



February 6, 2023

City of Marysville
Community Development Department

Marysville, WA 98270

Project: **Ideal Industrial Park**
150th PL. NE and Smokey Point Blvd
Marysville, WA
PA21042 Site Plan Submittal, Project Narrative

The following is a description of the proposed project.

PROJECT DESCRIPTION

The 10.13-acre site fronts on Smokey Point Blvd (SPB) south of 150th PL. NE and is zoned LI as are the properties on all sides of the site and across SPB to the west. There are some residential buildings in the LI zone to the north and some old residential and shed structures to be removed from the site. To the east and south is undeveloped land. Across SPB to the west is a mix of commercial and light industrial uses including auto repair, storage yards, collision and glass repair, a pub and fire station # 63.

The proposed development is for two single story warehouse buildings (A & B) designed for multiple smaller tenants and one dock high warehouse building designed for high piled storage and one or more tenants:

Building A- 23,013 sf

Building B- 51,527 sf

Building C- 106,930 sf

Buildings A & B will be from 24ft to 28ft high and Building C will be from 32ft to 36ft high.

Buildings A & B will be oriented to SPB with primary entries and storefronts facing the street and service doors located on the rear walls.

Building C dock high loading area is on the west side facing the service doors of building B. Storefront entries with parking are located on the east side of the building.

The building construction will be slab on grade with till-up walls that will be painted. Storefront entries will have canopies for weather protection and to define entrances. There will be some wall modulation both vertically and horizontally.

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Access to the site is by two driveways on SPB that align with existing drives across the street. One additional driveway off 150th PI N.E. is proposed. All parking for up to about 250 cars will be on grade with required internal landscaping.

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

Site lighting will consist of building mounted fixtures for general service area and parking lot lighting with pole mounted fixtures up to 20ft high if required. Building mounted or canopy soffit lighting will be provided at tenant entrances. CPTED will be reviewed and applied as applicable.

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

Asphalt paving will be used throughout the project with concrete paving at the dock-high aprons and ramps at Building C. There will be concrete curbs for wheel stops and to protect plantings at the project perimeter.

ADA accessible pedestrian pathways from buildings to the street sidewalk will be provided on sidewalks or pedestrian walkways defined by concrete or other material contrasting with the general paving.

Trash/recycle receptacle enclosures will be constructed of concrete with screening metal doors.

Site development work will include demolition of existing structures, clearing and grading, all utility work, new curb cuts and fill-in of old curb cuts, paving, landscaping and a storm water drainage system design that complies with current applicable codes.

Current plans are to construct the entire project in one phase, but that could change depending on the real estate market conditions.



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Lance Mueller & Associates / Architects