

August 12, 2022

City of Marysville
Attention: Chris Holland, Planning Manager
80 Columbia Avenue
Marysville, WA 98270

Re: **Marysville Corporate Center**
Preliminary Binding Site Plan – PA22004
Project Number 2200444.00

Dear Chris:

In response to your plan review checklist dated April 28, 2022, we have addressed the items below, with our responses following your comments.

1. *Include File Number PA22004 on all future site, civil construction, landscape and lighting plan submittals.*

Response: The file number will be included in all future plans submitted to the City.

2. *Is the ditch located along the northern property boundary a regulated critical area? Please have wetland resources verify. The ditch is considered a Water of US and a permit would be required from the Corps for any disturbance of the ditch.*

Response: Wetland Resources verified the ditch located along the northern property boundary is located off site and is not a regulated critical area per City of Marysville.

3. *An unsigned DRAFT Geotechnical Report was submitted with the BSP application. Section 1.0 of the DRAFT Geotechnical Report contemplated permeable pavement, however, in review of the preliminary civil plans, permeable pavement does not appear to be proposed. A Final Geotechnical Report shall be required to be submitted, prior to civil construction plan approval.*

Response: A signed copy of the geotechnical report is included.

4. *The preliminary BSP submitted is essentially a Final BSP. A preliminary BSP shall be required to be submitted, which includes the following information, as outlined in MMC 22G.100.090(3):*

a. *See MMC 22G.100.090(3)(a) – (o) for all elements required to be depicted on the preliminary BSP. Most are included in the “Final BSP” submitted but will also need to be included on the preliminary BSP.*

Response: The preliminary BSP has been revised to show Phase I as part of the initial phase, and future phases are greyed out.

b. *Cover sheet should show entire boundary of site, including phasing lines.*

Response: The coversheet reflects the entire boundary of the site and phasing lines.

c. *Subsequent sheets shall be drawn in a reviewable scale (i.e. 1" = 20', 1" = 30', 1" = 40' or 1" = 50'), pursuant to MMC 22G.100.090(3)(b).*

Response: Per email correspondence with you on July 15, 2022 subsequent sheets are acceptable at a scale of 1' = 100'.



- d. *Phase 1, including all lots and tracts for all phases, shall be drawn with dark solid lines. With the recording of Phase 1 all lots will be created, however, individual site plan review will be required for development of subsequent phases.*

Response: As shown on sheet 4 or 6, Phase I is a draft solid line and future phases are shown as a greyed out line. We understand future phases will require individual site plan review.

- e. *The interior layout of Phases 2 & 3 shall be drawn in light colored shadow print.*

Response: Noted, Phases 2 and 3 are drawn in a light-colored shadow print.

- f. *An existing conditions sheet will need to be provided, which depicts all encumbrances outlined in Schedule B of the Title Report prepared by Chicago Title Insurance Company, dated February 24, 2022. If the encumbrances cannot be depicted they shall be referenced.*

Response: An existing conditions sheet has been added to the preliminary BSP; see sheets 2 and 3 or 8.

- g. *Provide a "ZONING COMPLIANCE" section demonstrating compliance with the LI bulk & dimensional standards outlined in MMC 22C.020.080(2)*

Response: Sheet 2 of 6 provides zoning compliance.

- h. *Provide a "PARKING COMPLIANCE" section demonstrating compliance with:*

- i. *Minimum required parking spaces outlined in MMC 22C.130.030 Table 1.*
- ii. *Provide carpool parking locations and calculations in accordance with MMC 22C.130.030(3).*
- iii. *Provide a detail of the required carpool parking signage. Signs must be posted indicating these spaces are reserved for carpool use before 9:00 a.m. on weekdays.*
- iv. *Minimum parking space and aisle dimensions outlined in MMC 22C.130.050 Table 2.*
- v. *Depict actual turning radii proposed, in accordance with MMC 22C.130.050(5)(b)(ii).*
- vi. *Provide an auto-turn exhibit showing that the largest trucks navigating through the site will not damage any vertical curbs and landscape islands.*
- vii. *Provide bicycle parking locations and calculations in accordance with MMC 22C.130.060.*

Response: Parking compliance is shown on sheet 2 of 6 for the entire BSPE.

- i. *Provide pedestrian connections in accordance with MMC 22C.130.050(5)(c) (see attached redlines). Additional provisions are outlined in Section 9.7 of the Smokey Point Master Plan Design Guidelines.*

Pedestrian pathways are required to be constructed with decorative concrete clearly denoting the pedestrian pathway. The pathways must be universally accessible and meet ADA standards. This detail shall be required to be provided on the civil construction plans.

