



October 11, 2022

City of Marysville
Community Development Department
Attn: Chris Holland
80 Columbia Ave
Marysville, WA 98270

Project Name / File No.: Soper Hill Station (Permit #: PA22-030)
Applicant: Soper Hill Station, LLC
Project Description: Administrative Review – Site Plan
Site Address: 8907 Soper Hill Rd, Marysville
Review: Applicant's Response to (1st) Review

Dear Chris Holland,

This letter serves as the Applicant's formal response to the 1st review comments received from the City of Marysville on August 19, 2022 to our recent application materials submitted to the city on July 5, 2022. To ensure that each of the comments have been responded to, we have incorporated each of the City's comments along with the Applicant's response to each below. The responses below are to inform you that we have addressed each of the City's comments so the review of the application may continue.

Planner Comments: Chris Holland, Planning Manager

1. Provide File Number PA22030 on all future site, civil and landscape plan submittals.

Applicant's Response: We will add the file number to future plan submittals.

2. Section 4.2 of the TIA states "The 87th Avenue NE intersection is anticipated to be impacted by 44 PM peak-hour trips generated by the White Barn Medical Office building due to the restricted access to Soper Hill Road." Is this the correct number of PMPHT for Soper Hill Station, or the Medical Office?

Applicant's Response: See updated comments from Brad Lincoln

3. I believe the reference to AFN 200311190243 that reads "Approximate Location of Additional Workspace Area AFN 200311190243," is not located on Lot 5 but rather farther east. This reference should be removed from all sheets.

Applicant's Response: This has been removed from all sheets.

4. Amend Sheet SP-02, as follows:

a. Provide impervious surface calculations;

Applicant's Response: Impervious surface areas have been included on the sheet indicated.

b. Provide an auto-turn exhibit with the formal land use application to ensure adequate circulation for both patrons and fueling trucks. Additionally, the applicant shall be required to demonstrate how a fueling truck can safely navigate through the White Barn Center;

Applicant's Response: Auto-turn plan have been added to the plan set.

c. Add a minimum 5' pedestrian pathway from the proposed open space area to Lot 1;

Applicant's Response: Pedestrian pathway have been added as noted.

d. Provide a pedestrian connection from Lot 2 across the Main Access Drive to Lot 3. Consider potential development of Lots 3 & 4 for location of pedestrian connection;

Applicant's Response: Pedestrian connection from site to sidewalk along Main Access Drive A has been added. Connection to Lot 2 to be determined when Lot 2 development occurs. No sidewalks are currently proposed on Lot 2, as a site plan has not been approved so no reason to provide a mid-block crossing of the access drive at this time.

e. Amend the parking calculations to include building SF and math for calculating the required number of spaces, similar to the project narrative;

Applicant's Response: Parking calculations have been amended, calculations match between civil and architectural plans.

f. It appears that some of the proposed parking stalls measure 8' in width. 8.5' minimum required;

Applicant's Response: All stalls are drafted correctly with 8.5-foot minimum width, measurements indicated on redlined plans may be a result of an inaccurately scaled or poorly scanned PDF drawing.

g. B.4.1.a. requires a side and rear setback of 15'. It appears the building is only setback 10' along the south property line

Applicant's Response: Building has been adjusted to provide appropriate setbacks from property lines and overhead wire.

h. F.1.1 requires a 30' landscaping setback from Soper Hill Road and a 20' setback is required from Road A when a parking areas and drive aisles are located adjacent to these roadways. The Director may approve and condition reduced planter widths provided the design meets the intent of the standards and guidelines. For example, reduced widths may be allowed provided the landscaped area is supplemented with architectural features that help to define the street edge and maintain visual continuity along the street. Examples could include a decorative low wall made of stone or masonry that is used in conjunction with landscaping, and/or use of a landscaped trellis or architectural columns. For each method, it is important to maintain visibility at eye level (between 3 and 8 feet above the ground) between the street into the parking lot for safety.

