDED IN OUTDOOR ENCLOSURE LOCATED 94 FEET AWAY FROM MAIN BUILDING ENTRANCE ON AN ACCESSIBLE PATHWAY. SEE A1 SITE PLAN.**

#### 22C.010.380 SIGNS

3. HEIGHT:  
A.II. ACCESS STREETS. SIDE LOT LINE: SIX FEET.

**PROPOSED PROJECT WILL REPLACE EXISTING FENCE ALONG NORTH SIDE LOT LINE WITH A NEW 6-FOOT-TALL SOLID WOOD FENCE.**

#### 22C.010.420 PARKING AND LOADING

THE STANDARDS PERTAINING TO THE REQUIRED NUMBER OF AUTO PARKING SPACES, BICYCLE PARKING SPACES, PARKING LOT PLACEMENT, PARKING LOT SETBACKS AND INTERNAL PARKING LOT PEDESTRIAN CONNECTIONS ARE STATED IN CHAPTER 22C.130 MMC, PARKING AND LOADING.

#### 22C.010.430 SIGNS

THE SIGN STANDARDS ARE STATED IN CHAPTER 22C.160 MMC, SIGNS.

#### 22C.010.440 LANDSCAPING AND SCREENING

THE LANDSCAPING AND SCREENING STANDARDS ARE STATED IN CHAPTER 22C.120 MMC, LANDSCAPING AND SCREENING.

### CHAPTER 22C.120 LANDSCAPING AND SCREENING

#### 22C.120.040 IRRIGATION REQUIREMENT

ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OR A READILY AVAILABLE WATER SUPPLY WITH AT LEAST ONE OUTLET LOCATED WITHIN 50 FEET OF ALL PLANT MATERIAL.

**AN IRRIGATION SYSTEM OR A READILY AVAILABLE WATER SUPPLY WITH AT LEAST 1 OUTLET LOCATED WITHIN 50' OF ALL PLANT MATERIAL WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.**

#### 22C.120.050 WATER CONSERVATION STANDARDS

1. WATER CONSERVATION STANDARDS:

C. PLANT SELECTION AND USE LIMITATION.

II. PLANTS SELECTED IN ALL AREAS NOT IDENTIFIED FOR TURF OR HIGH-WATER-USE PLANTINGS SHALL BE WELL SUITED TO THE CLIMATE, SOILS, AND TOPOGRAPHIC CONDITIONS OF THE SITE, AND SHALL BE LOW-WATER-USE PLANTS ONCE ESTABLISHED.

III. PLANTS HAVING SIMILAR WATER USE SHALL BE GROUPED TOGETHER IN DISTINCT HYDROZONES AND SHALL BE IRRIGATED WITH SEPARATE IRRIGATION CIRCUITS.

D. NEWLY LANDSCAPED AREAS SHOULD HAVE SOILS AMENDED WITH EITHER FOUR INCHES OF APPROPRIATE ORGANIC MATERIAL WITH THE FIRST TWO-INCH LAYER TILLED INTO EXISTING SOILS, OR AS CALLED FOR IN A SOIL AMENDMENT PLAN FOR THE LANDSCAPE.

E. NEWLY LANDSCAPED AREAS, EXCEPT TURF, SHOULD BE COVERED AND MAINTAINED WITH AT LEAST TWO INCHES OF ORGANIC MULCH TO MINIMIZE EVAPORATION.

G. RETENTION OF EXISTING TREES AND ASSOCIATED UNDERSTORY VEGETATION IS ENCOURAGED TO REDUCE IMPACTS TO THE STORM WATER SYSTEM AND TO REDUCE WATER USE.

2. WATER EFFICIENT LANDSCAPE (XERISCAPE) STANDARDS.

A. AS AN ALTERNATIVE TO TRADITIONAL LANDSCAPING, THE CITY ENCOURAGES THE USE OF XERISCAPE PRACTICES, WHICH MINIMIZE THE NEED FOR WATERING OR IRRIGATION. XERISCAPE PRINCIPLES CAN BE SUMMARIZED AS FOLLOWS:

- I. USING PLANTS WITH LOW MOISTURE REQUIREMENTS;
- II. SELECTING PLANTS FOR SPECIFIC SITE MICROCLIMATES THAT VARY ACCORDING TO SLOPE, ASPECT, SOIL, AND EXPOSURE TO SUN AND MOISTURE;
- III. USING NATIVE, NONINVASIVE, ADAPTED PLANT SPECIES;
- IV. MINIMIZING THE AMOUNT OF IRRIGATED TURF;
- V. PLANTING AND DESIGNING SLOPES TO MINIMIZE STORM WATER RUNOFF;
- VI. USE OF SEPARATE IRRIGATION ZONES ADJUSTED TO PLANT WATER REQUIREMENTS AND USE OF DRIP OR TRICKLE IRRIGATION SYSTEMS;
- VII. USING MULCH IN PLANTED AREAS TO CONTROL WEEDS, COOL THE SOIL AND REDUCE EVAPORATION; AND
- VIII. EMPHASIZING SOIL IMPROVEMENT, SUCH AS DEEP TILLING, ADDING ORGANIC MATTER AND OTHER AMENDMENTS BASED ON SOIL TESTS.

