



BARGHAUSEN

PROJECT NARRATIVE WITH CRITERIA

Site Plan Review

Chick-fil-A

Soper Hill Road and SR 9
Marysville, Washington 98258

Prepared by:
Barghausen Consulting Engineers, Inc.

August 17, 2023

Our Job No. 22579

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425.251.6222 F) 425.251.8782
BRANCH OFFICES: CHEHALIS, WA KLAMATH FALLS, OR LONG BEACH, CA RICHLAND, WA ROSEVILLE, CA
barghausen.com

Project Overview

The scope of the project includes the construction of a single-level 5,773-square-foot Chick-fil-A restaurant and drive-through. The proposed site improvements include new asphalt paving to support 89 surface parking stalls, exterior lot lighting, stormwater improvements, utility connections, and perimeter and interior landscaping. The project will utilize the proposed driveway locations to the north of the site.

The project site consists of an approximate 2.08-acre (90,593 square feet) lot that is located within the White Barn Binding Site Plan. The subject lot is currently vacant.

The property is currently zoned Community Business - Whiskey Ridge (CB-WR). Drive-through restaurants are a permitted use within the CB-WR zone.

Site Design and Orientation

The building is located on the southern portion of the lot with the surface parking dispersed with primary parking on the northern and eastern half of the site. The trash and recycling enclosure is located at the northeastern side of the lot and will accommodate front-load service by the waste hauler. A total of 89 surface parking spaces will be provided to the restaurant's patrons and employees. A dual-lane drive-through is also proposed, providing a maximum queuing capacity of 53 cars.

Access

The primary access to the restaurant is located at the northern portion of the site by two (2) driveways that allow full access movements into the rest of the White Barn Development, 87th Avenue N.E., and Soper Hill Road.

East Sunnyside – Whiskey Ridge Subarea Design Requirements

Design Regulations: Intent and guidelines of the design regulations located in MMC 22C.070.080 of the City of Marysville Municipal Code.

Response: The Chick-fil-A property is within the Community Business - Whiskey Ridge zoning designation and will meet all applicable design criteria as shown below.

Design Regulations

1. *MMC 22C.070.080(2)(b). The building shall comply with the Pedestrian-Oriented Façade provisions.*

Response: The proposed Chick-fil-A site will comply with the Pedestrian-Oriented Façade provisions to the extent practicable.

2. *MMC 22C.070.080(2)(c). 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:*

- *Parking lots shall not be located between the building and the street.*
- *Building facades facing the street must have transparent windows or doors covering at least 25% of the ground floor façade 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.*

- *For sites that front on more than one public street, the buildings are encouraged to orient 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.*
- *No more than 50 percent of the 87th Avenue NE frontage may be occupied by vehicular access or parking.*

Response: The Chick-fil-A site does not propose parking lots to be located between the building and the street and is located close to the street frontage to maintain a presence on both 87th Avenue N.E. and Soper Hill Road.

3. *MMC 22C.070.090(2)(b): Street Corner Treatment. All development proposals located at street corner sites shall include at least one of the following design treatments:*

- *Locate a building towards the street corner (within 15 feet of the corner property line)*
- *Provide pedestrian-oriented space (as defined in Standard 22C.070.100(2)(c)) at the corner leading directly to a building entry or entries.*
- *If the director determined this is not feasible or desirable, the applicant can propose the following options:*
- *Install substantial landscaping (at least 30 feet by 30 feet or 900 square feet of ground surface area with trees, shrubs, and or ground cover). The space may include a special architectural element such as a trellis, to add identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses).*

Response: The proposed project is surrounded by parking lot and road networks, resulting in the Urgent Care Clinic and all on-site amenities having available direct natural sun exposure.

4. *MMC 22C.070.100(2)(b): Open Space for Non-Residential Uses. Non-residential uses shall provide pedestrian-oriented space, defined in subsection (2)(c) , at a rate of 2% of the site, plus 1% of the building floor area. Required sidewalks and walkways shall not count as pedestrian-oriented space.*

Response: Pedestrian-oriented space is provided near the western façade of the building with landscaping and seating. Approximately 2,179 square feet of pedestrian-oriented space is proposed, with 1,669 square feet of space required.

