

December 15, 2022

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

Re: **Marysville Corporate Center – BSP (PA22004)**
2nd Round Response Letter
Project Number 2200444.00

Dear Chris:

In response to your plan review checklist dated September 19, 2022, we have addressed the items below, with our responses following your comments.

1. *As noted in the TR1 comments, include File Number PA22004 on all future site, civil construction, landscape and lighting plan submittals. The revised preliminary BSP did not include the file number.*

Response: The file number is included on the revised BSP.

2. *As noted in the TR1 comments, 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.*

Applicant's Response: *A signed copy of the geotechnical report is included.*

TR2 Comments: *A signed copy of the geotechnical report has not been submitted. Additionally, please advise as to whether or not permeable pavement is proposed.*

Response: A signed copy of NV5 geotechnical report is included with our resubmittal. No permeable pavement is proposed.

3. *The Preliminary BSP submitted is still setup as a Final BSP. The following amendments to the Preliminary BSP is required:*
 - a. *As noted in the TR1 comments, the cover sheet of the preliminary BSP should show entire boundary of site, including phasing lines.*

Applicant's Response: *The coversheet reflects the entire boundary of the site and phasing lines.*

TR2 Comment: *Phasing lines not included on the cover sheet.*

Response: Phasing lines are included; see sheet 1 or 13.



- b. As noted in the TR1 comments, 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.

Applicant's Response: As shown on sheet 4 of 6, Phase 1 is a draft solid line and future phases are shown as a greyed outline. We understand future phases will require individual site plan review.

TR2 Comment: Phase lines have not been identified on any of the sheets. Sheet 4 of 8 includes zoning compliance information.

Response: Phase lines are included; see sheet 1 or 13. The zoning compliance information is on the same sheet.

- c. As noted in the TR1 comments, the interior layout of Phases 2 & 3 shall be drawn in light colored shadow print.

Applicant's Response: Noted, Phases 2 and 3 shall be drawn in light colored shadow print:

TR2 Comment: No phase lines have been identified and Phases 2 & 3 are NOT drawn in light colored shadow print.

Response: Phase 2 and 3 improvements are drawn in in lighting colored shadow print; see page 6 of 13.

- d. As noted in the TR1 Comments, 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](#).

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

TR2 Comments: Provide the math for the required parking (including standard, carpool, ADA and bicycle), a detail of carpool parking signage, required parking stall dimensional standards, turning radii and auto turn as noted in the TR1 comments.

Additionally, parking stalls cannot be located greater than 45' from a landscape island. That means a minimum 5' wide landscape island is required to be provided every 10 stalls. Amend all applicable sheets.

Parking stalls are required to measure 8.5' wide by 18' deep. Amend all applicable sheets.

Response: The math for each buildings required parking is noted on sheet 7 and 8 of 13.

- e. *As noted in the TR1 comments, pedestrian connections are required to be provided 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.

Applicant's Response: *Pedestrian connections are shown the BSP for each applicable phase.*

TR2 Comment: *Pedestrian connections as outlined in the attached redlines have not all been depicted on the preliminary BSP. Please amend all applicable sheets to provide pedestrian connections that traverse the drive aisles, as shown in the attached redlines.*

Response: Per our October 4, 2022 Zoom meeting, we have adjusted the pedestrian connections to provide a streamline network of pathways from each building to the adjacent right of way.

- f. *As noted in the TR1 Comments, 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.*

Applicant's 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.*

TR2 Comments: *Location of the minor bench amenity not provided. Additionally, the bench (only) amenity proposed does not comply with Section 9.8 of the Smokey Point Master Plan Design Guidelines.*

Response: Bench seating, bicycle rack, and picnic benches have been provided for the project. Locations are shown and noted on each applicable BSP sheet.

- g. *As noted in the TR1 Comments, 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.

Applicant's 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.*

TR2 Comments: *The provision of [MMC 22C.020.320](#) is for recyclables collection areas. This is in addition to what is required for trash enclosures. Provide math and locations demonstrating compliance with the required areas for recyclables.*

Response: Location and calculation of the trash enclosures is shown on each applicable BSP plan sheet.

- h. As noted in the TR1 comments, collection points for solid waste is required. The new Solid Waste Supervisor is Kristy Beedle, who can be reached at 360.363.8152 or kbeedle@marysvillewa.gov. Applicant to confirm with PW – Solid Waste that the proposed size and location of the collection areas is adequate.*

Response: Collection points for solid waste have been coordinated with Skip Knutsen and sized accordingly along with the minimum recyclable sizing requirements.

- i. As noted in the TR1 Comments, 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.*

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

Response: The eastern driveway off 156th will be the truck dock entrance and the western driveway from 156th will serve as the visitor and employee entrance.

TR2 Comment: As proposed both visitor and employee access entrances are shared with truck and service vehicle entrances, which does not comply with Section 9.6 of the Smokey Point Master Plan Design Guidelines.

Response: The eastern driveway off 156th will be the truck dock entrance and the western driveway from 156th will serve as the visitor and employee entrance.

- j. Remove "A.F. NO. _____" from all sheets.*

Response: Note has been removed.

- k. Remove DECLARATION, ACKNOWLEDGEMENTS, CITY ENGINEER APPROVAL, COMMUNITY DEVELOPMENT APPROVAL, MAYOR APPROVAL, RECORDING CERTIFICATE, TREASURER'S CERTIFICATE AND LAND SURVEYOR'S CERTIFICATE and language from Sheet 1 of 8. This information is only required on the FINAL BSP to be recorded.*

Additionally, remove "SHEET 5 OF 8" and "SHEET 6 OF 8" from Sheet 1. These are not correct references and are not needed.

Response: Note has been removed.

- l. Provide a Table that identifies each TRACT the SF and proposed Use of the TRACTS.*

Response: Table has been provided on sheet 1 of 13.

- m. Sheet 4 of 8 includes a "ZONING COMPLIANCE – TOTAL PHASE" section. Confused what this information is representing? Compliance with the LI bulk & dimensional standards as outlined in [MMC 22C.020.080\(2\)](#) is required. What is "Landscape Area," "Sidewalk/Drive Aisle Area" and "Building Area," and what Phase is it for? The setbacks noted are incorrect, the base height allowance is not noted and the math for the maximum impervious surface is not provided. Please amend and provide the additional information noted.*

Response: Zoning compliance data is provided on sheet 1 of 13.

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Please contact me if you have any questions.

Sincerely,



Michael Chen
Principal Planner

Enclosure(s): Revised BSP uploaded separately

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