



June 30, 2022

Marysville City Hall  
Community Development  
Attn: Chris Holland  
80 Columbia Avenue  
Marysville, WA 98270

Project Name / File No.: White Barn – Convenience Store / Gas Station  
Applicant: Soper Hill Station, LLC – Rashpal Singh Thind  
Project Description: Site Plan & Design Review ~10,000 sf convenience store/gas station  
Re: Narrative

### COMPLIANCE WITH WHISKEY RIDGE DESIGN STANDARDS & GUIDELINES

The applicant is providing the following information to demonstrate compliance with the Whiskey Ridge Design Standards & Guidelines. We have provided each applicable section of the standards to the site design below, along with a description on how the site was designed to meet each standard.

**B.1.1 Storefronts.** Buildings with non-residential uses on the ground floor may be placed at the edge of the sidewalk, provided they feature a *pedestrian-oriented facade*, per Standard B.1.2 below.

**Compliance: N/A**

**B.1.2 Pedestrian-Oriented Facades.** To meet the definition of a *pedestrian-oriented facade*, a *facade* must include the following elements:

- a. The primary pedestrian entrance shall be located on this *facade*.

**Compliance: There is a sidewalk running along the frontage of the proposed convenience store and on the east side of the building and a sidewalk on the frontage of Soper Hill Rd. A sidewalk does run along the internal drive aisle fronting the project to the east. Connection has been provided to the lots to the north as well.**

- b. The ground floor *facade* between 2 and 8 feet above the ground shall contain a minimum of 75 percent transparent window area.

**Compliance: N/A**

- c. Weather protection at least 5 feet in depth and at least 8 feet above the ground along a minimum of 75 percent of the *facade*.

**Compliance: Building design incorporates entrance on main façade with storefront windows and canopy that extends over 75% of the façade.**

**B.1.3 Commercial and Mixed-Use Buildings.** Such buildings shall be located and oriented towards the street. To meet this requirement, the building entries and windows must face the street. Specific provisions and exceptions include:

- a. Parking lots shall not be located between the building and the street.

**Compliance: Parking lot is internal to the site.**

- b. Building *facades* facing the street must have transparent windows or doors covering at least 25% of the ground floor *facade* between 4-8 feet above the level of the sidewalk. Departures will be considered by the *Director* provided the proposed building configuration and design enhances the pedestrian environment of the neighborhood.

**Compliance: Building faces onto Soper Hill Rd. The building design has been enhanced with roof line changes, changes in materials, building modulation, glazing murals and planters.**

- c. For sites that front on more than one public street, the buildings are encouraged to orient to both streets. Priority shall be given to 87th Avenue NE or other streets that are more visible and/or provide a better opportunity for increased pedestrian activity.

**Compliance: Building only fronts one public street (Soper Hill Rd).**

- d. For large sites (over 2 acres) featuring multiple buildings, developments shall configure buildings to create focal points for pedestrian activity on the site. However, no more than 50 percent of the 87th Ave NE *frontage* may be occupied by vehicular access or parking. Exceptions: An increased percentage of parking or vehicular access along the streetfront may be allowed where the configuration allows the development to better meet the intent of the standards and guidelines. For example, if the configuration allows for a centralized plaza surrounded by a concentration of retail uses, an increase in the percentage of parking along the streetfront would be allowed.

**Compliance: Lot 2 is not over 2 acres.**

- e. Development fronting on Soper Hill Road and 35th Street NE may be exempted from this requirement.

**Compliance: Project fronts Soper Hill Rd but lot is under 2 acres.**

- f. Where unique topographical or environmental conditions make conformance difficult or undesirable, the Director shall allow alternative building placement and/or orientation, provided the overall development meets the intent of the standards and guidelines.

**Compliance: N/A**

For all departures or exemptions noted above, the development shall incorporate design features that add visual interest to the pedestrian environment, maintain visual continuity along the streets and enhance pedestrian access.

**Compliance: The convenience store/gas station is part of a larger site development and is cited for optimal visibility from Soper Hill Road and 87<sup>th</sup> Ave NE.**

**B.3.1 Open Space for Non-Residential Uses.** Non-residential uses shall provide pedestrian-oriented space, defined in Standard B.3.2 below, in conjunction with new development according to the formula below.

Requirement:

2 percent of the applicable site\* + 1 percent of the non-residential building floor area (excluding structured parking areas)

**Compliance: An open space area is proposed on the west side of the building. Based on 2% of site area and 1% of building area, a total of 1,099 SF is required. The total square footage provided is 1,100 SF.**

**B.3.2 Pedestrian-Oriented Spaces.** These are predominantly hard-surfaced plaza- or courtyard-type spaces provided with commercial and mixed-use buildings.

