



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

January 10, 2023

Michael Chen
Mackenzie
500 Union Street, Suite 410
Seattle, WA 98101

Re: Marysville Corporate Center – *Technical Review 3*
PA 22004

Dear Michael,

After review of the revised application materials, the Planning Division has the following comments:

PRELIMINARY BSP COMMENTS

1. Amend ***all applicable sheets***, as follows (see attached redlines):
 - a. The proposed Lot Numbers go from Lots 1 – 6, skip Lot 7, and include Lots 8 & 9. Lot numbers will need to be amended to be consecutive.
 - b. Amend Lot numbers so they are successive from top to bottom.
 - c. Are Lots 8 & 9 storm facilities? If so, they will need to be referenced as Tracts and not Lots.
 - d. Amend Tracts B-1 & B-2 to have their own individual letter and omit the number.
 - e. Tracts A & D are Natural Growth Protection Areas Tracts (NGPA) and will need to be labeled, as such.
 - f. Provide ADA parking calculations and locations.

FOR INFORMATIONAL PURPOSES

2. As noted in the TR Comments, prior to civil construction plan approval, a FINAL Landscaping Plan depicting all of the applicable elements outlined in [MMC 22C.120.030](#) and the Smokey Point Master Plan shall be required to be approved by the Planning Division. The following are cursory review comments based on review of the preliminary landscape plan submitted:
 - a. The project engineer and landscape architect shall confirm any required landscaping proposed to be located within a bioretention cell can survive and flourish within the bioretention swale.
 - b. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least 1 outlet located within 50' of all plant material.
 - c. Water conservation measures shall be applied as outlined in [MMC 22C.120.050](#).

- d. A minimum 15' L3 landscape buffer shall be provided along 156th Street NE, 160th Street NE and 47th Avenue NE.
 - e. In review of the "ZONING COMPLIANCE" section on Sheet L0.01 it does not appear the proposed landscaping complies with the L4 Parking Lot Landscaping provisions. 10% of the required parking areas shall be landscaped with L4 landscaping.
 - f. See attached pedestrian connection requirements. This will affect parking areas and L5 landscaping islands.
 - g. Street trees shall be planted along the proposed entry drives, specifically the truck traffic entrance off of 156th Street NE.
 - h. It is difficult to determine whether or not the proposed detention facilities comply with the L5 landscape buffer requirements.
 - i. Utilities shall be placed and screened in accordance with Section 9.16 *Utilities* of the Smokey Point Master Plan Design Guidelines.
 - j. The final landscape plan shall be designed to comply with Section 10 *Landscaping* of the Smokey Point Master Plan Design Guidelines, including:
 - i. Section 10.2 *Planting Design*.
 - ii. Section 10.3 *Streetscape Landscaping*.
 - iii. Section 10.4 *Parking Lot Landscaping and Screening*.
 - k. All garbage collection, dumpsters, recycling areas, loading and outdoor storage or activity areas (including but not limited to areas used to store raw materials, finished and partially finished products and wastes) shall be screened from view of persons on adjacent properties and properties that are located across a street or alley. Screening may be accomplished by any one of the following techniques or their equivalent:
 - i. A five-foot-wide L1 visual screen;
 - ii. A six-foot-high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 buffer between the fence and the property line; and
 - iii. Storage areas are not allowed within 15 feet of a street lot line.
 - l. In addition to the hardscaped screening requirements for garbage collection, dumpsters and recycling areas, a minimum 5' L2 screen shall be provided around the perimeter.
 - m. Provide the landscape maintenance provisions, as outlined in [MMC 22C.120.180](#).
3. As noted in the TR1 comments, prior to civil construction plan approval an illumination shall be approved and designed in accordance with [MMC 22C.130.050\(3\)\(d\)](#), as follows:
- a. 25' maximum height;
 - b. Fixtures shall be full cut-off, dark sky rated, with lower fixtures preferable so as to maintain a human scale;
 - c. Pedestrian scale lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrian to identify a face 45 feet away in order to promote safety;
 - d. Parking lot lighting shall be designed to provide security lighting to all parking spaces;

- e. Lighting shall be shielded in a manner that does not disturb residential uses or pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line.
 - f. Fixture design shall incorporate unique design features that coincide with the architectural design of the building(s); and
4. As noted in the TR1 comments, prior to building permit approval, the applicant shall be required to demonstrate compliance with the following Smokey Point Master Plan Design Standards:
- a. Section 9.9 *Architectural Concept*.
 - b. Section 9.10 *Scale in Design*.
 - c. Section 9.11 *Wall Modulations*.
 - d. Section 9.12 *Roofline*.
 - e. Section 9.13 *Building Elements, Details and Materials*.
 - f. Section 9.14 *Details*.
 - g. Section 9.15 *Mechanical Screening*.
5. As noted in the TR1 comments, Future signage shall be required to comply with Section 10.6 *Signage*, of the Smokey Point Master Plan Design Guidelines.