Response: Pedestrian connections are shown the BSP for each applicable phase.

j. *Incorporate pedestrian amenities, as outlined in Section 9.8 of the Smokey Point Master Plan Design Guidelines, as follows:*

i. *In addition to safe and durable walking surfaces, pedestrians should be provided with amenities such as benches, weather protected seating areas, covered walkways, and other features.*

ii. *Accessible open space, maintained grass areas, and mini sports courts are encouraged.*

iii. *Pedestrian amenities should be integrated into the site design.*

Response: Bench pad areas are shown along the walkway for Phase 1. Specific bench type and details will be provided with the site development and landscape plans.

k. *Provide storage space and collection points for recyclables in accordance with MMC 22C.020.320. Additionally, note the required SF calculations on the site plan, including area provided. This is in addition to the solid waste collection areas below.*

Collection areas are required to be paved with concrete and screened with a minimum 6' high enclosure constructed of concrete block or brick, in addition to the landscaping provisions outlined below.

Response: Trash enclosure locations are shown on Phase 1, enclosures are located in between the buildings in the truck court area. Specific enclosure details will be provided with the site development permit set.

l. *Provide collection points for solid waste. Contact Skip Knutsen, Public Works Service Manager, at 360.363.8173 or sknutsen@marysvillewa.gov, for solid waste collection area dimensional and location criteria.*

Collection areas are required to be paved with concrete and screened with a minimum 6' high enclosure constructed of concrete block or brick, in addition to the landscaping provisions outlined below.

Response: Trash enclosure locations are shown on Phase 1, enclosures are located in between the buildings in the truck court area. Specific enclosure details will be provided with the site development permit set.

m. *Pursuant to Section 9.5 of the Smokey Point Master Plan Design Guidelines, the following Service Areas standards apply and must be incorporated into project design:*

i. *Service areas will be located behind buildings.*

ii. *Service areas should be screened by landscaping, fences, or walls that obscure the operations from adjacent streets. "Screening" includes distance from street,*

location of on-site parking and other site landscaping.

- iii. Service courts are encouraged when the development includes multiple buildings.*
- iv. Service courts are encouraged as shared facilities between sites or where they can be accessed for shared driveways.*

Response: Trash enclosure locations are shown on Phase 1, enclosures are located in between the buildings in the truck court area. Specific enclosure details will be provided with the site development permit set.

- n. Pursuant to Section 9.6 of the Smokey Point Master Plan Design Guidelines, a designated visitor and employee access entrance shall be established that is not in close proximity to the truck and service vehicle entrance.*

Response: Visitor and employee access and entrance are located on the opposite side of the truck dock loading areas.

- o. Identify location and provide a detail of any proposed fencing to ensure compliance with Smokey Point Master Plan Section 10.5.2 Fences. Fence materials between the front property line and the front façade of the building shall consist of metal, wood, and/or masonry units, and will be consistent with the architectural character of adjacent structures. Chain link fences will only be allowed around rear and side yard storage areas and then, only black vinyl coat or black painted chain link is allowed. The maximum allowable height for fences is eight (8) feet. Adjoining, adjacent, and connecting fences will be similar in design and constructed from like materials.*

Response: Fencing details will be shown on the site development plan set.

- p. Add the following "NOTES" to the preliminary BSP:*

- i. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC 22G.100.430.*
- ii. Prior to civil construction plan approval, the applicant shall be required to demonstrate compliance with the applicable landscaping standards outlined in the Smokey Point Master Plan and MMC Chapter 22C.120 Landscaping and Screening.*
- iii. Prior to civil construction plan approval, the applicant shall be required to demonstrate compliance with the parking lot illumination standards outlined in MMC 22C.130.050(3)(d).*
- iv. Prior to civil construction plan approval, the applicant shall be required to*

demonstrate compliance with Smokey Point Master Plan Section 10.5.1 Trash, Recycling and Storage areas.

- v. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Architectural Design Standards outlined in the Smokey Point Master Plan.*
- vi. Where illuminated signs and illuminated areas are permitted, such illuminating devices shall be shaded and/or directed so as not to visibly create a nuisance to any property in a residential zone classification.*
- vii. Prior to building permit issuance, the applicant shall be required to demonstrate all mechanical equipment located on the roof, façade or external portions of a building are architecturally screened so as not to be visible from adjacent properties at street level or the public street. Mechanical equipment shall be screened by a primary building element or structure.*
- viii. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened by landscaping, fences, or walls.*
- ix. Equipment or vents which generate noise or air emissions shall be located on the opposite side of the building from adjoining residentially designated properties.*
- x. Industrial and exterior lighting shall not be used in such a manner that it produces glare on public highways. Arc welding, acetylene-torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the outside of the property.*
- xi. The storage and handling of inflammable liquids, liquefied petroleum, gases, and explosives shall comply with rules and regulations falling under the jurisdiction of the city's fire chief, and the laws of the state of Washington. Bulk storage of inflammable liquids below ground shall be permitted, and the tanks shall be located not closer to the property line than the greatest dimension (diameter, length or height) of the tank.*
- xii. Provisions shall be made for necessary shielding or other preventive measures against interference as occasioned by mechanical, electrical and nuclear equipment, and uses or processes with electrical apparatus in nearby buildings or land uses.*
- xiii. Liquid and solid wastes and storage of animal or vegetable waste which attract insects or rodents or otherwise create a health hazard shall be prohibited. No waste products shall be exposed to view from eye level from any property line in*

an industrial district.

Response: Notes have been added, see sheet 3 of 6.