- a. To qualify as a pedestrian-oriented space, an area shall have:
  - Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular courtyard.
  - Paved walking surfaces of either concrete or approved unit paving.
  - Pedestrian-scaled lighting (no more than 15 feet in height) at a level averaging at least 2 foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
  - At least 2 linear feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space (up to 50% of seats may be moveable).
  - Be sited in areas with significant pedestrian traffic to provide interest and security, such as adjacent to a building entry.
  - Landscaping components that add seasonal interest to the space.
- b. The following features are encouraged in pedestrian-oriented space and may be required by the Director for a space to meet the intent of the standards and guidelines:
  - Pedestrian amenities, such as a water feature, drinking fountain, tables, and/or distinctive paving or artwork.
  - A pedestrian-oriented building facade on some or all buildings facing the space.
  - Consideration of the sun angle at noon and the wind pattern in the design of the open space.
  - Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
- c. The following features are prohibited within *pedestrian-oriented space*:
  - Asphalt or gravel pavement.
  - Adjacent unscreened parking lots.
  - Adjacent chain link fences.
  - Adjacent blank walls.
  - Adjacent unscreened dumpsters or service areas.
  - Outdoor storage or retail sales that do not contribute to the pedestrian environment.

**Compliance: The open space areas are optimally located on the west side of the of the convenience store and setback from the pedestrian walkway so they do not impede on pedestrian traffic but is still highly visible for public use. Location is optimal for when lot 1 develops to combined open space areas. The open areas will include pathways, bench style seating and landscaping.**

#### **B.4.1 Side and Rear Setbacks.**

- a. Community Business and Mixed-Use zones.
  - 0 feet for window-less fire walls up to 20 feet in height.
  - 15 feet for all other buildings up to 35 feet in height. One foot of additional setback is required for each foot of height over 35 feet.

**Compliance: Site design provides or exceeds minimum setback requirements.**

**B.4.3 Side and Rear Yard Buffer Requirements.** All developments shall incorporate one or more of the following design options:

- a. Provide Landscaping Type A (see Chapter 19.16.080 of MMC) at least 10 feet deep along side and rear property lines where adjacent to residential zoned land.
- b. Provide Landscaping Type B or C (see Chapter 19.16.080 of MMC) at least 10 feet deep along side and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to 5 feet if used in conjunction with a screen fence approximately 6 feet tall.
- c. Other treatments that meet the intent of the standards and guidelines as approved by the Director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:
  - Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).
  - Tall privacy fence or hedge (up to 6 feet tall). This is most applicable for commercial uses adjacent to multifamily uses – where the fence doesn't negatively impact views from the street or nearby properties.
  - Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts
  - Where allowed in the specific zoning district, buildings sited up to the property line may be acceptable provided material, color, and/or textural changes to the building wall are included that add visual interest to the wall.

**Compliance: The planting consists of a multiple landscape types and screens to enhance building designs, screen unwanted views and enhance views and vistas. 10' Type L3 Landscaping (Broken Screen) shall be provided on the north, east and south lot lines to provide 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. Street facing elevations shall have foundation planting. The landscaped area will be minimum 3 feet wide and one 3 gallon shrub for every 3 lineal feet of foundation. Groundcover plants must fully cover the remainder of the landscaped area. Type L4 landscaping (Parking Area Landscaping (22C.120.110(5)) provides shade and visual relief while maintaining clear sight lines through use of deciduous trees, low shrubs and ground cover. Combinations of evergreen and deciduous shrubs and grasses are used to provide variety to the landscape and minimize long unbroken straight rows of a single plant. A fence and 5' Type L2 landscape Screen shall be provided around the perimeter of garbage collection and recycling areas. This screen shall create a strong impression of the separation of spaces.**

**C.1.1 Vehicular Circulation Network.** Developments shall provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities

for future connections to adjacent parcels, where desirable and applicable.

**Compliance: Overall site is designed to provide convenient access from each building to the main streets and for parking maneuverability. There are no dead-ends or one-way loops around the site.**

**C.2.2 Shared Parking.** Shared parking between and among uses is encouraged and shall be permitted in accordance with Chapter 19.18 MMC. Coordination between different uses and property owners to provide for shared structured parking facilities is encouraged.

**Compliance: Shared parking will likely be a component throughout the entire project area. This component is still being worked out with the owners of lots within the BSP.**

**D.1.1 Sidewalk Design.** Developments shall utilize appropriate sidewalk widths, materials, designs, and construction standards and guidelines to enhance pedestrian access and complement city life. Specifically:

- a. Sidewalks shall be constructed per the City's Engineering Design and Development Standards (EDDS), unless otherwise directed by these design standards and guidelines.
- b. Sidewalk widths shall follow the Streetscape Design Standards and the City's EDDS.

