



August 10, 2023

Chris Holland  
Planning Manager  
City of Marysville  
501 Delta Ave  
Marysville, WA 98270

Re: Ideal Industrial Park-Response to Technical Review 1- PA23010

Dear Chris,

The following is our response to comments in your Technical Review letter of July 20, 2023, to Merle Ash.

1. File number PA23010 will be on all plans.
2. South ditch response by others.
3. Industrial site and building design standards, 22C.020.245 apply to building A and B.
  - a. The street edge will be defined with enhanced landscaping per the landscape plan. There is a sidewalk along the street. Building entrances are visible from the street, and there will be access ways from the sidewalk to the walkways along the tenant entries. Access walks that cross driveways will be raised slightly and made of concrete to contrast with the asphalt paving.
  - b. Passenger car parking is in front of the buildings near the entrances. Loading vehicles will normally be parked at tenant loading doors at the back of the buildings or inside the tenant space drive-in doors.
  - c. The amenities of benches and covered walkways are in the design.
  - d. Landscaping is provided between properties and screening buffers are provided at service areas.
  - e. MMC 22C.020.245 (4)(a) &(b).

(a) Landscape transitions to adjoining properties are provided in the landscape plans and exist as a row of trees along the east property line of the site.

There are no large parking lots. Parking in the front yard will be separated from the sidewalk by enhanced landscaping with plantings to emphasize seating areas, access way location, and ground mounted signage. All landscaping will have curbs at parking areas or drives.

The service yard areas will be screened by landscaping.

Areas of seasonal color or a variety of plant colors and textures will be incorporated into the landscape design.

Some landscaped areas will be grassed to accommodate storm water management.

(b) Street Landscaping. The frontage has an existing sidewalk separated from the roadway by a planting strip with existing trees.

- f. Illumination Plan, MMM 22C.020.245 (4)(c). Exterior lighting will consist of pathway lighting, parking lot and general yard lighting and walkway lighting at tenant entrances, all to provide the lighting levels that emphasize the pedestrian areas and architectural plan while providing for safety and security.

Light fixtures will consist of building mounted and pole mounted types as appropriate to the location and lighting levels. Lighting levels will be relatively low one-half foot candles at property perimeters and general yard lighting. At pedestrian access walks and pedestrian parking at the front of the buildings, one to two foot candles. Lighting along the entrance walkway will be about 4 foot candles.

The lighting design will strive to create transitions between minimum and maximum lighting areas to avoid harsh contrasts or dark areas.

Parking lot lighting will comply with MMC 22C.130.050(3)(d). Parking lot light will be full cut-off shield, dark sky rated and mounted no higher than 25ft off the ground. All fixtures over 15 ft in height will have full cut-off shields. Lighting in pedestrian areas will enable pedestrians to identify a face 45ft away. Parking lot lighting will provide security lighting at lighting levels noted previously, but lighting at the property lines will strive to be no more than 0.1 foot candle adjacent to business neighbors.

- g. MCC 22C.020.245 (6), (7), (8) & (9)

- (6) Building Design: The architectural scale is consistent with mostly single story commercial and industrial buildings in the immediate neighborhood.
- (a) Façade Modulation. (iii) The proposal is to provide overlapped concrete wall panels that provide changes to the wall plane in combination with the pattern of concrete support elements and two different canopy designs with different colors plus roofline modulation as a departure from 6. (a)(ii)
- (b) Façade Articulation. (i) The walls are all site cast concrete with the “base” defined by paint color, the “middle” is defined by the glass storefront topped with two different canopy designs, and paint color change, and the “top” has a contrasting color wall coping that will project from the wall.
- (ii) The articulation features include (A) storefront windows, (B) weather protection, (C) roof line changes in height, (E) vertical concrete piers/columns between storefronts, (G) strong horizontal and vertical reveals.
- (7) Building Materials. Building materials are of high quality. Walls are structural site-cast concrete, painted. Insulated glazing and aluminum framing are the storefront system. Factory finished ribbed metal roofing at sloped canopies and painted structural steel components at horizontal canopies.
- (8) Blank Walls. Windows had been added to Blank Walls to comply with (8)(b) (i).

(9) Building Entrances.

(a)(b)(c)(d)(e) The buildings are designed for multiple tenants so there are no primary entrances. This is why there are multiple entry possibilities, all with weather protection, lighting of at least 4 foot candles, excellent visibility from the street with adjacent parking. All entries will feature aluminum and glass storefronts and doors.

4. Sheet P-1
  - a. 18ft stalls are shown with a 2ft overhang at landscaping and a 2 ft overhang at private sidewalks that are at least 7ft wide to allow for a net width of 5ft. This is a safer solution than wheel stops that are a trip hazard with legal liability and make lots harder to keep clean.
  - b. 10 bike stalls are shown on the plans.
  - c. Pedestrian walkways will be patterned or broom finish concrete to contrast with the asphalt.
  - d. Note is amended to read: Per "MMC 22C.020.340(2) any mechanical..."
  - e. Amend notes as listed in comment letter. The 7 paragraph notes will be added to P-1.
5. The property is under one ownership now, so an updated Title Report is being ordered with updated notes regarding encumbrances not noted.
6. Landscaping plans are included and utilize grasses at bioswales.
7. Joint Access Agreement is in the works with neighboring property.
8. Drainage. To be addressed by civil engineer.
9. Survey datum to be confirmed by civil engineer.
10. Fire flow was completed by the city and will be submitted.
11. Trench restoration requirements to be noted by civil engineers.
12. Any onsite grading and placement of retaining walls will comply with MMM 22D.050.030.
13. A ROW use permit will be obtained.
14. Any existing well or septic systems onsite or on adjacent properties will be identified.
15. Fees for civil work will be paid prior to release of approved civil construction plans.
16. Engineering construction inspection fees will be paid as they occur.
17. Civil construction plan submittals will be routed as required and noted.
- 18-25. Civil plans will comply with Public Works-Water Resources and Public Works-Operations comments or corrections note in the review letter.

Building Division

26-39. All plans and submittals will incorporate or comply with these comments in the review letter.

Fire District

40-54. The plans will incorporate or comply with all these comments in the review letter.

Snohomish County PUD No.1

55-59. The project will comply with these comments as applicable.

WA State Dept of Fish & Wildlife

60. The subject of critical areas needs to be addressed by a special consultant and a response will be forthcoming.

End of response to Technical Review 1

Lance Mueller

Lance Mueller & Associates/Architects