B. APPROPRIATE PLANT SPECIES. TREES AND PLANTS USED IN XERISCAPE PLANTINGS PURSUANT TO THIS SECTION SHALL:

- I. BE APPROPRIATE FOR THE ECOLOGICAL SETTING IN WHICH THEY ARE TO BE PLANTED;
- II. HAVE NONINVASIVE GROWTH HABITS;
- III. ENCOURAGE LOW MAINTENANCE AND SUSTAINABLE LANDSCAPE DESIGN;
- IV. BE COMMERCIALY AVAILABLE;
- V. NOT BE PLANT MATERIAL THAT WAS COLLECTED IN THE WILD; AND
- VI. BE CONSISTENT WITH THE PURPOSE AND INTENT OF THIS SECTION.

C. NATIVE VEGETATION. WITHIN XERISCAPE AREAS, A MINIMUM OF 50 PERCENT NATIVE PLANTS SHALL BE USED.

D. PROHIBITED SPECIES. THE CITY SHALL MAINTAIN A LIST OF PROHIBITED SPECIES, WHICH ARE INVASIVE OR NOXIOUS, WHERE SUCH SPECIES ALREADY EXIST, THEIR REMOVAL SHALL BE A CONDITION OF DEVELOPMENT APPROVAL.

E. ADDITIONAL PLANTING STANDARDS.

I. FOR XERISCAPE AREAS, SOIL SAMPLES SHALL BE ANALYZED TO DETERMINE WHAT SOIL CONDITIONING OR SOIL AMENDMENTS SHOULD BE USED AT THE TIME OF PLANTING. SOIL CONDITIONING MEASURES SHALL BE ADEQUATE FOR THE PLANT SPECIES SELECTED.

II. TREES, SHRUBS, PERENNIALS, PERENNIAL GRASSES AND GROUND COVERS SHALL BE LOCATED AND SPACED TO ACCOMMODATE THEIR MATURE SIZE ON THE SITE.

F. PLANT REPLACEMENT. THE DEVELOPER SHALL MAINTAIN XERISCAPE PLANTINGS FOR A TWO-YEAR PERIOD FROM THE DATE OF PLANTING. WITHIN THE TWO-YEAR PERIOD, THE DEVELOPER SHALL REPLACE OR OTHERWISE GUARANTEE ANY FAILED PLANTINGS.

I. DEAD OR DYING TREES OR SHRUBS SHALL BE REPLACED, AND

II. PLANTINGS OR PERENNIALS, PERENNIAL GRASSES OR GROUND COVERS SHALL BE REPLANTED TO MAINTAIN A MAXIMUM 20 PERCENT MORTALITY RATE FROM THE DATE OF PLANTING.

#### 22C.120.050 WATER CONSERVATION STANDARDS (CONTINUED)

3. STORM WATER. APPLICANTS ARE ENCOURAGED TO INCORPORATE LANDSCAPING INTO THE ON-SITE STORM WATER TREATMENT SYSTEM TO THE GREATEST EXTENT PRACTICABLE.

**DRIP IRRIGATION AND LOW-FLOW (MP ROTATOR) SPRAY HEADS WILL BE USED TO THE MAXIMUM EXTENT FEASIBLE. PLANTS WILL BE SELECTED FOR DROUGHT TOLERANCE AND NATIVE/ADAPTIVE CHARACTERISTICS. PLANTS SELECTED IN ALL AREAS NOT IDENTIFIED FOR TURF OR HIGH-WATER-USE PLANTINGS SHALL BE WELL SUITED TO THE CLIMATE, SOILS, AND TOPOGRAPHIC CONDITIONS OF THE SITE, AND SHALL BE LOW-WATER-USE PLANTS ONCE ESTABLISHED. PLANTS WITH COMPATIBLE WATER NEEDS WILL BE PLACED TOGETHER IN HYDROZONES WITH IRRIGATION ZONES DESIGNED TO SUPPORT THIS. NEWLY LANDSCAPED AREAS, EXCEPT TURF, SHOULD BE COVERED AND MAINTAINED WITH AT LEAST TWO INCHES OF ORGANIC MULCH TO MINIMIZE EVAPORATION. EXISTING TREES AND UNDERSTORY WILL BE RETAINED, TO THE MAXIMUM EXTENT FEASIBLE. XERISCAPE PRACTICES WILL BE IMPLEMENTED TO MAXIMUM EXTENT FEASIBLE AND WITHOUT SACRIFICING A SENSE OF COHESION WITH THE EXISTING HOUSING DEVELOPMENT.**

#### 22C.120.110 DESCRIPTIONS OF SCREENS AND LANDSCAPING TYPES

THE FOLLOWING BASIC TYPES OF LANDSCAPING ARE HEREBY ESTABLISHED AND ARE USED AS THE BASIS FOR REQUIREMENTS SET FORTH IN TABLE 1 IN MMC 22C.120.120.

