



February 10, 2022

City of Marysville
Community Development Department
80 Columbia Avenue
Marysville, WA 98270

Project: **Quality Auto Center**
15223 Smokey Point Blvd
Marysville, WA
Pre-App 19040

The following is a description of the proposed project and how the project complies with applicable code design standards. The project had a pre-app meeting #19040 in early 2019.

PROJECT DESCRIPTION

The project site address is 15223 Smokey Point Blvd. The site is a rectangle of 129,162.8 sf, zoned GC and will be developed as a pre-owned auto sales and service facility featuring high-end and luxury vehicles. Neighboring properties on all sides are also zoned GC.

The site entrance will be off Smokey Point Blvd.

The building area will be approximately 21,858 sf of sales and service support area on the ground floor level plus an office mezzanine level of up to 3,000 sf.

The building will be just under 30ft high at the showroom and mezzanine areas, and about 20 to 22ft high at the service areas in the east half.

Construction will be VB, fire sprinklered, with non-separated uses

There will be approximately 230 parking spaces on the site of which about 22 will be code required. 208 spaces will be for customers, service vehicles, vehicle display and inventory.

Landscaping at the street frontage, perimeter landscape in parking areas will comply with city standards.

Site lighting will be LED fixtures on poles and building mounted fixtures next to drives. There will be soffit lighting around the showroom and accent lighting at the main entrance. All lighting fixtures will have integral glare cut-off. Lighting levels and pole heights will comply with city standards.

DESIGN STANDARDS

MMC 22C.020.250(2) Relationship and Orientation of the Building to the Site and Street Front.

- (a)
 - (i) The site entrance will be off Smokey Point Blvd, which will have the required 15ft wide landscaping behind the existing sidewalk.
 - (ii) The building main entrance will be visible from the street and entrance driveway.
 - (iii) The existing sidewalk is 5 ft wide and to remain.
 - (iv) There will be a pedestrian walkway from the street sidewalk to the main entrance which will need to traverse the front yard parking and display area on a concrete walk that will contrast with paving.
- (b) There will be lighting along the pedestrian pathway, open space between the building front wall and south side of the showroom will allow outside seating in good weather, and a well-defined entrance focal point will be featured.
- (c) The new frontage landscaping and existing sidewalk connected to the pedestrian pathway to the building will be safe and well defined.
- (d) The building will be oriented toward the only street, Smokey Point Blvd.
- (e) The building front façade width will be about 90% glass from floor level to 12ft above floor level.
- (f) About 33% of parking will be located between the building façade and street which is necessary for customer and display parking.
- (g) The site is not on a corner.
- (h) N.A., not mixed use nor multi-building.

MMC 22C.020.250(3) Relationship of Building and Site to Adjacent Area.

- (a) Adjoining properties are all zoned GC with a mix of light industrial, commercial, trailers and old residential structures to the south. The proposed building is on a relatively narrow site and requires a loop road around the building for general circulation and fire truck emergency access.
- (b) Adjacent structures are non-descript so harmonizing with those is not applicable.
- (c) The proposal will have perimeter landscaping in transition to adjoining properties. The existing neighborhood character is a mix of light industrial and commercial building, uses, and storage yards with a very mixed character.

MMC 22C.020.250(4) Landscape and Site Treatment

- (a) Parking lot screening and landscaping will be consistent with MMC 22C.120.
 - (i) There are no very large parking areas, but parking lot areas will have internal landscaping to break up paved areas.
 - (ii) Due to grade changes from the street to the parking area, the pedestrian path will be located along the main entry drive and will be separated from parking stalls by landscaping.
 - (iii) There will be attractive plantings and seasonal color around monument signage and at the outdoor seating area on the south side of the showroom.
 - (iv) Concrete curbs will protect plantings at parking areas and at perimeter of parking and drives.
 - (v) There will be trees and shrubs in paved areas and adjacent to building walls where practical.