Enclosed are copies of comments received from other City departments, and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a Zoom meeting with all of the applicable city and agency representatives. If you have any questions, please contact me at 360.363.8207, or by e-mail at cholland@marysvillewa.gov.

Sincerely,

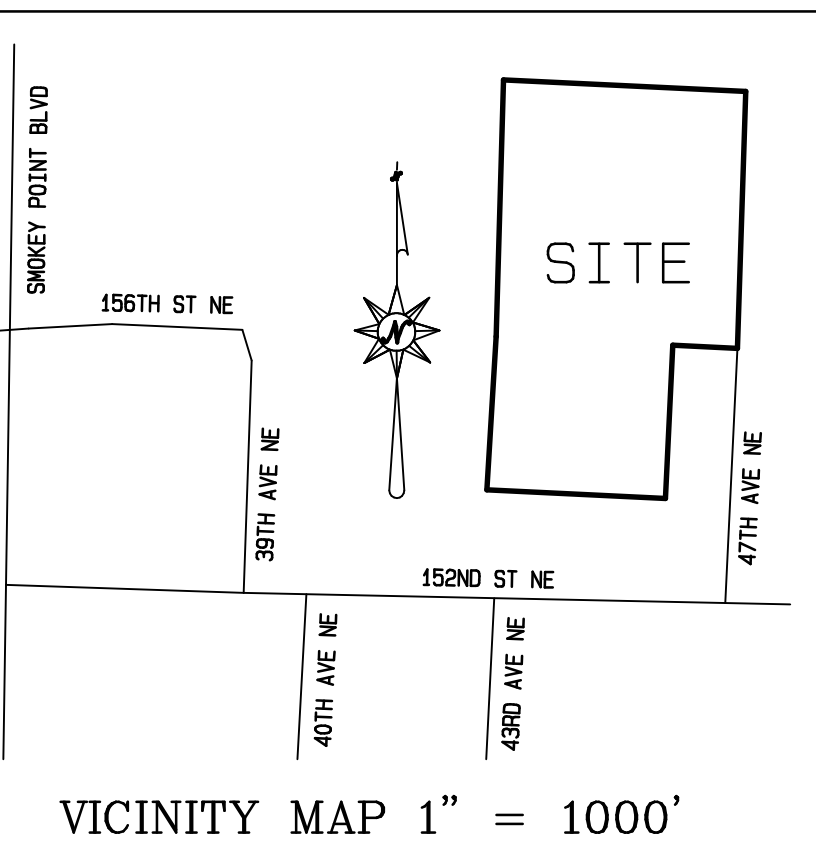
Chris Holland

Chris Holland
Planning Manager

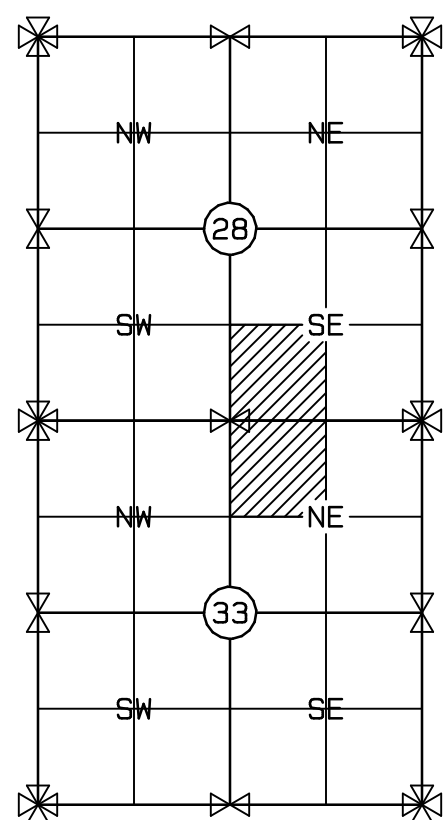
e-copy: Haylie Miller, CD Director
Matthew Oyen, PacTrust

PRELIMINARY MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. PA22004

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 28 & THE NW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 31 N., RANGE 5 E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



