



April 24, 2023

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

RE: Undi Commerce Park (PA22008)

Dear Chris,

The following provides a brief description of the proposed Undi Commerce Park SEPA resubmittal.

Innova Architects of Tacoma created the site plan submitted previously. Lance Mueller and Associates were retained in December of 2022, to prepare a response to the first review comments for the proposal. Working with Land Technologies and the owner, we have prepared the attached package for review by the city of Marysville.

The project consists of (11) buildings situated on approximately 47.96 acres of land. Most of the site abuts Smokey Point Boulevard. The northern area of the site will abut a portion of 152nd Street NE. All (11) Office/Warehouse buildings will utilize tilt-up concrete exterior panels with glass fenestration at potential office areas. Entries will have canopies and extensive concrete walks all around the buildings for intercommunication across the site. Clear height inside the buildings will range from 24' in the smaller buildings to 36' in the larger buildings. Ample parking is provided at all buildings able to support a variety of future tenants.

Access to the site abutting Smokey Point Boulevard will be through (3) onsite driveways with the north access driveway being shared with Ideal Industrial Park situated directly north of the Undi Commerce Park. A shared driveway abutting the southern property line of Undi Commerce Park will serve as access for buildings G & H. The original submittal had (5) access points to Smokey Point Boulevard from the main portion of this site, the resubmittals plans have (3) access points to Smokey Point Boulevard.

Landscaping at the park is extensive. 15' plus will be provided along Smokey Point Boulevard and 152nd Street frontage and 5' plus will be provided along all interior lot lines.