- (vi) There are no service yards. There will be a dumpster enclosure to screen trash and recycle bins.
 - (vii) N.A.
 - (viii) A variety of plants will provide different colors, textures, and seasonal color.
 - (ix) Adjacent sites do not appear to have much landscaping to achieve continuity.
 - (x) Landscaping will be used to soften parking areas, enhance outdoor seating areas and street frontage, and help define the pedestrian path between the building and the street.
 - (xi) Some landscape areas will be utilized as a part of the storm drainage system per civil plans.
- (b) Street Landscaping
- (i) The existing sidewalk will be allowed to remain as-is per the pre-app meeting.
 - (ii) N. A. with existing sidewalk to remain.
 - (iii) N. A. with existing sidewalk to remain.
 - (iv) Street trees with shrubs and ground cover will be installed behind the existing sidewalk along with spring color near the entrance drive.
- (c) N. A. as not a shopping center nor mixed use project.
- (d) Exterior Lighting will be a part of the architectural concept. A conceptual lighting plan is included in the application.
- (i) The lighting design will result in lighting levels defined in (i) A, B, and C.
 - (ii) Lighting will be designed with gradual transition between minimum and maximum level areas.
 - (iii) Parking lot lighting shall comply with MMC 22C.130.050(3)(d).
 - (iv) Where parking area pole lighting is used, the fixtures will be between 15ft and 20ft high.
 - (v) Light levels at property lines will be between 0.05 and 0.1 foot candles.
 - (vi) Up-lighting trees will be considered where practical and effective.
 - (vii) Accent lighting will be incorporated near the main entrance to enhance that focal point.

MMC.020.250(5) Site Design Utilizing Crime Prevention Through Environmental Design (CPTED)

- (a) Access Control. Access is by one driveway which is fixed.
- (b) Surveillance. The main entry is easily seen. Due to nature of the site dimensions, side and rear doors will be well lighted for maximum visibility from the street or adjacent sites.
- (c) Territorial Ownership. This project is one building with one ownership and few areas for undesirable activities. The CPTED guidelines will be reviewed to see what can be incorporated in the final design.

MMC22C.020.250(6) Building Design- Human Scale Standards

- (a) Balconies are N. A.
- (b) Bay windows. This building has a large showroom that does not lend the use to small bay windows typically found in small shops and multi-tenant buildings.

- (c) Pedestrian oriented space. Since the building is set back from the street and connected by a pedestrian path from the street to the building, and nearly all employees or customers of auto dealerships drive to the site, a pedestrian oriented space is proposed for employees and customers in the south side of the building outside the showroom.
- (d) First Floor individual windows of less than 32sf and separated by 6" wide moldings or window frames are not appropriate for a contemporary auto dealership which requires maximum visibility in and out of the showroom. The design shows horizontal aluminum framing at 2 to 3 ft above the floor and at 10ft above the floor with vertical mullions at about 5ft spacing.
- (e) The main entry has a recess in the façade overhang. The main entry extended vestibule with extended roof element provides weather protection and defines the entry to the showroom floor.
- (f) N.A. as there is no 2nd story to set back.
- (g) The project is not a street frontage pedestrian oriented project, but the access to the entry and the entry itself are well defined.

MMC 22C.020.250(7) Building Design- Architectural Scale

- (a) Façade Modulation is provided on the façade facing the street and elsewhere on the proposal.
 - (i) Modulation extends thru the roof levels
 - (ii) The front façade modulation depth is 5ft and about 20ft wide at the fascia overhang and over 12 ft wide at the entrance vestibule.
 - (iii) There is both a change in wall materials and color and roofline at the modulation of the entry area.
- (b) Street Front Articulation. The project includes at least 2 of the possible articulation features suggested in the design standards. The following are 3 features.
 - (ii) Use of weather protection across the entire façade with the overhang at 12ft high and the extended roof over the entry vestibule doors.
 - (iii) Change of roof line is provided in the design.
 - (v) Change in materials or siding is provided with ribbed metal either side of recessed entry wall of smooth panel siding in a light color, plus the vestibule will have wood grain siding.
- (c) Articulation of Facades not Fronting Directly on a Street.
 - (i) About 50% of wall length on north and south sides will have windows, primarily at the showroom. The lower service area will have a series of overhead doors for service shop and other detail spaces or photo bay.
 - (ii) Vertical wall height modulation is provided in the design between the showroom/mezzanine and the lower eastern half of the building, and between shop and service reception drive thru.
 - (iii) There are no small storefronts on an auto dealership, but the design does have an overhang all around the showroom glass areas.
 - (iv) A change of roof line is provided as noted and shown on plans.