Outdoor business activities are permitted within the public right-of-way only if additional public sidewalk is provided greater than the required width. No business activities are allowed in the minimum required width. Also see Figure D-1 for other sidewalk width considerations.

- c. Sidewalk materials, colors, and textures shall be determined by the Director, based on the following:
  - Whiskey Ridge Streetscape Design Plan.
  - City's Engineering Design and Development Standards.

**Compliance: Sidewalks have been provided along the east and west side of the convenience store will meet these requirements. Sidewalk on the east side will connect to the sidewalk on Soper Hill Rd. Internal walkways are being provided on-site. No outdoor business actives are being considered for the convenience store / gas station building at this time.**

**D.1.2 Internal Pedestrian Walkways.**

- a. Internal pathways along the front facade of mixed-use and retail buildings 100 feet or more in length (measured along the facade) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:
  - Street trees, as approved by the Director, should be placed at an average of 30 feet on-center and placed in grates (except where trees are placed in planting strips). Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than one tree per 60 lineal feet of building facade must be provided.
  - Planting strips may be used between any vehicle access or parking area and the pathway, provided that the required trees are included and the pathway is at least 8 feet in width and the combined pathway and planting strip is at least 14 feet in width.
  - Pedestrian-scaled lighting may be used as a substitute to the required street trees subject to Director approval, provided they are used at the same intervals.
- b. For all other interior pathways, the applicant shall successfully demonstrate that the proposed

walkway is of sufficient width to accommodate the anticipated number of users. See Figure D-1 for considerations.

- c. Pedestrian walks shall be separated from structures by at least 3 feet of landscaping, except where the adjacent building features a pedestrian-oriented facade. The Director shall consider alternative treatments to provide attractive pathways. Examples include the use of planter boxes and/or vine plants on walls, sculptural, mosaic, bas-relief artwork, or other decorative wall treatments that meet the intent of the standards and guidelines.

**Compliance: Pedestrian walkways around the building on the north and east and parking field provides convenient access to the main entrance and connects to other buildings/uses on the site. In addition walkway is provide to connect to the lots to the north of the site.**

**D.2.1 Pedestrian Access.** All buildings shall have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, preferably from both streets. Buildings with entries not facing the street should have a clear and obvious pedestrian access way from the street to the entry.

**Compliance: Site is located on NE corner of 87<sup>th</sup> Ave and Soper Hill Road, pedestrian access has been provided to connect to main drive aisles which then connect to the streets.**

**D.2.2 Parking Lot Pathways.** A paved walkway or sidewalk shall be provided for safe walking areas through parking lots greater than 175 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or a distance of less than 175 feet shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material, which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement. Trees and pedestrian-scaled lighting (maximum 15 feet in height) shall be used to clearly define pedestrian walkways or other pedestrian areas within the parking area.

**Compliance: Pathway has been provided internally and parcels to the north, west, and east to provide safe access to the building and to the rest of the site.**

**D.3.1 Lighting Standards and Guidelines.** Provide appropriate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas.

New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

- a. All public areas shall be lighted with average minimum and maximum levels as follows:
  - Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
  - Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and
  - Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.
- b. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
- c. Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale. Requests for higher

lighting fixtures may be considered with the approval of the Director. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

- d. Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.
- e. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. 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.

**Compliance: For the convenience store/gas station building parcel, the exterior building light fixtures and pathway lighting will meet these requirements. Refer to images of proposed light fixtures in concept design package. The site light poles for the parking areas will be provided by the developer for consistency with the rest of the development.**

**E.1.1 Visible Entries.** Primary building and business entrances shall be prominent, visible from surrounding streets or *pedestrian-oriented space*, and connected by a walkway to the public sidewalk. Also see Chapter B.1 for related provisions.

**Compliance: Main building entrance is designed to be highly visible with a unique roof outline and entry canopy along the façade.**

**E.1.2 Weather Protection.** Weather protection at least 5 feet deep and proportional to the distance above ground level shall be provided over the primary entry of all businesses and non-residential buildings. Weather protection for the primary entry of residential units shall be at least 3 feet deep.

**Compliance: Building has been designed with a 5 feet deep canopy above the main entrance façade to provide weather protection.**

**E.1.3 ADA Requirements.** Pedestrian pathways from public sidewalks to primary entrances, or from parking lots to primary entrances, shall be accessible, conforming to federal and state Americans with Disabilities Act requirements, and shall be clearly delineated.