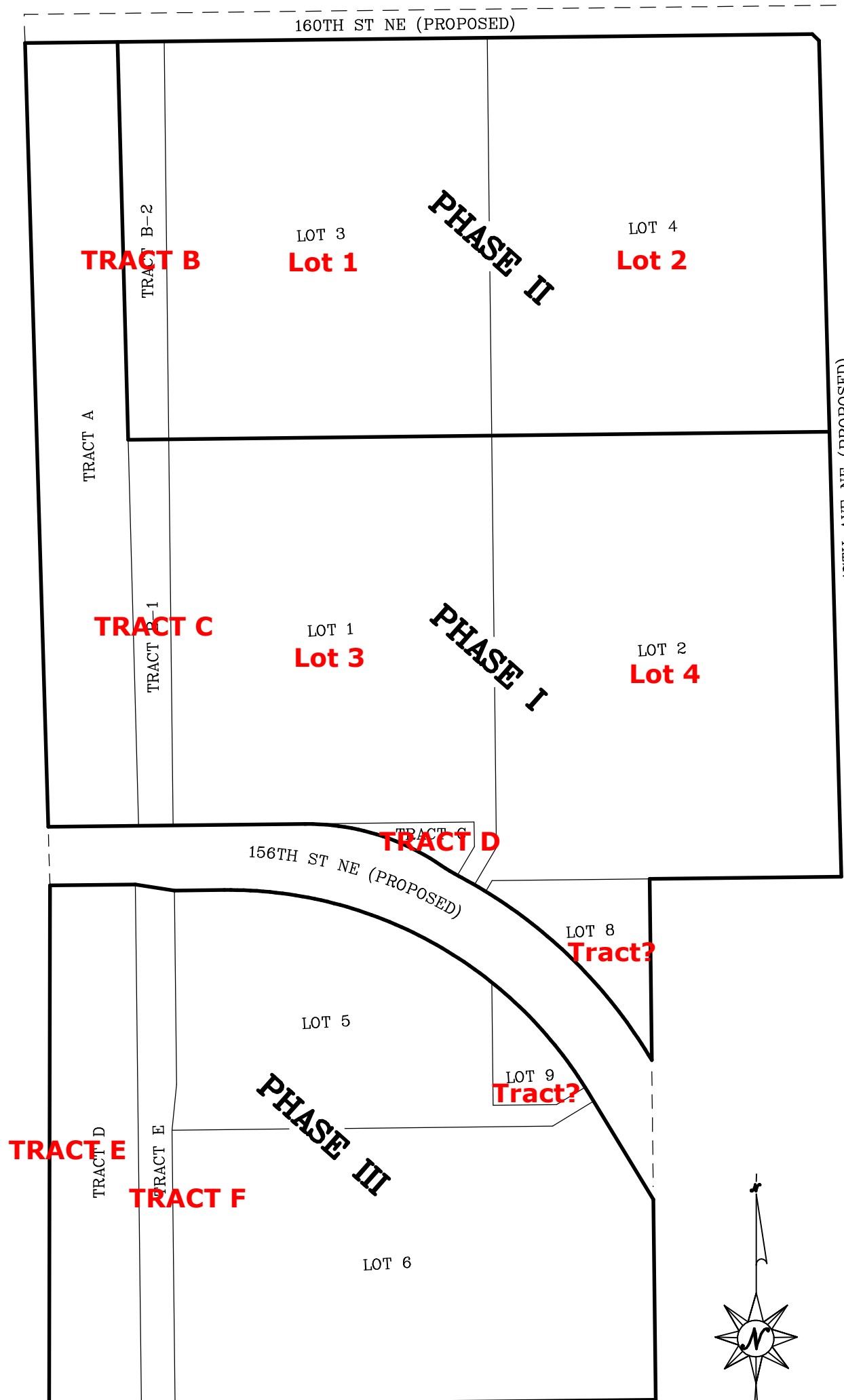
VICINITY MAP 1" = 1000'



SECTION INDEX

Amend all applicable sheets per the redlines included on this sheet

Provide ADA parking calculations and location of stalls on all applicable sheets.



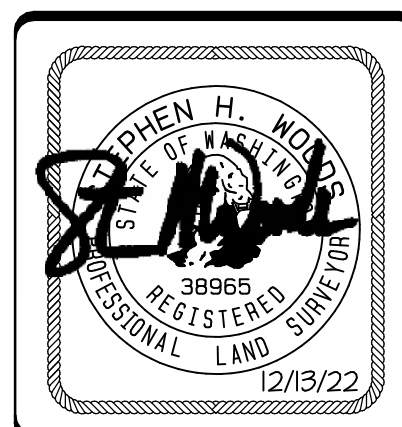
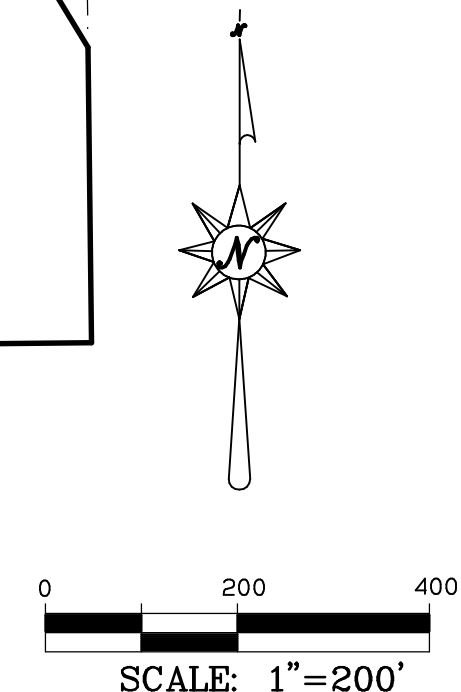
ZONING COMPLIANCE – TOTAL PHASE