L1 – OPAQUE SCREEN. A SCREEN THAT IS OPAQUE FROM THE GROUND TO A HEIGHT OF AT LEAST SIX FEET, WITH INTERMITTENT VISUAL OBSTRUCTIONS FROM THE OPAQUE PORTION TO A HEIGHT OF AT LEAST 20 FEET. AN OPAQUE SCREEN IS INTENDED TO EXCLUDE ALL VISUAL CONTACT BETWEEN USES AND TO CREATE A STRONG IMPRESSION OF SPATIAL SEPARATION. THE OPAQUE SCREEN MAY BE COMPOSED OF A WALL, FENCE, LANDSCAPED EARTH BERM, PLANTED VEGETATION, OR EXISTING VEGETATION. COMPLIANCE OF PLANTED VEGETATIVE SCREENS OR NATURAL VEGETATION WILL BE JUDGED ON THE BASIS ON THE AVERAGE MATURE HEIGHT AND DENSITY OF FOLIAGE OF THE SUBJECT SPECIES, OR FIELD OBSERVATION OF EXISTING VEGETATION. THE OPAQUE PORTION OF THE SCREEN MUST BE OPAQUE IN ALL SEASONS OF THE YEAR. AT MATURITY, THE PORTION OF INTERMITTENT VISUAL OBSTRUCTIONS SHOULD NOT CONTAIN ANY COMPLETELY UNOBSTRUCTED OPENINGS MORE THAN 10 FEET WIDE. THE PORTION OF INTERMITTENT VISUAL OBSTRUCTIONS MAY CONTAIN DECIDUOUS PLANTS. SUGGESTED PLANTING PATTERNS THAT WILL ACHIEVE THIS STANDARD ARE INCLUDED IN ADMINISTRATIVE GUIDELINES PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.

L3 – BROKEN SCREEN. A SCREEN COMPOSED OF INTERMITTENT VISUAL OBSTRUCTIONS FROM THE GROUND TO A HEIGHT OF AT LEAST 20 FEET. THE BROKEN SCREEN IS INTENDED TO CREATE THE IMPRESSION OF A SEPARATION OF SPACES WITHOUT NECESSARILY ELIMINATING VISUAL CONTACT BETWEEN THE SPACES. IT MAY BE COMPOSED OF A WALL, FENCE, LANDSCAPED EARTH BERM, PLANTED VEGETATION, OR EXISTING VEGETATION. COMPLIANCE OF PLANTED VEGETATIVE SCREENS OR NATURAL VEGETATION WILL BE JUDGED ON THE BASIS OF THE AVERAGE MATURE HEIGHT AND DENSITY OF FOLIAGE OF THE SUBJECT SPECIES, OR FIELD OBSERVATION OF EXISTING VEGETATION. THE SCREEN MAY CONTAIN DECIDUOUS PLANTS. SUGGESTED PLANTING PATTERNS WHICH WILL ACHIEVE THIS STANDARD ARE INCLUDED IN ADMINISTRATIVE GUIDELINES PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.

#### 22C.120.120 REQUIRED LANDSCAPE BUFFERS

OUTSIDE STORAGE OR WASTE AREA OR ABOVE GROUND UTILITY BOXES – 5 FEET, L1 AND SCREENING AND IMPACT ABATEMENT SHALL BE PROVIDED IN ACCORDANCE WITH MMC 22C.120.160

**OUTSIDE WASTE AREA WILL HAVE A 5 FT WIDE, L1 VISUAL SCREEN AND A SIGHT-OBSCURING FENCE, AND WILL NOT BE LOCATED WITHIN FIVE FEET OF A STREET LOT LINE.**

#### 22C.120.130 LANDSCAPING REQUIREMENTS FOR PARKING AND OUTDOOR DISPLAY AREAS

1. PARKING AREAS OR OUTDOOR STORAGE AREAS FRONTING ON A STREET RIGHT-OF-WAY SHALL PROVIDE A LANDSCAPED BUFFER, IN ACCORDANCE WITH MMC 22C.120.120, TABLE 1, ALONG THE ENTIRE STREET FRONTAGE EXCEPT FOR DRIVEWAYS; PROVIDED, THAT THE PLANTINGS SHALL NOT OBSTRUCT THE SIGHT DISTANCE AT STREET INTERSECTIONS.

2. ADDITIONAL PLANTINGS MAY BE PLACED ON STREET RIGHTS-OF-WAY BEHIND THE SIDEWALK LINE IF THE PROPERTY OWNER PROVIDES THE CITY WITH A WRITTEN RELEASE OF LIABILITY FOR DAMAGES WHICH MAY BE INCURRED TO THE PLANTING AREA FROM ANY PUBLIC USE OR RIGHT-OF-WAY.

3. PLANTED AREAS NEXT TO PEDESTRIAN WALKWAYS AND SIDEWALKS SHALL BE MAINTAINED OR PLANT MATERIAL CHOSEN TO MAINTAIN A CLEAR ZONE BETWEEN THREE AND EIGHT FEET FROM GROUND LEVEL.

4. LANDSCAPE PLANT MATERIAL SIZE, VARIETY, COLOR AND TEXTURE WITHIN PARKING LOTS SHOULD BE INTEGRATED WITH THE OVERALL SITE LANDSCAPE DESIGN.

5. TEN PERCENT OF THE PARKING AREA, IN ADDITION TO THE REQUIRED BUFFERS ABOVE, SHALL BE LANDSCAPED WITH TYPE L4 LANDSCAPING; PROVIDED, THAT:

- A. NO PARKING STALL SHALL BE LOCATED MORE THAN 45 FEET FROM A LANDSCAPED AREA;
- B. ALL LANDSCAPING MUST BE LOCATED BETWEEN PARKING STALLS, BETWEEN ROWS OF STALLS, OR AT THE END OF PARKING COLUMNS. THE USE OF STRIPS OR ISLANDS AS BIORETENTION SWALES OR CELLS IS ENCOURAGED, SUBJECT TO APPROVAL BY THE CITY ENGINEER. NO LANDSCAPING WHICH OCCURS BETWEEN THE PARKING LOT AND A BUILDING OR RECREATION AREA SHALL BE CONSIDERED IN THE SATISFACTION OF THESE REQUIREMENTS;
- C. ALL INDIVIDUAL PLANTING AREAS WITHIN PARKING LOTS SHALL BE PLANTED WITH AT LEAST ONE TREE, BE A MINIMUM OF FIVE FEET IN WIDTH AND 120 SQUARE FEET IN SIZE, AND, IN ADDITION TO THE REQUIRED TREES, SHALL BE PLANTED WITH A LIVING GROUND COVER;
- D. PARKING LOTS CONTAINING LESS THAN 20 PARKING SPACES NEED PROVIDE ONLY PERIMETER SCREENING TO SATISFY THE 10 PERCENT AREA REQUIREMENTS;
- E. ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICLE DAMAGE BY A SIX-INCH PROTECTIVE CURBING. WHEEL STOPS MAY BE SUBSTITUTED WHEN REQUIRED TO ALLOW STORM WATER TO PASS;
- F. A MINIMUM TWO-FOOT SETBACK SHALL BE PROVIDED FOR ALL TREES AND SHRUBS WHERE VEHICLES OVERHANG INTO PLANTED AREAS;
- G. THE LANDSCAPING REQUIREMENTS OF THIS SECTION MAY BE MODIFIED IF A DEVELOPMENT IS LOCATED IN AN AREA WHERE A SPECIAL STREETScape PLAN HAS BEEN APPROVED BY THE CITY. (ORD. 2852 § 10 (EXH. A), 2011).

**PARKING AREA WILL BE BUFFERED FROM CEDAR AVE. WITH A 15 FT., L3 BUFFER.**

#### 22C.120.140 STREET TREE REQUIREMENTS

1. PURPOSE. TO PROVIDE CONSISTENT STREET FRONTAGE CHARACTER WITHIN THE STREET RIGHT-OF-WAY. THE STREET TREE STANDARDS ALSO MAINTAIN AND ADD TO MARYSVILLE'S TREE CANOPY AND ENHANCE THE OVERALL APPEARANCE OF COMMERCIAL AND NEIGHBORHOOD DEVELOPMENT. TREES ARE AN INTEGRAL ASPECT OF THE MARYSVILLE LANDSCAPE AND ADD TO THE LIVABILITY OF MARYSVILLE. THEY PROVIDE AESTHETIC AND ECONOMIC VALUE TO PROPERTY OWNERS AND THE COMMUNITY.

2. STREET TREE IMPLEMENTATION.

- A. STREET TREES ARE REQUIRED ALONG ALL CITY STREETS AND ACCESS EASEMENTS.
- B. STREET TREES SHALL BE PLANTED BETWEEN THE CURB AND THE WALKING PATH OF THE SIDEWALK. EITHER FIVE-FOOT BY FIVE-FOOT PITS WITH TREE GRATES OR A CONTINUOUS PLANTING STRIP WITH GROUND COVER THAT IS AT LEAST FIVE FEET WIDE MAY BE USED. WHERE PLANTING STRIPS ARE NOT INCORPORATED INTO THE STREET DESIGN, STREET TREES SHALL BE LOCATED BEHIND THE SIDEWALK.
- C. SPECIES OF STREET TREES SHALL BE SELECTED FROM THE LIST OF APPROPRIATE STREET TREES OUTLINED IN THE ADMINISTRATIVE LANDSCAPING GUIDELINES, PREPARED BY THE COMMUNITY DEVELOPMENT DIRECTOR. SPECIES OF STREET TREES NOT OUTLINED IN THE ADMINISTRATIVE LANDSCAPING GUIDELINES SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
- D. STREET TREES SHALL MEET THE MOST RECENT ANSI STANDARDS FOR A ONE-AND-ONE-HALF-INCH CALIPER TREE AT THE TIME OF PLANTING AND SHALL BE SPACED IN ORDER TO PROVIDE A CONTINUOUS CANOPY COVERAGE WITHIN 10 YEARS OF PLANTING.
- E. STREET TREE PLANTINGS SHALL CONSIDER THE LOCATION OF EXISTING UTILITIES, LIGHTING AND EXISTING AND PROPOSED SIGNS.
- F. IF OVERHEAD POWER LINES ARE PRESENT, STREET TREES SHALL BE LIMITED TO A MATURE HEIGHT OF 25 FEET TO AVOID CONFLICT WITH UTILITY LINES AND MAINTENANCE CREWS.

**STREET TREES WILL BE PLANTED WITHIN THE EXISTING 3-FOOT-WIDE PLANTING STRIP ALONG CEDAR AVENUE. THEY WILL REACH A MAXIMUM MATURE HEIGHT OF 25 FEET. TREE SPECIES WILL BE SELECTED FROM THE STREET TREE LIST IN THE ADMINISTRATIVE LANDSCAPING GUIDELINES. STREET SPECIES SHALL MEASURE ONE-AND-ONE-HALF-INCH CALIPER AT THE TIME OF PLANTING AND SHALL BE SPACED AT 25' ON CENTER TO PROVIDE A CONTINUOUS CANOPY COVERAGE WITHIN 10 YEARS OF PLANTING. STREET TREES ARE PROPOSED IN LOCATIONS THAT AVOID CONFLICTS WITH UTILITIES, LIGHTING, SIGNS, AND OVERHEAD LINES.**