**Compliance: All pedestrian pathways will comply with ADA requirements.**

**E.2.1 No Franchise or Corporate Architecture.** Architecture that is defined predominately by corporate identity features (and difficult to adapt to other uses) is prohibited. For example, some fast food franchises have very specific architectural features that reinforce their identity. Besides diluting the neighborhood's identity with corporate (and, therefore, generic) identities, these buildings are undesirable because they are not adaptable to other uses when the corporate franchises leave.

**Compliance: Building design is unique to this site and does not incorporate any brand or corporate specific features and will blend in with the other parcels developments.**

**E.2.2 Building Facades.** All facades of a building shall be given equal design consideration. Some flexibility may be given by the Director for alley or other facades that are not visible from streets, parks, parking lots, or other uses.

**Compliance:** Each façade has been designed with varying finish materials and both vertical and horizontal modulation while still maintaining a cohesiveness to the overall architecture of the building.

**E.2.4 Facade Articulation for All Other Non-Residential Buildings Not Covered in Standard E.2.3 Above.** All non-residential building *facades* fronting on a street or containing a pedestrian entrance must include at least three of the following *articulation* features at intervals no greater than 70 feet.

- a. Use of window and/or entries that reinforce the pattern of small *storefront* spaces.
- b. Vertical building *modulation*. The minimum depth and width of *modulation* shall be 2 and 4 feet, respectively (preferably tied to a change in roofline, building material or siding style).
- c. Use of weather protection features that reinforce the pattern of small *storefronts*.
- d. Change of roofline.
- e. Change in building material or siding style.
- f. Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
- g. *Articulation* of the building's top, middle, and bottom for multi-story commercial buildings. This typically includes a distinctive ground floor or lower floor design, consistent *articulation* of middle floors, and a distinctive roofline.
- h. Other methods that meet the intent of the standards and guidelines.

Exception: Alternative *articulation* methods will be considered by the *Director* provided such treatment meets the intent of the standards and guidelines. For example, use of high quality building materials (such as brick or stone) with attractive detailing may allow a building to meet the intent of the standards using greater *articulation* intervals. Also, where the *articulated* features are more substantial in terms of effectively breaking up the *facade* into smaller components, then a greater distance between architectural intervals may be acceptable.

**Compliance:** Use of storefront windows, vertical modulation, change in roofline and change in building materials have been incorporated on all building facades.

#### **E.2.5 Roofline Modulation.**

- a. In order to qualify as an *articulation* element in Standard E.2.3, E.2.4, or E.2.5, the roofline shall meet the following *modulation* requirement:
  - For flat roofs or *facades* with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline *modulation* is the greater of 2 feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building *modulation* techniques described in Standard E.2.5 above. Otherwise, the minimum vertical dimension of roofline *modulation* is the greater of 4 feet or 0.2 multiplied by the wall height.
  - 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.
- b. For large scale retail uses (with at least 50,000 square feet of floor area and *facades* greater than 150 feet in width), the *storefront* shall integrate a prominent entry feature combining substantial roofline *modulation* with vertical building *modulation* and a distinctive change in materials and/or colors. The minimum vertical dimension of roofline *modulation* is the greater of 6 feet or 0.3 multiplied by the wall height (finish grade to top of the wall). The *Director* will consider alternative treatments provided they meet the intent of the standards and guidelines.

**Compliance:** Roof modulation has been incorporated into the design with the use of varying roof heights and an asymmetrical roofline at the main entrance.



**E.2.8 Minimum Floor-to-Ceiling Height for Commercial Uses.** In order to ensure the ground floor of structures has adequate height to function efficiently for retail uses, spaces intended for commercial uses shall provide a minimum 13-foot floor-to-finished-ceiling height.

**Compliance:** The proposed use is a convenience store/gas station building. The ceiling height provided will be sufficient for proposed use.

**E.3.1 Details Toolbox for Commercial Buildings.** All commercial buildings shall be enhanced with appropriate details. All new buildings shall employ at least one detail element from each of the three categories below. Other mixtures of detail elements will be considered provided they meet the intent. The applicant must demonstrate how the amount, type, and mix of details meet the intent of the standards and guidelines. For example, a large building with multiple storefronts will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the intent of the standards and guidelines.

- a. Window and/or entry treatment:
  - Display windows divided into a grid of multiple panes.
  - Transom windows.
  - Roll-up windows/doors.
  - Other distinctive window treatment that meets the intent of the standards and guidelines.
  - Recessed entry.
  - Decorative door.
  - Arcade.
  - Landscaped trellises or other decorative element that incorporates landscaping near the building entry.
  - Other decorative entry treatment that meets the intent of the standards and guidelines.
- b. Decorative *facade* attachments:
  - Decorative weather protection element such as a steel canopy, decorative cloth awning, or retractable awning.
  - Decorative, custom hanging sign(s).
  - Decorative building-mounted light fixtures.
- c. Building materials and other *facade* elements:
  - Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.
  - Decorative *artwork* on building (such as a mural) or bas-relief sculpture.
  - Decorative kick-plate, *pier*, *belt course*, or other similar *facade* element.
  - Other details that meet the intent of the standards and guidelines as determined by the *Director*.