ZONE	LI	
	REQUIRED	PROVIDED
BASE DENSITY: DWELLING UNIT/ACRE	0	0
MAXIMUM DENSITY: DWELLING UNIT/ACRE	0	0
MINIMUM STREET SETBACK	NONE	90.5'
MINIMUM INTERIOR SETBACK	NONE	30'
BASE HEIGHT	65' MAX	
MAX. IMPERVIOUS SURFACE: PERCENTAGE	85%	70.40%
LANDSCAPE AREA		29.60%
SIDEWALK/DRIVE AISLE AREA		29.80%
BUILDING AREA		40.60%
PHASE I		
LANDSCAPE COVERAGE	354,827 SF	
BUILDING COVERAGE	268,000 SF	
PHASE II		
LANDSCAPE COVERAGE	141,638 SF	
BUILDING COVERAGE	240,000 SF	
PHASE III		
LANDSCAPE COVERAGE	247,924 SF	
BUILDING COVERAGE	221,250 SF	

TRACTS TABLE

TRACT	SQUARE FOOTAGE	PROPOSED USE
TRACT A	169,168 SF	OPEN SPACE & STORM POND
TRACT B	34,114 SF	OPEN SPACE & STORM POND
TRACT C	40,786 SF	OPEN SPACE & STORM POND
TRACT D	7,836 SF	OPEN SPACE & STORM POND
TRACT E	108,931 SF	OPEN SPACE & STORM POND
TRACT F	44,047 SF	OPEN SPACE & STORM POND

Lots 8 & 9 should be Tracts and added to table



CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
4706 97th Street NW, Suite 100, Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: DEC 13, 2022	JOB NAME: 20-195
SCALE: N/A	JOB NO.: 20-195B

INDEX DATA:
SEC 28-33 T 31N R 5E WM
SURVEY FOR:
PACIFIC REALTY ASSOCIATES, L.P.
15908 47TH AVE NE
MARYSVILLE, WA 98271

SNOHOMISH COUNTY, WASHINGTON

SHEET 1 OF 13



PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Chris Holland, Planning Manager

From: Shane Whitney, Civil Plan Reviewer

RE: Marysville Corporate Center, File# PA22-004
Binding Site Plan
15908 47th Ave., Multiple Parcels

Date: 12/29/2022

The following comments are offered after review of the above referenced revised application are below. Some of the original comments will remain as they will apply for the term of the project. New comments or existing comments that need to be addressed will be in a ***bold italic*** font. **Highlighted** comments shall be addressed in the next submittal.

1. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. Sanitary sewer and water mains shall be installed within the new City roads. Storm drainage facilities shall also be supplied for the new City roadways that are to be constructed.
2. **Frontage Improvements:** Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline. *The design comments have not changed from my previous letter.*
3. **Dedication Requirements:**
 - a. ***The alignment of the dedication at the south end of 47th will need to start sweeping to the west to align with what I previously provided. Let me know if you need the drawing for reference.***
4. **Access:**
 - a. The access locations shall be compliant section EDDS 3-301 of the EDDS, which is the arterial access standards. It would appear that the locations will be acceptable. Further guidance from the Traffic Engineer may require that the accesses on the west side near the future crossings of the creek be limited to a right in and right out traffic pattern.

5. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
- a. Stormwater drainage: The city has adopted the 2012 Ecology Manual as amended in 2014. Projects above the 5,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington. *The following revisions will need to be made to the drainage report in the next submittal, prior to preliminary approval:*
- *The report will need to be revised to account for the construction of 160th Street and 47th Ave and for extending 156th Street further to the east.*
 - *Include a developed basin map that also shows where the runoff will be addressed for 160th Street and 47th Ave.*
 - *With what was submitted, we do not have verification that the infiltration facilities are meeting the required separation distances from the seasonal water table. Please also provide information that the bioswales are meeting the required separation distance.*
 - Should the infiltration areas not have 5 feet of separation, a mounding analysis shall be required to be able to reduce to the requirement down to 3 feet.

Other Comments:

6. A grading permit will be required for the civil work. *G22-0040 is under review.*
7. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements are being provided with the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at (360) 363-8227 or at swhitney@marysvillewa.gov.

cc: Ken McIntyre, PE, Assistant City Engineer