5. *MMC 22C.070.120(2)(a) 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. A gate will not be allowed to be installed between Soper Hill Station and Chick-fil-A. Cross access shall be provided.*

Response: A safe and convenient network for vehicular circulation is proposed. Ingress and egress curb cuts are observed to the north of the project site to the right-of-way.

6. *MMC 22C.070.140(2)(b)(ii). Internal Pedestrian Walkways. The applicant shall successfully demonstrate that the proposed walkway is of sufficient width to accommodate the anticipated number of users.*

Response: The provided site plan depicts the internal pedestrian walkway locations and widths. Adequate walkway width of at least 5 feet 0 inch is provided.

7. *MMC 22C.070.140(2)(b)(iii). Internal Pedestrian Walkways. Pedestrian walks shall be separated from structures by at least three feet of landscaping.*

Response: Landscaping will be provided throughout the project site, complementing the pedestrian walkways and breaking up lengthy parking rows.

8. *MMC 22C.070.150(2)(a) 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, preferable 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.*

Response: The Chick-fil-A building has a clear pedestrian access to the sidewalk, seen to the western side of the site. A main building entry is located along the northern façade of the restaurant, with a sidewalk continuing north to 87th Avenue N.E.

9. *MMC 22C.070.150(2)(b). A paved walkway or sidewalk shall be provided for safe walking areas through parking lots greater than 175 feet long. 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. Trees and pedestrian scaled lighting shall be used to clearly define pedestrian walkways or other pedestrian areas within the parking area.*

Response: A paved sidewalk is provided through the parking lot and is separated from the vehicular parking and travel lanes. The sidewalks can be observed to the west of the proposed Chick-fil-A building.

10. *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 pathways are provided throughout the project site from the building through the parking lot and to the right-of-way. The pathways are proposed to be universally accessible and meet ADA standards, and will be provided on the civil construction plans.

11. *MMC 22C.070.160. Lighting. Prior to civil construction plan approval, a photometrics and lighting plan shall be approved by the Community Development Department.*

Response: The project team will provide a photometrics and lighting plan prior to building permit issuance for City review and approval.

12. *MMC 22C.070.170. Building Entries. Prior to building permit issuance, the architect shall demonstrate compliance with the applicable building entries standards.*

Response: The project team will provide elevations and floor plans that indicate building entries prior to building permit issuance for City review and approval. Building entries are currently proposed on the east, north, and southern facades of the Chick-fil-A restaurant building.

13. *MMC 22C.070.180. Architectural Character and Scale. Prior to building permit issuance, the architect shall demonstrate compliance with the applicable building details standards.*

Response: The project team will provide elevations to confirm the architectural character of the proposed Chick-fil-A restaurant to demonstrate compliance with the applicable building details standards.

14. *MMC 22C.070.200 Building Materials and Color. Prior to building permit issuance, the architect shall demonstrate compliance with the applicable building materials and color standards*

Response: The project team will provide elevations with material and color callouts prior to building permit issuance for City review and approval.

15. *MMC 22C.070.220(2)(d) 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:*

- *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.*
- *The designated spot for service elements shall be paved with concrete.*
- *Appropriate enclosure of the common trash and recycling elements shall be required as follows:*
 - *A 6' fence constructed of concrete block or brick enclosing trash and recycling receptacles is required. Coordination with the current franchise hauler is required. Enclosures shall include screening for any openings.*
 - *Preferable, service enclosures are integrated into the building itself.*

Response: The proposed service element will be fully enclosed per City of Marysville design standards. Coordination with the appropriate franchise hauler will be completed by the project team to ensure adequate location and sizing.

16. *MMC 22C.070.220(2)(e) 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, or common open space, they shall be screened with vegetation or by architectural features.*

Response: Utility Meters, Electrical Conduit, and other service utility apparatus(es) will be located and designed to minimize their visibility from the public.

17. *MMC 22C.070.220(2)(f) 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.*

Response: Rooftop mechanical equipment on the proposed Chick-fil-A building, if any, will be screened from view.

Conclusion:

The responses above and application materials demonstrate that the Chick-fil-A development meets the regulation criteria for the East Sunnyside – Whiskey Ridge Subarea Design Requirements for Site Plan Review approval. The City's approval of this application is respectfully requested.