Applicant's Response: Per our previous conversation a Type L3 10-foot buffer has been provided along both Drive Aisle A and Soper Hill Rd. In addition, landscaping will be provided in the 5-foot planter strips between Soper Hill Rd and Drive Aisle A.

i. F.2.4.a. requires service elements (i.e. solid waste disposal areas) to be located to minimize the negative visual, noise, odor, and physical impacts of the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas. The proposed location of the solid waste collection area will need to be relocated so that it is not visible upon entry into the site.

Applicant's Response: Garbage area has been relocated and screened.

j. A minimum 5' L4 landscape buffer is required at the end of the row of parking on the northeast portion of the parking area.

Applicant's Response: This has been provided.

5. The following comments are related to required building design:

a. B.1.2.b. requires the ground floor façade between 2 and 8 feet above the ground shall contain a minimum of 75% transparent window area. The north façade does not comply with this requirement.

Applicant's Response: Plans have been revised accordingly.

b. B.3.2.b. provide pedestrian oriented building façade features on the west elevation facing the open space. Additionally, pursuant to B.3.2.c. blank walls are prohibited adjacent to the open space.

Applicant's Response: Plans have been revised accordingly.

c. All elevations shall be amended to comply with the blank wall treatment standards outlined in E.3.4. Changing of the CMU wall color does not meet the blank wall standards.

Applicant's Response: Please see updated and revised color/material board.

d. Pursuant to E.4.5 the proposed stucco finish must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods and are limited to more than 30 percent of the façade area. Weather exposed horizontal surfaces must be avoided.

Applicant's Response: Please see update color/material board and building elevations for revision.

e. Add the following note to the elevation drawings:

F.2.6 Rooftop Mechanical Equipment. All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.

Applicant's Response: Note has been added.

f. The Canopy Elevations provided do not appear to match the Exterior Material Board elevations provided. Additionally, the Canopy Elevations do not illustrate which elevation is the north, east, south and west. Please amend and the City will provide design review comments on the canopy.

Applicant's Response: Please see revised.

6. The following comments are related to the Photometrics Plan:

a. B.3.2.a. pedestrian-scaled lighting shall be provided in the open space area at a level averaging at least 2 foot candles throughout the space.

Applicant's Response: Please see updated Photometrics Plan.

7. The following comments are related to the Landscape Plan:

a. B.3.2.a. provide landscaping components that add seasonal interest to the space, such as plantings within pots.

Applicant's Response: Seasonal interest has been provided through the proposed plant material and is appropriate for the site and use.

b. B.3.2.c. unscreened parking lots are prohibited adjacent to the open space. This could be accomplished by providing planting within pots on the north side of the open space.

Applicant's Response: Landscape screening has been provided.

c. F.1.1 requires a 30' landscaping setback from Soper Hill Road and a 20' setback is required from Road A when a parking areas and drive aisles are located adjacent to these roadways.

Applicant's Response: Per our previous conversation a Type L3 10-foot buffer has been provided along both Drive Aisle A and Soper Hill Rd. In addition, landscaping will be provided in the 5-foot planter strips between Soper Hill Rd and Drive Aisle A.

d. F.1.4 encourages project to use informal arrangement of plants installed in a variety of treatment that will enhance building designs, screen unwanted views, and enhance views and vistas. A formal arrangement may be acceptable if it has enough variety in layout and plants. Contiguous, long, unbroken, straight rows of a single plan should be avoided where possible.

Applicant's Response: A variety of plant material and design arrangements have been provided.

e. F.2.4.d.(1) requires the sides and rear of the solid waste enclosure to be screened with L1, L2, L3 or L4 landscaping at least 5' in depth.

Applicant's Response: This has been updated and provided.

f. A minimum 5' L4 landscape buffer is required at the end of the row of parking on the northeast portion of the parking area.