Decorative elements referenced above must be distinct “one-of-a-kind” elements or unusual designs that require a high level of craftsmanship as determined by the *Director*.

**Compliance:** The building design is enhanced with the use of storefront windows in varying sizes and materials, landscaping, building mounted light fixtures, multiple exterior finish materials and colors which enhances the unique architectural design. See submitted color board.

**E.3.4 Blank Wall Standards/Treatments.** *Blank walls* visible from a public street, sidewalks, trails, interior pathways, or customer parking lots are prohibited. A wall (including building *facades* and other

exterior building walls, retaining walls, and fences) is defined as a *blank wall* if:

- A ground floor wall or portion of a ground floor wall over 4 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
- 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.
- Design treatments to eliminate *blank walls* can include:
  - Transparent windows or doors.
  - Display windows.
  - Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall. Such planting areas shall include planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within 3 years.
  - Installing a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least 60 percent of the wall's surface within 3 years. For large areas, trellises should be used in conjunction with other *blank wall* treatments.
  - Other methods such as murals or special building material treatments that meet the intent of the standards and guidelines as approved by the *Director*.

**Compliance:** The building is designed so there are no blank walls. Each wall incorporates elements ranging from storefront windows, landscaping and varying exterior finish materials to provide visual interest to each façade.

**E.4.1 Quality Building Materials.** Building exteriors should be constructed from high quality, durable materials. Building materials such as concrete, masonry, tile, stone, and wood are encouraged.

**Compliance:** See submitted color board for compliance with this item.

**E.4.2 Prohibited Materials.** The following materials are prohibited in visible locations unless an exception is granted by the *Director* based on the integration of the material into the overall design of the structure.

- a. Plywood siding (including T-111 or similar plywood). Board and batten is an exception.
- b. Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building *façade*.
- c. Corrugated fiberglass.
- d. Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).
- e. Crushed colored rock/crushed tumbled glass.
- f. Non-corrugated and highly reflective sheet metal.

**Compliance:** Building design does not include any of the prohibited materials listed above.

**E.4.3 Special Standards and Guidelines for Concrete Blocks.** Concrete masonry units (CMU) or cinder blocks, when used for walls that are visible from a street, public park or open space, or pedestrian route, shall be architecturally treated in one or more of following ways:

- a. Use in conjunction with other permitted exterior materials.
- b. Use a combination of textured surfaces such as split face or grooved to create distinct banding or other design.
- c. Use of other masonry types such as brick, glass block, or tile in conjunction with the concrete or concrete blocks.
- d. Use of decorative coursing to break up *blank wall* areas.

- e. Use matching colored mortar where color is an element of architectural treatment for any of the options above.

**Compliance: Building design includes colored and textured concrete block designed to be inset at certain locations to create the varying surfaces and changes of colors.**

**E.4.4 Special Standards and Guidelines for Metal Siding.** When used for walls that are visible from a street, public park or open space, or pedestrian route, buildings shall have visible corner moldings and trim and incorporate masonry, stone, or other durable permanent material within 2 feet of the ground level. *Facades* wider than 40 feet that employ metal siding shall incorporate multiple colors and/or be incorporated with other siding materials.

**Compliance: Prefinished – Metal Coping and roofing trim are proposed along the top of the structure to provide a unique overhanging feature and design component.**

**E.4.5 Special Standards for Exterior Insulation and Finish System (EIFS) and Other, Similar Troweled Finishes.** Such finishes must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 30 percent of the *facade* area. Weather exposed horizontal surfaces must be avoided. Masonry, stone, or other durable permanent material is required for the first 2 feet above ground level.

**Compliance: The building design does not include the use of EIFS material. A durable stucco material with troweled finish is proposed for the upper portions of the structure. These wall areas are sheltered by overhanging metal coping at the parapet walls and overhanging eaves at pitched roofing.**

**E.4.6 Storefront Color Palette.** A *storefront's* palette should be no more than three colors; one base color, one trim color, and one accent color. Encourage trim and accent colors that contrast with the base color. Specifically, darker base colors with white trim work particularly well. However, lighter base colors can effectively be combined with dark trim colors.

