



April 24, 2023

Chris Holland  
City of Marysville  
Community Development Department  
501 Delta Avenue  
Marysville, WA 98270

**RE: Undi Commerce Park**

Dear Chris,

The responses below correlate to the numbered review comments on your letter dated April 27, 2022.

1. Marysville file number PA22008 has been added to architectural and civil plans of this SEPA submittal.
2. At this date, we have submitted the as-built section and general location of the culverts. Beyond this, work has not commenced. The USACE NWP is expected to be renewed in May 2023. Upon renewal, we will continue this work.
3. Existing conditions are shown on Civil sheet C3.
4. We are currently in the process of negotiating an easement (between UCP and APM 31053300302400) with the adjacent property owner (PCS-Scotts LLC) and his lender, regarding the structure of the easement. We will provide the easement agreement upon signing it (expected end of May 2023).
- 5a. Architectural sheets have been revised to 1"=50'-0" scale. The topographic survey sheets are 1"=40'-0" scale.
- 5b. Site plans have been revised to reflect (3) access points on the frontage abutting Smokey Point Boulevard as discussed with city Kacey Simon. See sheet A1.3
- 5c. Trash/recycle enclosures have been added to the site plans as requested. Required SF calculations are shown on each building. Provided SF is greater than required for all buildings. Landscaping has been provided around each and all enclosures are shielded from city streets and neighboring properties by perimeter landscaping. Enclosure walls are concrete complementary to the buildings. Details for enclosure, gates and wall elevations are shown on sheet A1.4.
- 5d. Same response as 5c above.
- 5e. Typical turn radius shown on sheet C1.
- 5f. Auto turn exhibit is shown on sheet C9.
- 5g. Pedestrian connections have been added to the site plan per the marked-up plans provided in review #1. All buildings are interconnected, and access is provided at multiple locations along 152<sup>nd</sup> Street NE and Smokey Point Boulevard. Pedestrian access through all drive aisles will be concrete with a decorative pattern. See sheets A1.1-A1.3.
- 5h. Carpool parking calculations have been provided on sheet A1.1 under SITE INFORMATION. Carpool parking locations have been added around all buildings as required by MMC 22C.130.030(3). Provided carpool parking is greater than required for all buildings. See sheets A1.1-A1.3.

- 5i. Carpool parking signage will be provided at all carpool parking depicted. A detail of the sign and typical parking space is shown on sheet A1.4.
- 5j. Bicycle parking calculations have been provided on sheet A1.1 under Site Information. Bicycle parking locations have been added around all buildings as required by MMC 22C.130.060. The bicycle parking provided is greater than required for all buildings.
- 5k. Marysville specific notes have been added to sheet A1.1 under MARYSVILLE NOTES.
6. Preliminary landscape plans will be provided as part of site plan review at a later date. The plans will comply with the conditions listed in MMC 22C.120.
7. Illumination plans will be provided as part of site plan review prior to civil construction plan review. The plans will comply with the conditions listed in MMC 22C.130.050(3)(d).

Sincerely,



Harold Christensen  
Architect  
Lance Mueller & Associates