5. *Prior to civil construction plan approval, a FINAL Landscaping Plan depicting all of the applicable elements outlined in MMC 22C.120.030 and the Smokey Point Master Plan shall be required to be approved by the Planning Division. The following are cursory review comments based on review of the preliminary landscape plan submitted:*

a. *The project engineer and landscape architect shall confirm any required landscaping proposed to be located within a bioretention cell can survive and flourish within the bioretention swale.*

Response: Comment noted, project engineer and landscape architect will confirm required landscaping to be shown on the site development plan set.

b. *All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least 1 outlet located within 50' of all plant material.*

Response: Comment noted, irrigation will be shown with the landscape plans included in the site development plan set.

c. *Water conservation measures shall be applied as outlined in MMC 22C.120.050.*

Response: Comment noted.

d. *A minimum 15' L3 landscape buffer shall be provided along the northern and eastern property boundary adjacent to 160th Street NE and 47th Avenue NE.*

Response: A 15' buffer is provided along 160th Street NE and 47th Avenue NE.

e. *In review of the "ZONING COMPLIANCE" section on Sheet L0.01 it does not appear the proposed landscaping complies with the L4 Parking Lot Landscaping provisions. 10% of the required parking areas shall be landscaped with L4 landscaping.*

Response: The revised landscape plans that will be included with the site development permit will reflect revised coverage figures.

f. *See attached pedestrian connection requirements. This will affect parking areas and L5 landscaping islands.*

Response: Comment noted.

g. *Street trees shall be planted along the proposed entry drives, specifically the truck traffic entrance off of 156th Street NE.*

Response: The revised landscape plans to be submitted with the site development permit will include street trees.

h. *It is difficult to determine whether or not the proposed detention facilities comply with the L5 landscape buffer requirements.*

Response: The revised landscape plans to be submitted with the site development permit will break down the landscape buffer requirements.

i. *Utilities shall be placed and screened in accordance with Section 9.16 Utilities of the*

Smokey Point Master Plan Design Guidelines.

Response: Comment noted.

j. *The final landscape plan shall be designed to comply with Section 10 Landscaping of the Smokey Point Master Plan Design Guidelines, including:*

i. *Section 10.2 Planting Design.*

ii. *Section 10.3 Streetscape Landscaping.*

iii. *Section 10.4 Parking Lot Landscaping and Screening.*

Response: Comment noted.

k. *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:*

i. *A five-foot-wide L1 visual screen;*

ii. *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*

iii. *Storage areas are not allowed within 15 feet of a street lot line.*

Response: Comment noted, specific details for the trash enclosure will be provided with the site development plan set.

l. *In addition to the hardscaped screening requirements for garbage collection, dumpsters and recycling areas, a minimum 5' L2 screen shall be provided around the perimeter.*

Response: The trash enclosure located within Phase I will have a 5' landscape screen around each structure. Details will be provided on the landscape plans included with the site development permit.

m. *Provide the landscape maintenance provisions, as outlined in MMC 22C.120.180.*

Response: Landscape provisions will be added on the plans submitted with the site development permit.

6. *Prior to civil construction plan approval an illumination shall be approved and designed in accordance with MMC 22C.130.050(3)(d), as follows:*

a. *25' maximum height;*

Response: Comment noted, light fixture details will be provided with the site development permit set.

b. *Fixtures shall be full cut-off, dark sky rated, with lower fixtures preferable so as to maintain a human scale;*

Response: Comment noted, light fixture details will be provided with the site development permit set.

- c. *Pedestrian scale lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrian to identify a face 45 feet away in order to promote safety;*

Response: Comment noted, light fixture details will be provided with the site development permit set.

- d. *Parking lot lighting shall be designed to provide security lighting to all parking spaces;*

Response: Comment noted, light fixture details will be provided with the site development permit set.

- 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.*

Response: Comment noted, light fixture details will be provided with the site development permit set.

- f. *Fixture design shall incorporate unique design features that coincide with the architectural design of the building(s); and*

Response: Comment noted, light fixture details will be provided with the site development permit set.

7. *Prior to building permit approval, the applicant shall be required to demonstrate compliance with the following Smokey Point Master Plan Design Standards:*

- a. *Section 9.9 Architectural Concept.*
- b. *Section 9.10 Scale in Design.*
- c. *Section 9.11 Wall Modulations.*
- d. *Section 9.12 Roofline.*
- e. *Section 9.13 Building Elements, Details and Materials.*
- f. *Section 9.14 Details.*
- g. *Section 9.15 Mechanical Screening.*

Response: Each future building permit application will demonstrate compliance with the Smokey Point Master Plan Design Standards.

8. *Future signage shall be required to comply with Section 10.6 Signage, of the Smokey Point Master Plan Design Guidelines.*

Response: Comment noted.

Please contact me if you have any questions.

City of Marysville
Marysville Corporate Center
Project Number 2200444.00
August 12, 2022
Page 9

Sincerely,



Michael Chen
Principal Planner

Enclosure(s): Preliminary BSP (uploaded separately)

c: Matt Oyen – PacTrust
Adam Solomonson, Greg Mino –Mackenzie