#### 22C.120.140 STREET TREE REQUIREMENTS

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- C. SPECIES OF STREET TREES SHALL BE SELECTED FROM THE LIST OF APPROPRIATE STREET TREES OUTLINED IN THE ADMINISTRATIVE LANDSCAPING GUIDELINES, PREPARED BY THE COMMUNITY DEVELOPMENT DIRECTOR. SPECIES OF STREET TREES NOT OUTLINED IN THE ADMINISTRATIVE LANDSCAPING GUIDELINES SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
- D. STREET TREES SHALL MEET THE MOST RECENT ANSI STANDARDS FOR A ONE-AND-ONE-HALF-INCH CALIPER TREE AT THE TIME OF PLANTING AND SHALL BE SPACED IN ORDER TO PROVIDE A CONTINUOUS CANOPY COVERAGE WITHIN 10 YEARS OF PLANTING.
- E. STREET TREE PLANTINGS SHALL CONSIDER THE LOCATION OF EXISTING UTILITIES, LIGHTING AND EXISTING AND PROPOSED SIGNS.
- F. IF OVERHEAD POWER LINES ARE PRESENT, STREET TREES SHALL BE LIMITED TO A MATURE HEIGHT OF 25 FEET TO AVOID CONFLICT WITH UTILITY LINES AND MAINTENANCE CREWS.

**STREET TREES WILL BE PLANTED WITHIN THE EXISTING 3-FOOT-WIDE PLANTING STRIP ALONG CEDAR AVENUE. THEY WILL REACH A MAXIMUM MATURE HEIGHT OF 25 FEET. TREE SPECIES WILL BE SELECTED FROM THE STREET TREE LIST IN THE ADMINISTRATIVE LANDSCAPING GUIDELINES. STREET SPECIES SHALL MEASURE ONE-AND-ONE-HALF-INCH CALIPER AT THE TIME OF PLANTING AND SHALL BE SPACED AT 25' ON CENTER TO PROVIDE A CONTINUOUS CANOPY COVERAGE WITHIN 10 YEARS OF PLANTING. STREET TREES ARE PROPOSED IN LOCATIONS THAT AVOID CONFLICTS WITH UTILITIES, LIGHTING, SIGNS, AND OVERHEAD LINES.**

#### 22C.120.160 SCREENING AND IMPACT ABATEMENT

SCREENING AND IMPACT ABATEMENT IS REQUIRED WHERE NECESSARY TO REDUCE THE IMPACT OF SERVICE, STORAGE, LOADING AND TRASH AREAS.

1. ALL GARBAGE COLLECTION, DUMPSTERS, RECYCLING AREAS, LOADING AND OUTDOOR STORAGE OR ACTIVITY AREAS (INCLUDING BUT NOT LIMITED TO AREAS USED TO STORE RAW MATERIALS, FINISHED AND PARTIALLY FINISHED PRODUCTS AND WASTES) SHALL BE SCREENED FROM VIEW OF PERSONS ON ADJACENT PROPERTIES AND PROPERTIES THAT ARE LOCATED ACROSS A STREET OR ALLEY. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING TECHNIQUES OR THEIR EQUIVALENT:

- A. A FIVE-FOOT-WIDE L1 VISUAL SCREEN;
- B. A SIX-FOOT-HIGH SOLID MASONRY WALL OR SIGHT-OBSCURING FENCE FIVE FEET INSIDE THE PROPERTY LINE WITH AN L2 BUFFER BETWEEN THE FENCE AND THE PROPERTY LINE; AND
- C. STORAGE AREAS ARE NOT ALLOWED WITHIN 15 FEET OF A STREET LOT LINE.

**THE TRASH AREA WILL BE SURROUNDED ON THREE SIDES BY A EIGHT INCH WIDE, SIX FOOT TALL CMU WALL, AND THE WALL WILL BE SCREENED WITH AN L1 SCREEN OF PLANTING. EXISTING FENCING ALSO ENTIRELY SCREENS THE TRASH ENCLOSURE FROM VIEWS FROM THE SOUTH PROPERTY.**

#### 22C.120.170 LANDSCAPING – SOIL AMENDMENT

ALL LANDSCAPED AND LAWN AREAS, EXCEPT AREAS WITHIN THE DRIPLINE OF PRESERVED TREES, SHALL BE AMENDED PER BMP 15.15, POST CONSTRUCTION SOIL QUALITY AND DEPTH, IN VOLUME V OF THE WASHINGTON DEPARTMENT OF ECOLOGY 2012 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, AS MAY BE AMENDED HEREAFTER. DEEPER SOIL AMENDMENT WILL PROVIDE IMPROVED GROWING MEDIUM AND INCREASED WATER HOLDING CAPACITY.

**SOIL AMENDMENT REQUIREMENT PER 22C.120.170 WILL BE MET.**

### CHAPTER 22C.130 PARKING AND LOADING

#### 22C.130.030 MINIMUM REQUIRED PARKING SPACES

2A. THE MINIMUM NUMBER OF PARKING SPACES FOR ALL ZONES AND USE CATEGORIES IS STATED IN TABLE 1.