**Compliance: The storefront color palette is predominantly light gray with beige and dark green accent.**

**F.1.1 Parking Lots Located Adjacent to Public Streets and Major Internal Roadways.** These lots shall be partially screened with landscaping planting strips (per Standard F.1.4 below) at the following widths:

- a. 30 feet for Community Business-zoned properties along arterials.
- b. 20 feet for all other parking lot associated with nonresidential uses.
- c. 10 feet for residential properties.

**Compliance: Parking lot is internal to the boundary of the overall BSP.**

**F.1.2 Internal Parking Lot Landscaping.** Internal parking lot landscaping shall comply with MMC 19.16.

**Compliance: Parking lot landscaping has been designed throughout the site to comply with code requirements.**

**F.1.3 Foundation Planting.** All street-facing elevations must have landscaping along any exposed

foundation. The foundation landscaping must meet the following standards:

- a. The landscaped area must be at least 3 feet wide.
- b. There must be at least one 3-gallon shrub for every 3 lineal feet of foundation.
- c. Ground cover plants must fully cover the remainder of the landscaped area.

**Compliance: There are no exposed foundations along the facades of the building.**

**F.1.4 Arrangement of Plants.** Projects are encouraged to use informal arrangement of plants installed in a variety of treatments that will enhance building designs, screen unwanted views, and enhance views and vistas. A formal arrangement may be acceptable if it has enough variety in layout and plants. Contiguous, long, unbroken, straight rows of a single plant should be avoided where possible.

**Compliance: The planting consists of a multiple landscape types and screens to enhance building designs, screen unwanted views and enhance views and vistas. 10' Type L3 Landscaping (Broken Screen) shall be provided on the north, east and south lot lines to provide 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. Street facing elevations shall have foundation planting. The landscaped area will be minimum 3 feet wide and one 3 gallon shrub for every 3 lineal feet of foundation. Groundcover plants must fully cover the remainder of the landscaped area. Type L4 landscaping (Parking Area Landscaping (22C.120.110(5)) provides shade and visual relief while maintaining clear sight lines through use of deciduous trees, low shrubs and ground cover. Combinations of evergreen and deciduous shrubs and grasses are used to provide variety to the landscape and minimize long unbroken straight rows of a single plant. A fence and 5' Type L2 landscape Screen shall be provided around the perimeter of garbage collection and recycling areas. This screen shall create a strong impression of the separation of spaces.**

**F.2.1 Maximum Wall Height Along Public Streets or Sidewalks.**

- a. The maximum height of solid (more than 50% opaque) free-standing walls, fences, or hedges in any front yard or other location between the street and the façade shall be 3-1/2 feet unless a taller wall is required, per the Director, to mitigate significant noise and traffic impacts.
- b. The maximum height of any decorative wall or fence which allows visibility (no more than 50% opaque), such as a wrought iron or split rail fences, shall be 6 feet. Such fences shall be set back from the sidewalk at least 3 feet to allow for landscaping elements to soften the view of the fence.
- c. In development configurations where side yards abut a street, fences taller than 3-1/2 feet shall be setback at least 5 feet from the sidewalk to allow for landscaping to soften the view of the fence. Provisions for long term maintenance of this landscaping shall be addressed on the plat.

**Compliance: The site is internal to the overall BSP, there are no freestanding walls or fences proposed along any portion of the site.**

**F.2.2 Prohibited Fence Materials.** Barbed wire, razor wire, electric and other dangerous fences are prohibited.

**Compliance: Prohibited fence materials will not be used on the site.**

**F.2.3 Prohibited Development/Fence Configurations.** Developments shall avoid configurations that have uses that back up against a street. Where unavoidable, fences between a street and any use shall be

limited to 3-1/2 feet in height. Developments adjacent to SR 9 are exempt from this requirement.

**Compliance: Prohibited fence materials will not be used on the site.**

**F.2.4 Service Element Location and Design.** All developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

- a. Service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.
- c. The designated spot for service elements shall be paved with concrete.
- d. Appropriate enclosure of the common trash and recycling elements shall be required, as determined by the Director. Requirements and considerations:
  - 1) A 6-foot fence constructed of concrete block or brick enclosing trash and recycling receptacles is required. Coordination with the current franchise hauler is required. The sides and rear of the enclosure must be screened with Type A, B, C, or D Landscaping (as defined in Section 16.80.050) at least 5 feet deep in visible locations as determined by the Director to soften the views of the screening element and add visual interest.
  - 2) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.
  - 3) Preferably, service enclosures are integrated into the building itself.

**Compliance: Proposed location for trash and compactor enclosure is not visible**

**F.2.5 Utility Meters, Electrical Conduit, and Other Service Utility Apparatus.** These elements 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 with vegetation or by architectural features.