- (v) The exterior siding material is a dark grey vertical rounded rib metal panel system around The showroom façade with smooth off-white color panel system at the main entry and mezzanine areas. The lower service area will be a different vertical rib pattern in a lighter warm grey color. Metal personnel doors will be painted yellow for accent and variety. The shop overhead doors will be light grey.
 - (vi) Wall mounted light fixtures and landscaping next to walls will be provided where practical.
 - (vii) This is not a multistory building so articulation of middle floors is not applicable for the design and functions of the facility.
- (d) Roofline Modulation
- (i)(A) Roofline modulation is provided between the showroom mezzanine west half of the building and the lower service half to the east is much greater than 2ft and there is modulation between the service half and the service reception drive thru at east end.

MMC 22C.020.250(8) Building Corners.

This project is not on a corner lot or street intersection.

MMC 22C.020.250(9) Building Design Details.

- (a) Window and/or Entry Treatment.
 - (i) Display windows wrap the entire front half of the building showroom. A grid of small multiple panes is not appropriate for an auto dealership that needs to have the vehicles in the 7,000sf showroom easily seen from the outside.
 - (iii) Roll up or vertical lift doors painted light grey and accent yellow personnel doors provide variety and interest.
 - (v) Recessed Entry. In this case, the entry area is recessed from the main façade above the entry vestibule which is project out from the storefront wall and clad in a wood grain siding to provide an additional warm and inviting finish that calls attention to the entry.
- (b) Decorative Façade Elements
 - (i) There are no decorative elements but there is a functional extended roof (canopy) over the main entrance vestibule doors and the entire storefront is protected by a 5ft fascia overhang.
- (c) Building materials and other façade elements. This design uses simple and bold forms to express quality and the function of the building without the need for applied decorative items. There are 4 different sidings in different colors.

The project is set back from the street to allow convenient customer parking and display of vehicle for sale. Although accessible from the sidewalk, it is not a pedestrian oriented use such as the case with small shops located directly next to a sidewalk or in a shopping center.

The project is a unique auto dealership design in Marysville.

MMC 22C.020.250(10) Building Materials.

- (a) Building materials are all high quality metal siding , panel siding, manufacture wood grain siding, clear glass, anodize aluminum storefront and window framing and insulated painted steel doors.

- (b) Metal siding.
 - (i) and (ii) Metal Siding will have a high quality factory applied paint finish and factory trim pieces for corners, transitions, edges and trim. There will be two colors of metal siding plus smooth wall panels and wood grain siding at the entry vestibule.
- (c) The only CMU on the project will be the trash bin enclosure which will be painted grey to match the service area wall.
- (d) EIFS. There is no EIFS on the project.
- (e) Prohibited materials. None used on project.

MMC22C.020.250(11) Blank Walls

There are no blank walls visible from the street as most all of the showroom and sales areas are wrapped in glass up to 12ft high. Side walls are mostly made up of service doors at east half of the building.

MMC 22C.020.250(12) Building Entrances.

- (a) Primary Building Entrance
 - (i) Weather Protection. The design has a projected entry vestibule that has a 5ft deep roof extension over the doors for weather protection.
 - (ii) Lighting. There will be soffit down-lighting at the fascia overhang around the showroom, plus accent up lights and recessed soffit lights in 5ft deep roof extension at vestibule entry doors.
 - (iii) Visibility and Accessibility. The main entry will be highly visible from the street and accessible by a walkway connecting the building entry to the street sidewalk by an ADA compliant walkway.
 - (iv) Transparency. The entry vestibule will have a glass and aluminum storefront system with glass doors and glass either side of doors.
- (b) Secondary entry. There is no secondary entry.

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