LAND USE	MINIMUM REQUIRED SPACES	
MULTIPLE-FAMILY DWELLINGS, ONE BEDROOM	1.5 PER DWELLING UNIT	
MULTIPLE-FAMILY DWELLINGS, TWO OR MORE BEDROOMS	1.75 PER DWELLING UNIT	
UNIT TYPE	QUANTITY	REQUIRED SPACES
1-BR	14	21
2-BR	12	21
TOTAL REQUIRED	42	
TOTAL PROVIDED	42 OR 36*	

\*A1.1 SITE PLAN SHOWS 42 SPACES AS REQUIRED, HOWEVER, THE TRAFFIC ANALYSIS DATED MAY 4, 2021, BY GIBSON TRAFFIC CONSULTANTS INDICATES THAT 30 PARKING SPACES WOULD MEET PROPOSED PROJECT DEMAND, A REDUCTION OF 12 SPACES FROM CODE REQUIREMENT. THE PROJECT REQUESTS A REDUCTION OF 6 SPACES FROM THE CODE REQUIREMENT (PROVIDE 36 SPACES INSTEAD OF 42 SPACES) FOR THE JURISDICTION'S CONSIDERATION.

#### 22C.130.050 DEVELOPMENT STANDARDS

3. ILLUMINATION. PARKING LOT ILLUMINATION SHALL BE PROVIDED FOR ALL PARKING LOTS CONTAINING 15 OR MORE PARKING SPACES, AND SHALL COMPLY WITH THE FOLLOWING DESIGN STANDARDS:

- I. PARKING LOT LIGHTING FIXTURES SHALL BE FULL CUT-OFF, DARK SKY RATED AND MOUNTED NO MORE THAN 25 FEET ABOVE THE GROUND, WITH LOWER FIXTURES PREFERABLE SO AS TO MAINTAIN A HUMAN SCALE;
- II. ALL FIXTURES OVER 15 FEET IN HEIGHT SHALL BE FITTED WITH A FULL CUT-OFF SHIELD;
- III. PEDESTRIAN SCALE LIGHTING (LIGHT FIXTURES NO TALLER THAN 15 FEET) IS ENCOURAGED IN AREAS OF PEDESTRIAN ACTIVITY. LIGHTING SHALL ENABLE PEDESTRIANS TO IDENTIFY A FACE 45 FEET AWAY IN ORDER TO PROMOTE SAFETY;
- IV. PARKING LOT LIGHTING SHALL BE DESIGNED TO PROVIDE SECURITY LIGHTING TO ALL PARKING SPACES;
- V. LIGHTING SHALL BE SHIELDED IN A MANNER THAT DOES NOT DISTURB RESIDENTIAL USES OR POSE A HAZARD TO PASSING TRAFFIC. LIGHTING SHOULD NOT BE PERMITTED TO TRESPASS ONTO ADJACENT PRIVATE PARCELS NOR SHALL LIGHT SOURCE (LUMINAIRE) BE VISIBLE AT THE PROPERTY LINE.

**PROPOSED PARKING LOT LIGHTING IS NO MORE THAN 25 FT ABOVE GROUND WITH 15 FT AS STANDARD HEIGHT. THE POINT BY POINT CALCULATIONS INDICATE HIGH ANGLE CUT-OFF LIGHTING TO LIMIT LIGHT TRESPASS ON NEIGHBORING PROPERTY. SEE E-1 AND E-2 SITE LIGHTING PLANS.**

#### 5.B. PARKING SPACE AND AISLE DIMENSIONS

I. PARKING SPACES AND AISLES MUST MEET THE MINIMUM DIMENSIONS CONTAINED IN TABLE 2: MINIMUM PARKING SPACE AND AISLE DIMENSIONS.

ANGLE	WIDTH	CURB LENGTH	PROVIDED ADA	VAN
0	8 FEET	21 FEET	40	1 1

2-WAY AISLE WIDTH REQUIRED = 22 FEET  
PROPOSED AISLES ARE 26 FEET WIDE.

#### ACCESSIBLE PARKING (PER 2018 IBC TABLE 1106.1)

2 ACCESSIBLE SPACES REQUIRED  
2 ACCESSIBLE SPACES PROVIDED (ONE OF WHICH IS A VAN STALL)

#### ACCESSIBLE PARKING (PER 2018 IBC SEC 1106.2)

AT LEAST ONE ACCESSIBLE SPACE SHALL BE PROVIDED FOR EACH ACCESSIBLE DWELLING UNIT  
PROPOSED ACCESSIBLE DWELLING UNITS: 2  
ACCESSIBLE SPACES PROVIDED: 2

#### VAN ACCESSIBLE PARKING (PER 2018 IBC SEC 1106.3)

1 VAN ACCESSIBLE SPACE REQUIRED PER EVERY 6 ACCESSIBLE SPACES  
1 VAN ACCESSIBLE SPACE PROVIDED

#### ELECTRIC VEHICLE CHARGING INFRASTRUCTURE (PER 2018 IBC WA AMENDMENT SEC 429)

WHERE PARKING IS PROVIDED, FIVE PERCENT OF SPACES SHALL BE PROVIDED WITH ELECTRIC VEHICLE CHARGING INFRASTRUCTURE.  
ONE ACCESSIBLE PARKING SPACE SHALL BE SERVED BY ELECTRIC VEHICLE CHARGING INFRASTRUCTURE.