**Compliance: Meters and other service utility equipment will be located on the west side of the building to minimize visibility from the internal drive aisle and pedestrian pathway.**

**F.2.6 Rooftop Mechanical Equipment.** All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with *decks* or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.

**Compliance: Rooftop equipment will be screened from view by the parapet walls, if utilized.**

**G.1.1 Illumination Standards.**

- a. Back-lit signs are prohibited. Exception: Signs with individual backlit letters are acceptable for businesses in the Community Business zone, except where the sign is visible from 87th Avenue NE.
- b. Neon signs are permitted on Community Business zoned properties, except where the sign is visible from 87th Avenue NE. For multi-tenant developments, neon signs should be used

sparingly.

- c. External sign lighting is permitted as long as light doesn't create a glare problem and doesn't project towards the sky.

**Compliance: Exterior illumination shall comply with these standards. Neon signs maybe proposed for the convenience store/gas station building. Property does not front 87<sup>th</sup> Ave NE.**

**G.1.2 Monument Sign Standards.** Monument signs shall conform to the requirements of Table G-1 on the following page. (Where a small letter appears in a caption in the chart, refer to the corresponding "Notes" below.)

**Compliance: Monument sign are proposed for the overall project BSP. This will be process through a separate application process.**

**Table G-1. Commercial Use Monument Sign Standards**

<b>Requirements<sup>a, b</sup></b>	<b>Single and Multi-Tenant Developments <i>(less than 25,000 sf floor area)</i></b>	<b>Single and Multi-Tenant Developments <i>(25,000-50,000 sf floor area)</i></b>	<b>Single and Multi-Tenant Developments <i>(more than 50,000 sf floor area)</i></b>
Height Limit	42"	6'	6' <sup>c</sup>
Maximum Size Limit <sup>d</sup>	20sf	30sf	40sf
Minimum Setback	5'	5'	5'
Landscaping <sup>e</sup>	1 sf of landscaping per 1 sf of sign face	1 sf of landscaping per 1 sf of sign face	1 sf of landscaping per 1 sf of sign face
Minimum Separation <sup>f</sup>	150'	150'	150'

Notes:

- a. A minimum lettering height of four inches is recommended for readability.
- b. Monument signs for individual businesses should include the street address number with six-inch minimum lettering that is clearly readable from the street.
- c. Monument signs up to 8 feet in height are acceptable in the Community Business zone, except for any signs fronting on 87th Avenue NE.
- d. Size limit per sign face, up to two faces.
- e. Landscaping includes a decorative combination of ground cover and shrubs to provide seasonal interest in the area surrounding the sign. Landscaping shall be well maintained at all times of the year. The Director may reduce the landscaping requirement where the signage incorporates stone, brick, or other decorative materials.
- f. An individual building, development, or complex may not display more than one monument sign on each street frontage. However, additional monument signs can be used on the site as long as they advertise a different business onsite and can be placed at least 150 feet from the first sign along applicable street frontages.

**G.1.3 Wall Sign Standards.** Specific *wall sign* standards:

- a. Tenants are allowed a maximum of one *wall sign* per *facade* that contains a public entry (open during all business hours), up to a maximum of two *facades*. However, businesses may include additional smaller signs describing the types of products and/or services that the business offers, provided the sign areas collectively comply with maximum size requirements.
- b. Maximum size – all individual retailers:
  - Sign area shall not exceed 1.5 square feet for each lineal foot of the *facade* (the *facade* facing the street or as identified by the *Director*). Signs without internal lighting may contain a sign area of up to 2 square feet for each lineal foot of the *facade*.
  - Signage not to exceed 2/3 of overall *storefront* dimension.
  - Stacked signage is permitted.
  - Signage not to encroach 3 feet of edge of tenant *frontage*.
- c. Maximum size – individual retailer 4,000 square feet or smaller:
  - Maximum letter and logo height: 24 inches.
  - Maximum area: 32 square feet
- d. Maximum size – individual retailer larger than 4,000 square feet, but less than 12,000 square feet:
  - Maximum letter and logo height: 48 inches.
  - Maximum area: 100 square feet
- e. Maximum size – individual retailer 12,000 square feet but less than 80,000 square feet:
  - Maximum area: 32 square feet
  - Maximum letter and logo height: 70 inches.
  - Maximum area: 200 square feet
- f. Maximum size – individual retailer 80,000 square feet or larger:
  - Maximum area: 32 square feet
  - Maximum letter height: 8 feet.
  - Maximum logo height: 10 feet.
  - Maximum area: 300 square feet
- g. Maximum size – building or center name: A *wall sign* up to 100 square feet or 1 square foot for each lineal foot of the *facade* to identify the name of the building or shopping center.
- h. Maximum size – joint business directory: A *wall sign* up to 50 square feet for joint business directory signs identifying the occupants of a commercial building and located next to the entrance.
- i. Maximum height: *Wall signs* may not extend above the building parapet, soffit, the eave line or the roof of the building.
- j. Mounting: Building signs should be mounted plumb with the building, with a maximum protrusion of 1-foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.
- k. All *wall signs* must be in proportion to the size and design of the *facade*.

