



Date: August 10, 2022

To:
 City of Marysville
 Development Services
 80 Columbia Avenue
 Marysville, WA 98270

Response to Comments

Project Name: Quality Auto Center
 Project File Number: PA22-005
 Review Completion: July 25, 2022

CITY COMMENTS	LAND TECH RESPONSE
Community Development: Reviewer: Chris Holland, Planning Manager	
<p>1. Sheet P1 shall be amended, as follows (see attached redlines):</p> <p>a. The pedestrian connection shall be relocated to align with the front entry to the showroom to the sidewalk. Pursuant to MMC 22C.130.050(5)(c), the pedestrian pathway shall be constructed with decorative concrete and physically separated from vehicle traffic and maneuvering areas.</p> <p>A minimum 5' landscape islands shall be provided on either side of the pedestrian pathway as it traverses through the proposed parking spaces and/or inventory lot.</p>	<p>TR 1 Response: a.) pedestrian connection cannot be made at midpoint of the property frontage and have the required fill material to provide separation from groundwater. The Elevations here do not work.</p> <p>130.050(5)(c) requires that pedestrians and wheelchairs easily gain access from Public Streets... to building entrances through use of raised concrete or pervious pavement sidewalks..., or pedestrian paths which are physically separated from vehicle traffic...</p> <p>We are proposing the use of pervious pavement dyed brick red and not optioning for the "or" separated path.</p> <p>We do provide landscape on the side of the walk as it crosses landscape areas and do not see in code where the 5' landscape islands on either side of the path are required. Five foot landscape islands are not included in MMC 22C.130.050(5)(c).</p> <p>b.) turning radii are included through the fire lane route to show compliance with the standards. This is located on Sheet P1- Site Plan.</p>

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<p>TR2 Comment: As noted in MMC 22C.130.050(5)(c), developments <i>must</i> provide specially marked or paved walkways through parking lots, as depicted in Figures 1 through 4. Figures 1 through 4 clearly show landscaping within tree grates, which would require a larger width pathway, or landscape islands. The 5' landscape islands adjacent to the walkway referenced in the TR1 comments are required in accordance with MMC 22C.120.130(5)(b) & (c), based on the location of the required walkway. Additionally, the walkway proposed is not physically separated from vehicle traffic and maneuvering areas and must be raised and constructed similar to a public sidewalk. All of the auto dealerships constructed on the north end of the city within the GC have complied with this provision. The TR1 comments still apply and the site plan shall be amended to meet these conditions.</p> <p>b. Amend SIGNS language to read as follows: All signs <u>shall</u> are to comply with MMC <u>Chapter 22C.160 Signs</u> 22C.160.160(1).</p>	<p>TR2 Response: Site Plan has been updated with 5-ft landscape on either side of walk. This has been accepted by Chris Holland in email correspondence with Lance Mueller, Architect.</p> <p>b.) Notes updated to read Chapter 22C.160 <u>SIGNS</u> (for a second time 😊 and confirmed it has been changed this time.)</p>
<p>2. Prior to civil construction plan approval, a detailed landscaping plan depicting all of the applicable elements outlined in MMC 22C.120.030 will be required to be approved. Below are specific design requirements outlined in MMC Chapter 22C.120 and in MMC 22C.020.250(4). Comments on the amended landscape plans will be provided during civil construction plan review, specifically related to number and type of plantings within required site buffers, parking lot islands, bioretention cells and enhanced landscaping along Smokey Point Boulevard.</p>	<p>Landscape plan has been updated and supplied with submittal consistent with pedestrian path update. Landscape Plans will seek approval for civil construction permits.</p>
<p>3. Pursuant to MMC 22C.130.050(3)(d), prior to civil construction plan approval, a parking lot illumination plan shall be approved, in accordance with the</p>	<p>Parking lot illumination plan will be provided prior to civil construction plan approval. Thank you.</p>

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<p>following design standards:</p> <ul style="list-style-type: none"> 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). g. Also see MMC 22C.020.250(4)(d) for exterior lighting requirements. 	
<p>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.</p>	

CITY COMMENTS	LAND TECH RESPONSE
Public Works: Reviewer: Shane Whitney, Civil Plan Review	
1. <u>Existing utilities:</u> a. Sanitary sewer: The sewer in Smokey Pt. Blvd is shown on record drawing S98. b. Water: The water main in Smokey Pt. Blvd. is shown on record drawing W274. c. Storm: Elements of the storm system in the road are shown on record drawing SD179.	a. Thank you. b. Thank you c. Thank you.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extension of mains is required.	Thank you.
3. <u>Frontage Improvements:</u> 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. a. Smokey Point Blvd. is constructed to the necessary standard, it appears that a 5 foot sidewalk is fronting the parcel. If this is the case, the sidewalk must be removed and a 6 foot sidewalk installed as it is adjacent to the curb.	Note added to site plan for 6-ft sidewalk width on site plan. Civil plans will be updated pending measurement in field.
4. <u>Dedication Requirements:</u> a. It does appear that a 5 foot dedication is required for Smokey Point Blvd.	5' dedication shown on plans. The Dedication is identified on the P1 - Site Plan. The C1- Site plan has this identified as a Magenta line but was not labeled on previous submittal. The C1 Site Plan will show this dedication on the Civil Construction plans.
5. <u>Access:</u> a. The access that is shown meets the spacing guidelines from the lighted intersection. Spacing from adjacent access must also be maintained per the guidance given by the	Thank you. Thank you. Thank you.

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<p>Traffic Engineer.</p> <p>b. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.</p> <p>c. The internal traffic circulation will need to meet the Fire Marshall's requirements.</p>	
<p>6. Drainage: All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.</p> <p>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. Further information is required to fully demonstrate that the proposed bio retention areas can reliably infiltrate the planned parking areas and that the proposed infiltration trenches are sized to accommodate the planned building</p> <p>b. The geotech will be required to provide infiltration verification for the stormwater facilities</p>	<p>Thank you.</p> <p>Thank you.</p>
<p>Public Works: Reviewer: Jesse Hannahs, P.E., Traffic Engineer</p>	
<p>1) Frontage improvements:</p> <p>a. Frontage improvements shall be required upon roadways adjacent to proposed development parcel and contiguously owned parcels.</p> <p>b. Smokey Point Blvd. frontage improvements:</p> <p>i. Smokey Point Blvd. is fully constructed including sidewalks.</p> <p>ii. Frontage improvements shall be limited to installation of City owned decorative street lighting.</p>	<p>“Frontage improvements shall be limited to installation of City owned decorative street lighting.” – Understood, thank you.</p>
<p>2) Per EDDS 3-301, access management standards apply.</p> <p>i. Smokey Point Blvd. access point(s) shall be:</p> <p>1. Full access must be 250' from existing traffic signal.</p>	<p>Variance request has been provided with the submittal.</p>

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<ul style="list-style-type: none"> a. Proposed full access point is less than 250' from existing traffic signal. b. A variance should be required for proposed full access location to be considered. i. Traffic Division will support variance request given alignment with west side access point and deficiency of only 	
<ul style="list-style-type: none"> 5) Per EDDS 3-506, street lighting will be required along frontages. <ul style="list-style-type: none"> a. Smokey Point Blvd. street lighting shall be City standard decorative style street lighting to match standards found on Smokey Point Blvd to the north and south. <ul style="list-style-type: none"> i. Contact City Traffic Engineer for City specifications. 	<p>Street lighting to match decorative standards of Smokey Point Blvd.</p> <p>Thank you. Construction plans will incorporate this.</p>