**PROJECT IS PROVIDING 42 PARKING SPACES. THREE (3) SPACES, INCLUDING ONE (1) ACCESSIBLE SPACE WILL BE PROVIDED WITH ELECTRIC VEHICLE CHARGING INFRASTRUCTURE COMPLYING WITH SEC 429.4 SERVICE CAPACITY, SPACE FOR FUTURE METERS, AND SPACE FOR FUTURE PANELS. RACEWAYS WILL BE STUBBED OUT TO TERMINATE AT PARKING SPACES DESIGNATED ON THE SITE PLAN, SHEET A1.1.**

II. TURNING RADIUS. THE MINIMUM ALLOWABLE INSIDE VEHICLE TURNING RADIUS IN PARKING AND DRIVEWAY AREAS SHALL BE 20 FEET UNLESS FIRE OR SOLID WASTE APPARATUS ACCESS IS NECESSARY, IN WHICH CASE THE MINIMUM INSIDE RADIUS SHALL BE 30.5 FEET AND THE OUTSIDE RADIUS SHALL BE 46 FEET OR AS REQUIRED BY THE FIRE DISTRICT OR SOLID WASTE DIVISION.

**PROPOSED MINIMUM INSIDE RADIUS IS 30.5 FT AND OUTSIDE RADIUS IS 46 FT.**

III. ON DEAD-END AISLES, AISLES SHALL EXTEND FIVE FEET BEYOND THE LAST STALL TO PROVIDE ADEQUATE TURNAROUND.

#### 22C.130.060 BICYCLE PARKING

1. REQUIRED BICYCLE PARKING. BICYCLE PARKING FACILITIES SHALL BE PROVIDED FOR ANY NEW USE WHICH REQUIRES 20 OR MORE AUTOMOBILE PARKING SPACES.

A. THE NUMBER OF REQUIRED BICYCLE PARKING SPACES SHALL BE FIVE PERCENT OF THE NUMBER OF REQUIRED OFF-STREET AUTO PARKING SPACES.

42 REQUIRED AUTO PARKING SPACES X 5% = 2 SPACES REQUIRED.  
2 BICYCLE PARKING SPACES PROVIDED.

3. BICYCLE PARKING STANDARDS.

C. A BICYCLE PARKING SPACE SHALL BE AT LEAST SIX FEET LONG AND TWO FEET WIDE WITH AN OVERHEAD CLEARANCE OF AT LEAST SEVEN FEET, AND COMPLY WITH THE SPACING PROVISIONS DEPICTED IN FIGURE 5. AN ACCESS AISLE OF AT LEAST FOUR FEET WIDE SHALL BE PROVIDED AND MAINTAINED BESIDE OR BETWEEN EACH ROW OF BICYCLE PARKING.

D. THE LOCATION OF THE RACK AND SUBSEQUENT PARKING SHALL NOT INTERFERE WITH PEDESTRIAN PASSAGE, LEAVING A CLEAR AREA OF AT LEAST 36 INCHES BETWEEN BICYCLES AND OTHER EXISTING AND POTENTIAL OBSTRUCTIONS.

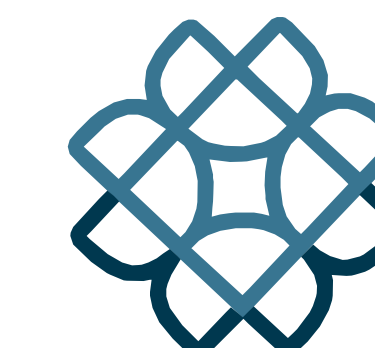
### CHAPTER 22C.160 SIGNS

#### 22C.160.150 DEVELOPMENT STANDARDS – RESIDENTIAL ZONES

1. THE TOTAL COMBINED AREA OF ALL NONEXEMPT SIGNS ON ANY LOT IN A RESIDENTIAL ZONE SHALL NOT EXCEED NINE SQUARE FEET.

2. ALL DWELLING UNITS IN RESIDENTIAL DISTRICTS SHALL DISPLAY HOUSE NUMBERS READABLE FROM THE STREET.

**PROPOSED ADDRESS NUMBERS ARE LOCATED ON WEST AND SOUTH BUILDING FACADES. SEE A3.1 AND A3.2 ELEVATIONS.**

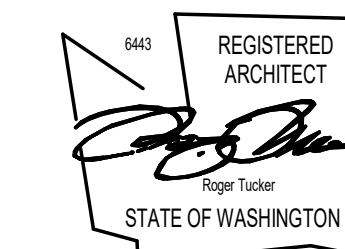


Environmental Works  
COMMUNITY DESIGN CENTER

402 15th Avenue East  
Seattle, Washington 98112  
phone: 206.329.8300  
fax: 206.329.5494

### Cedar Avenue Apartments

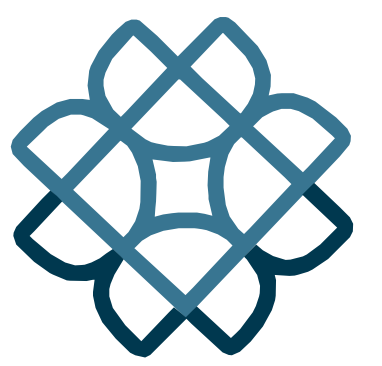
1356 Cedar Avenue  
Marysville, Washington 98270



### LAND USE CODE INFORMATION

Issuance
Site Plan Review
Date
04/30/2021
Revisions
# Date Description

Drawn By:
AKD, DH
Checked By (P.M.):
AKD
Checked By (O.C.):
RT, NM
Project No.
20027A



Environmental Works  
COMMUNITY DESIGN CENTER

402 15th Avenue East  
Seattle, Washington 98112  
phone: 206.329.8300  
fax: 206.329.5494