Applicant's Response: This has been updated and provided.

g. Recommend incorporating a variety of plantings with season colors within the 10' landscape buffer along the western property line adjacent to the open space, rather than lawn grass.

Applicant's Response: Provide and land area reduced.

h. Add the following note:

F.2.5 Utility Meters, Electrical Conduit, and Other Service Utility Apparatus. These elements shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

Applicant's Response: Note has been provided.

Engineering Comments

Shane Whitney, Civil Plan Reviewer

Provided response to only comments needing to be addressed.

5. **Access:**

- a. Access to the new private roadway will be adequate.
- b. Internal vehicular circulation will need to meet the Fire Marshalls requirements.
- c. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.

Applicant's Response: Plans have been designed to meet this requirement.

6. **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 report appears substantially compliant with standards, as noted in the report, a conveyance analysis will be required at time of civil submittal.
- b. The maximum allowed impervious surface coverage for the Zoning designation is 85%. Please confirm if the current proposal meets this ratio.

Applicant's Response: Conveyance analysis will be provided in the civil submittal. Maximum impervious surface proposed for this site is 80% and is below the 85% allowance, detailed analysis will be provided in the civil submittal.

Other Comments:

7. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

Applicant's Response: So Noted.

8. A grading permit will be required for the onsite civil work.

Applicant's Response: So Noted.

Water Comments

Kim Bryant, Water Operations Supervisor

1. Civil plans do not indicate location of domestic water meter;

Applicant's Response: Water meter located at northeast corner of the proposed building.

2. Civil plans do not include size of pipe, type of valves or water details;

Applicant's Response: This is a Preliminary Site Plan submittal. Pipe sizes will be shown on plans in the civil submittal.

3. Install main line valve on west side of hydrant assembly as well.

Applicant's Response: Main line valve is shown to west of Lot #2 hydrant tee prior to Lot #6 hydrant tee. Lot #6 is under civil submittal review and water lines will be coordinated between the two projects. This will be addressed for this site during civil submittal.

NPDES Comments

Brooke Ensor, NPDES Coordinator

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington. This project had a complete application on July 15, 2022, lot specific BMP's should be selected using the 2019 SWMMWW. Please evaluate and include in the drainage report:

- oil control for PGIS areas, and
- source control

Applicant's Response: Lot specific BMPs specifically for oil control and source control will be provided in the civil submittal. Specific oil control around the filling area will be a perimeter trench drain and oil/water separator vault. The remainder of the site will be through bio-filtration vaults installed at the outfalls from the business park detention vaults.

2. For commercial projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control will be required to record a covenant/easement for all of the facilities that will become privately owned and maintained. A draft of this document has been prepared for the White Barn Development. The document will need to be updated with additional infrastructure installed for lot 1. Provide the recording number when completed to Brooke Ensor at ensor@marysvillewa.gov

Applicant's Response: Noted, easement will be recorded upon completion of project.

Traffic Comments

Jesse Hannahs – Traffic Engineering Manager

1. Traffic Impact Fees and Traffic Impact Analysis shall be per Initial White barn TIA. Any alterations to original TIA assumptions, at a minimum, shall require a TIA Memo to provide understanding of the updated proposed site.
 - a. Provide TIA memo comparing original accepted TIA to currently proposed site land uses.

Applicant's Response: Information has been provided by Brad Lincoln of Kimley Horn.

2. Roadway frontage improvements shall be per original White Barn roadway improvement plans requiring improvements be constructed on 87th Ave NE and Soper Hill Road including Roundabout construction and SR 9 traffic signal modification

Applicant's Response: So Noted.

We appreciate the opportunity to provide the written responses to the 1st review comments. Should you have any additional comments or requests, please feel free to call me at (360) 631-1820.

Respectfully,

Soper Hill Station, LLC
By: Land Pro Group, Inc., Authorized Representative

Ryan C. Larsen

By: Ryan C. Larsen, VP Land Development