- l. *Wall signs* shall not cover windows, building trim, or ornamentation.
- m. If applicant demonstrates to the satisfaction of the *Director* that a *wall sign* is creative, artistic and an integral part of the architecture, the *Director* may waive the above restrictions.

**Compliance: Preliminary building signage is shown on each of the elevations in the concept design package. Final building signage will comply with these requirements and be submitted to the city for review and approval.**

**G.1.4 Projecting Signs.** *Projecting signs* meeting the following conditions are allowed for commercial uses adjacent to and facing a public street.

- a. Clearance: Shall clear sidewalk by 8 feet.
- b. Projection: Shall not project more than 5 feet from the building *facade*, unless the sign is a part of a permanent *marquee* or awning over the sidewalk. Vertically oriented signs shall not project more than 3 feet from the building *facade*.
- c. Size: Shall not exceed an area of 2 square feet per each 10 lineal feet of applicable building *frontage*.
- d. Height: Shall not extend above the building parapet, soffit, the eave line or the roof of the building, except for theaters.

**Compliance: Building signage for the convenience store/gas station building shall comply with these standards.**

**G.1.5 Marquee or Awning Signs.** *Marquee* or *awning signs* may be used in place of permitted *wall signs*, provided they meet the following conditions:

- a. Maximum size. Signs shall not exceed 2 feet in height and extend no more than 2/3 of the width of the applicable *storefront* or awning.
- b. Location. *Marquee signs* may be placed on the front, above, or below the *marquee/canopy*.
- c. Clearance. Signs shall be placed a minimum of 8 feet above the sidewalk or walkway.

**Compliance: Marquee and Awning signage is not proposed for the convenience store/gas station building.**

**G.1.6 Blade/Bracket Signs.** *Blade/bracket signs* meeting the following conditions are allowed for commercial uses:

- a. Projection: *Blade signs* may project up to 3 feet. *Bracket signs* shall have 1-foot minimum between the sign and the outer edge of the *marquee*, awning, or canopy and between the sign and the building *facade*.
- b. Clearance: *Blade/bracket signs* shall maintain a minimum clearance of 8 feet between the walkway and the bottom of the sign.
- c. Dimensions: *Blade signs* shall not exceed 6 square feet in area. *Bracket signs* shall not exceed 2 feet in height.



- d. Mounting: *Blade signs* must avoid covering or modifying windows or other architectural feature.

**Compliance: Blade signs are not proposed for the convenience store/gas station building.**

**G.1.7 Window Signs.** Window signs meeting the following conditions are allowed for commercial uses:

- a. Maximum size: Permanent and temporary window signs are limited to a maximum of 25% of the window area. Every effort should be made to integrate window signs with window display.
- b. Materials: Window signs constructed of neon, stained glass, gold leaf, cut vinyl, and etched glass are allowed. Painted signs shall display the highest level of quality and permanence as determined by the *Director*.
- c. An internally lit neon or stained glass window sign is allowed.

**Compliance: Window signs might be proposed for the convenience store/gas station building, however etched glass may be utilized in the doors to display office hours. The applicant has not decided on what signage will be need at this time.**

**G.1.8 A-Frame Signs.** *A-frame signs* meeting the following conditions are allowed for commercial uses:

- a. Signs must be within 12 feet of the applicable building entrance.
- b. Signs must be located to maintain at least 8 feet of horizontal clearance on the sidewalk for pedestrian movement.
- c. Each business shall not have more than one *A-frame sign*.
- d. *A-frame signs* shall be removed during non-business hours.
- e. The area of an *A-frame sign* shall not exceed 10 square feet.

**Compliance: A-Frame signs are not proposed.**

**G.1.9 Prohibited Signs.** Prohibited signs include:

- a. Pole-mounted signs.
- b. Signs employing video footage.
- c. Signs employing moving or flashing lights.
- d. Signs employing exposed electrical conduits.
- e. Visible ballast boxes or other equipment.
- f. Changeable letter signage (permanent and temporary), except for theaters and other uses designed for public assembly.
- g. Roof-mounted signs.

**Compliance: Signage design does not include any of the elements listed above.**

Respectfully,

Soper Hill Stations, LLC

By: Land Pro Group, Inc., Applicant's Representative



By: Ryan C. Larsen, VP Land Development