**UNIT COUNT**

1 BEDROOM 14 QTY.  
2 BEDROOM 12 QTY.  
TOTAL UNITS 26 QTY.

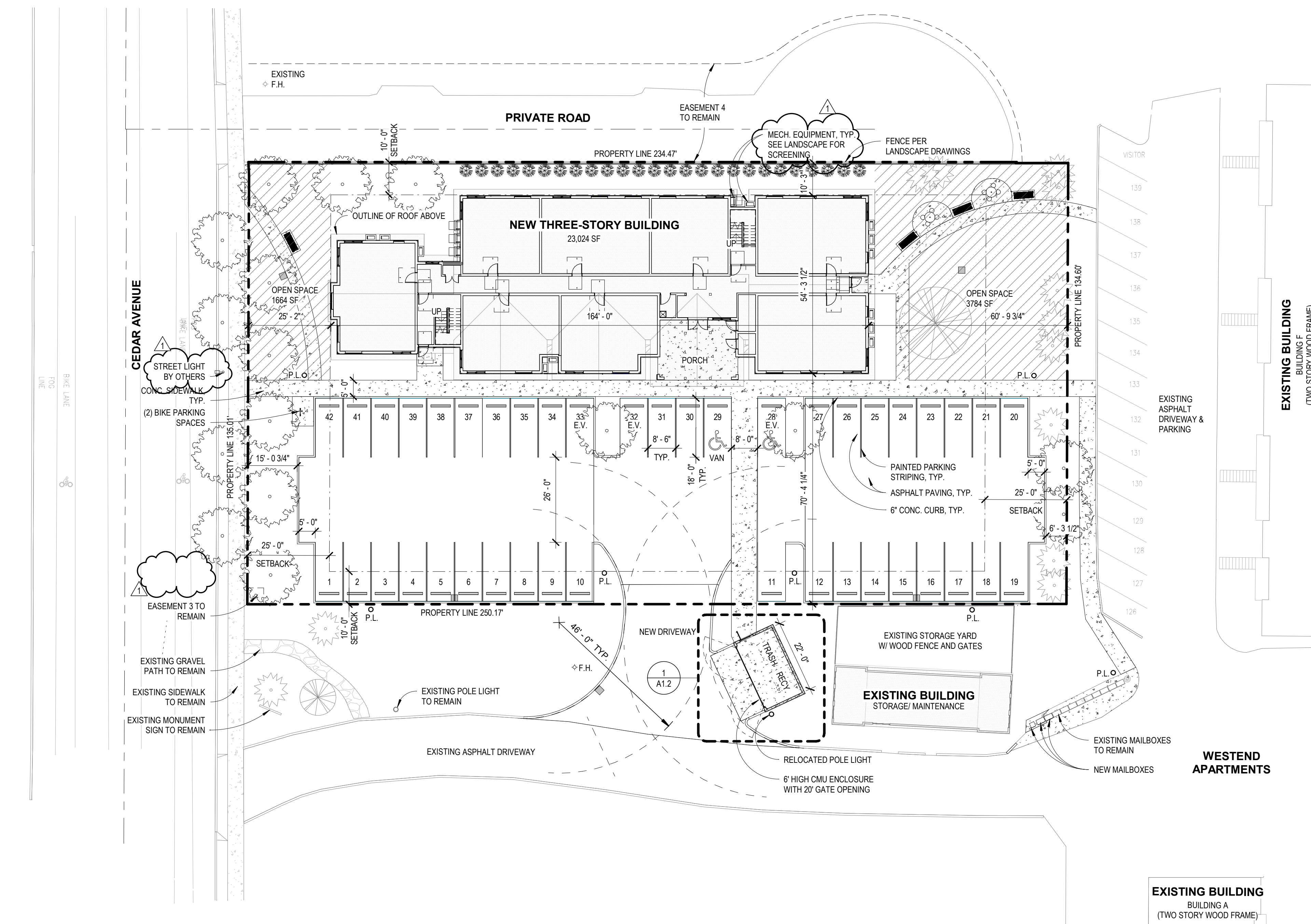
**RESTRICTIONS**

SEE SURVEY FOR FULL EASEMENT DESCRIPTIONS.

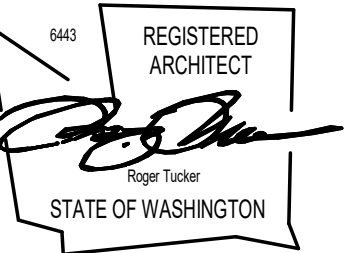
EASEMENT 1 IS NOW ABANDONED.  
EASEMENT 2 DOES NOT AFFECT PROPERTY.  
EASEMENT 3 TO REMAIN.  
EASEMENT 4 TO REMAIN.

**LEGEND**

- PROPERTY LINE
- STREET CENTERLINE
- SETBACK LINE
- ROOF OVERHANG
- EASEMENT
- /// OPEN SPACE
- ◇ F.H. FIRE HYDRANT
- P.L. POLE LIGHT
- CATCH BASIN / YARD DRAIN
- 12 PARKING STALL NUMBERING
- E.V. 'E.V.' INDICATES ELECTRIC VEHICLE CHARGING INFRASTRUCTURE



**Cedar Avenue Apartments**  
1356 Cedar Avenue  
Marysville, Washington 98270



**SITE PLAN**

#	Date	Description
1	08/13/2021	Permit Revisions

Issuance:  
Site Plan Review  
Date:  
04/30/2021  
Revisions:  
Drawn By: AD  
Checked By (P.M.): AKD  
Checked By (O.C.): RT  
Project No.: 20027A

**1 SITE PLAN**  
1" = 20'-0"